

**SCHEDULE 1 TO THE RURAL ACTIVITY ZONE**

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

**Purpose**

To recognise the Halls Gap Valley for its environmental and tourism values and to encourage boutique agriculture, accommodation and facilities, together with commercial enterprises which support the development of Halls Gap town centre.

To achieve a balanced mix of agriculture, environmental and tourism uses

To facilitate the subdivision of land to enable its use for rural industries and tourism related facilities, such as accommodation (other than dwelling), food and drink premises, art and craft, boutique rural industries and recreation activities in accordance with an approved Development Plan.

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

To encourage the retention of employment and population to support rural communities.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

	<b>Land</b>	<b>Area/Dimensions/Distance</b>
Minimum subdivision area (hectares).	All land	1 hectares
Minimum 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 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).	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	40 metres

	Land	Area/Dimensions/Distance
	Acquisition Overlay to be acquired for a road, Category 2	
	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 where the earthworks are in excess of 200 mm above or below ground level.
Earthworks which increase the discharge of saline groundwater.	All land where the earthworks are in excess of 200 mm above or below ground level