

SCHEDULE 1 TO THE RURAL ACTIVITY ZONE

Shown on the planning scheme map as **RAZ1**.

Purpose**Old Railway Precinct**

This precinct is located at the southern entrance to the township and is the beginning of the Skipton-Ballarat Rail Trail.

A broad range of uses are appropriate within this area including tourism, businesses supporting recreational pursuits and other business enterprises. It is important that any future development does not jeopardise the continued operation of the Skipton-Ballarat Rail Trail and does not conflict with the adjoining residential and agricultural areas.

A small cluster of rural industry exists within this area. Further industrial development is discouraged as a designated industrial area is located at the western entrance to the township. Residential development is also discouraged.

Rokewood-Skipton Road/Glenelg Highway Junction

This site is located at the eastern entrance to the township.

Use and development of the site should be of a scale relevant to the land size and surrounding uses and not detract from the landscape quality of the area.

Commercial and tourism related development that exhibits the above attributes is encouraged. Industrial development, including rural industry, is discouraged due to the sites' highly visible location on the highway entrance to the township and opportunity for industrial development in the industrial area located to the west of the town.

Residential development is discouraged as more suitable land is included within residential zones.

Tourism opportunity sites

Refer Table 1 at Clause 22.03-4.

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares).	All other land Land identified in Table 1 in Clause 22.03-4 and approved for tourism use and development	40 hectares 1 hectare
Minimum area for which no permit is required to use land for timber production (hectares).	All land	40 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).	None specified	
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres).	None specified	
Maximum area for which no permit is required to alter or	None specified	

	Land	Area/Dimensions/Distance
extend an existing building used for agriculture (square metres).		
Minimum setback from a road (metres).	R1Z or PAO for road	100m
	RZ2	40m
	Other road	20m
Minimum setback from a boundary (metres).	All land	5m
Minimum setback from a dwelling not in the same ownership (metres).	All land	100m

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	None specified
Earthworks which increase the discharge of saline groundwater.	None specified