



GREATER
SHEPPARTON

Rural Dwellings

Information

The primary purpose of the Farming Zone (Clause 35.07) is:

- To provide for the use of land for agriculture.
- 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.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To protect and enhance natural resources and the biodiversity of the area.

Objectives in relation to Dwellings in Rural Areas include (Clause 21.04-3):-

- To ensure that dwellings in rural areas are required to support the agricultural use of the land.
- To discourage the development of dwellings which are unrelated to farming.
- To ensure that the use of a dwelling on a rural lot does not prejudice surrounding agricultural activities.
- To prevent the construction of dwellings on small and inappropriate lots in rural areas.

Land in the Farming Zone (FZ) is primarily for farming, and a planning permit is usually required for a dwelling, whilst land in the Rural Living Zone (RLZ) is for those people wishing to live in a rural environment, without necessarily farming the land.

Managing the construction of dwellings in rural areas is important in order to protect and facilitate agricultural activities, as well as to protect and enhance the rural landscape and environment. The inappropriate location of dwellings in rural areas may compromise agricultural activity through removing land from agricultural activities, as well as introducing the potential for conflicts between agricultural activities and rural residential uses. Such conflicts usually result in complaints about noise, smells, sprays or domestic pets tormenting stock.

Because the primary purpose of the *Farming Zone* is for the undertaking of an agricultural activity, dwellings will only be permitted in this zone where they are reasonably required for the conduct of an agricultural activity and will consequently not impact on the right to farm. Applications will need to demonstrate how the proposal supports an agricultural activity.

There may be other planning scheme policies and provisions that apply, such as overlays, native vegetation or other special provisions. These are as important as the requirements of the zone and will be given the same level of consideration when your proposal is assessed. If other provisions apply to your land, ask the Council planning officer whether you need to provide additional information with your application to address these requirements.

How will the Council decide my application?

The Council planner will assess the proposal against the *Greater Shepparton Planning Scheme*, including giving consideration to adopted strategies and policies of the Council, any objections and comments from referral authorities and other interested parties. The decision is usually made under delegated authority by Council officers. You will be notified in writing of the Council's decision.

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Checklist

Is my application likely to be approved?

A permit for a dwelling on a lot below the minimum lot size within the Farming Zone is possible where:

- It is reasonably required for the conduct of an agricultural activity on the land;
- It will not compromise the agricultural activity on surrounding land;
- It can be supplied with all weather access, power, water and waste disposal;
- It will not have a significant impact on the environment;
- It will not be detrimental to the rural landscape.
- It is consistent with the objectives of the Rural Regional Land Use Strategy.

Why make a complete and thorough application?

A complete and thorough application will minimize delays through the planning approvals process. It will also ensure that the best development is achieved for the site. The following information should be included with any planning permit application. It may be necessary to engage a suitably qualified person to aid in the preparation of your application to ensure that all matters are adequately addressed.

For all Planning Applications the following Must be provided:

- A completed and signed 'Application for Planning Permit Form'
- A Full Current Copy of Title (Must be printed within the last two months)
- The prescribed fee (contact the Planning and Development Branch on 03 5832 9730 for fees)

What information do I need to submit with my application?

- Covering letter
Describe the contents of your application and also the details of any pre-application discussions with a planning officer and neighbours.
- A statement explaining how the proposed dwelling responds to the decision guidelines for a dwelling in the zone (FZ only). This is a mandatory requirement of the Farming Zone. The decision guidelines include:
 - Whether the dwelling will result in the loss or fragmentation of productive agricultural land.
 - Whether the dwelling is reasonably required for the operation of the agricultural activity conducted on the land.
 - Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.
 - Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.
 - The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.

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Checklist

- A report explaining:
 - The nature of the proposal;
 - How the proposal has been designed to avoid or minimize any adverse impacts on the environment (including native vegetation and fauna, water quality, natural physical features such as water courses, drainage lines and areas subject to inundation, hazards and landscape character including the impact on any features of architectural, historic or scientific significance).
 - The farm size and the productive capacity of the site to sustain the proposed rural enterprise and whether the dwelling will have an adverse impact on surrounding land uses.
 - The capability of the land to support the dwelling and proposed rural activity, addressing site quality attributes such as soil type, soil fertility, soil structure, soil permeability, aspect, contour and drainage;
 - How the development will protect and enhance the natural environment and the character of the area, including the retention of vegetation and fauna habitat and the need to re-vegetate land including riparian buffers along waterways, gullies, ridge lines, property boundaries, recharge and discharge areas, and the management of pest plants and animals. It may be useful to undertake a whole farm plan, which can be submitted with the application.
 - Details of water supply (for domestic and fire fighting purposes), and power.
 - Addressing the issues specified in the State Planning Policy Framework and the Local Planning Policy Framework.
- Plans
Three copies of site and development plans. All plans must be drawn to scale and of a reasonable drafting standard. One copy of plans must be A4 or A3 sized (these should also be to scale) for copying. Processing of this application may be assisted by the submission of an electronic copy of all plans in pdf format on a cd-rom.
- Site plan, at a scale of 1:100, 1:200 or 1:250, showing:
 - north point;
 - the site shape, boundaries and dimensions of the site;
 - easements;
 - any significant features in proximity to the site;
 - the location and use of existing buildings and proposed buildings on site;
 - the effluent disposal envelopes;
 - native vegetation to be removed and retained;
 - any other biodiversity assets re-vegetation areas, including details of number and species;
 - land management works (for example, fencing out stock);
 - all-weather access and carparking areas within the site (with dimensions and construction type adequate to accommodate emergency vehicles);

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Checklist

- location of water supply for domestic and fire fighting purposes;
- farm layout the location and use of buildings on adjoining lots;
- existing land uses on adjoining lots;
- the location and use of buildings on adjoining lots.
- Development plans, showing:
 - proposed floor plans for each level;
 - elevations of every building;
 - the relationship of the elevations to natural ground level, showing any proposed cut or fill;
 - external materials and colours.
- Supporting Information
Supporting information may include plans, text, photographs, sketches, and photomontages and should assist the Councils planning officer and other interested parties understand what is being proposed.

Due to the complexity of the controls relating to rural dwellings within the Greater Shepparton Planning Scheme, it is requested that you discuss your proposal with a planning officer prior to lodging your application. An appointment can be made to meet with a planning officer by contacting the Council on (03) 5832 9700 or booking online at <http://www.greatershepparton.com.au/bookings/>.

Delays in obtaining a permit can occur when the information supplied by the applicant is unclear or incomplete. Please ensure you follow and supply all of the information found on this checklist to ensure that the correct information is lodged with your application.

Please note that this checklist is for standard information required for lodgement. Additional information may be required by the assessing planning officer after lodgement.

For further assistance in the preparation of your application, please call the Planning and Development Branch on (03) 5832 9730.