

SCHEDULE TO THE RURAL ACTIVITY ZONE

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

Purpose

To promote and encourage a diverse range of agricultural activities, which do not rely upon large land holdings.

To promote and encourage tourism use and development that is compatible with agricultural production and the environmental attributes of the area.

To discourage uses which can be reasonably accommodated in an urban zone.

To protect the rural character of the Shire by minimising the visual intrusion of new buildings on the natural landscape, particularly from highways and the Murray River.

To encourage the retention of productive agricultural land.

To ensure that non-agricultural uses, particularly dwellings, do not adversely affect the use of land for agriculture.

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares).	All land	40 hectares
Minimum area for which no permit is required to use land for timber production (hectares).	All land	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).	All land	100 square metres
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres).	All land	100 square metres
Maximum area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	All land	100 square 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).	All land	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 except for that which an approval or an exemption has been made or granted under the 'Earthworks Controls in the Shire of Campaspe, City of Greater Shepparton and Moira Shire – August 2010' incorporated at Clause 81.

MOIRA PLANNING SCHEME

Permit requirement for earthworks	Land
Earthworks which increase the discharge of saline groundwater.	All land except for that which an approval or an exemption has been made or granted under the 'Earthworks Controls in the Shire of Campaspe, City of Greater Shepparton and Moira Shire – August 2010' incorporated at Clause 81.