

15/09/2008
VC49**SCHEDULE TO THE FARMING ZONE**Shown on the planning scheme map as **FZ**

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares).	All land marked "A" on the map forming part of this schedule.	<p>The number of lots into which the land may be subdivided is to be calculated using the following formula: $N=A/20$.</p> <p>Where N (rounded down) is the number of lots that can be created and A is the area of the land in hectares.</p> <p>The subdivision must comprise one large primary lot. The secondary lots must be at least 1.0 hectares and must be no larger than 5.0 hectares.</p> <p>An agreement under Section 173 of the Act must be entered into with the owner of each lot created which ensures that the land may not be further subdivided under this provision.</p>
	All other land	12 hectares
Minimum area for which no permit is required to use land for a dwelling (hectares).	All land marked "A" on the map forming part of this schedule.	1 hectare if land is created under the above formula
	All other land	None specified
Maximum area for which no permit is required to use land for timber production (hectares).	None specified	
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 a dwelling (square metres)	None specified	
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square	None specified	

	Land	Area/Dimensions/Distance
metres).		
Minimum setback from a road (metres).	A Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1	100 metres
	A Road Zone Category 2 or land in a Public Acquisition Overlay to be acquired for a road, Category 2	40 metres
	Any other road	20 metres
Minimum setback from a boundary (metres).	Any other boundary	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	Any dwelling not in the same ownership	100 metres

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	All land within the zone to a depth of 1m except for any works directly associated with the construction of a dwelling.
Earthworks which increase the discharge of saline groundwater.	All land within the zone to a depth of 1m except for any works directly associated with the construction of a dwelling.

Map forming part of the Schedule to the Farming Zone

