

SCHEDULE 3 TO THE RURAL ACTIVITY ZONE

Shown on the planning scheme map as **RAZ3**.

Purpose

To achieve a mix of small scale farming, horticultural, agricultural, tourism development and recreation activities based on encouraging the following land uses in areas adjoining the Grampians and:

- To provide for residential use in a rural environment.
- To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.
- To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares).	All land	20 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).	All land	30 metres
Minimum setback from a boundary (metres).	All land	30 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 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.