

SCHEDULE 1 TO CLAUSE 35.08 RURAL ACTIVITY ZONE

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

Purpose

To support a broad range of uses in the Old Railway Precinct including tourism, businesses supporting recreational pursuits and other business enterprises.

To ensure that future development in the Old Railway Precinct does not jeopardise the continued operation of the Skipton-Ballarat Rail Trail and does not conflict with the adjoining residential and agricultural areas.

To encourage tourism and commercial development within the Rokewood-Skipton Road/Glenelg Highway Junction to be of a scale relevant to the land size and surrounding uses and to not detract from the landscape quality of the area.

To discourage industrial and residential development in the Old Railway Precinct and the Rokewood-Skipton Road/Glenelg Highway Junction.

To encourage the preferred uses at the tourism opportunity sites identified in Table 1 at Clause 21.04-2.

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares).	All other land	40 hectares
	Land identified in Table 1 in Clause 21.04-2 and approved for tourism use and development	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 extend an existing building used for agriculture (square metres).	None specified	
Minimum setback from a road (metres).	RDZ1 or PAO for road	100m
	RDZ2	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