

08/08/2013
C32

SCHEDULE TO THE RURAL ACTIVITY ZONE

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

Purpose

To recognise that the Mountain Creek valley is an emerging tourism and winery area, and to encourage tourist related accommodation and facilities, together with commercial enterprises which support the grape growing and wine producing industries.

To achieve a balanced mix of agriculture and uses related to tourism and winery development.

To facilitate the subdivision of land to enable its use for wine producing and tourism related facilities, such as accommodation uses, food and drink premises, art and craft centres, rural industrial uses and wineries.

To ensure land use/development proposals manage effluent treatment and disposal (if necessary) on-site.

To discourage land uses that could conflict with agricultural land uses.

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares).	Land on which a wine production or tourism related use (including accommodation, food and drink premises, art and craft centres, rural industrial uses and wineries) has been established for at least 12 months in accordance with the planning scheme, to the satisfaction of the responsible authority	None specified
	All Other Land	40 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).	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 floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	All Land	300 square metres

	Land	Area/Dimensions/Distance
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 not affected by an endorsed Landcare or Drainage Plan
Earthworks which increase the discharge of saline groundwater.	None specified