



GREATER
SHEPPARTON

Rural Subdivision

Information

Subdivision controls in the Farming Zone

The primary purpose of the Farming Zone is to provide for the sustainable use of land for agriculture and protection of environmental values. Most proposals for subdivision of rural land will require a planning permit. The minimum subdivision size ranges from 100 hectares within declared irrigation districts and 250 hectares for all other land. This is an interim control that is due to expire on 25 September 2010.

There are limited opportunities for smaller lots, where it can be demonstrated that it is required to facilitate, and will not compromise, agricultural activity.

Some important information about planning in rural areas

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.

Objectives contained in the Councils Municipal Strategic Statement (Clause 21.06-1 & 21.06-2) include:-

- To discourage the fragmentation of rural land into lots of a size not capable of agricultural production
- To encourage the consolidation of farm lots so as to increase the viability of agriculture.
- To ensure that small lot subdivisions do not prejudice surrounding agricultural activities.
- To prevent small lot subdivision to meet personal circumstances.

Is my application likely to be approved?

In assessing your application for a planning permit, the Council will consider whether the subdivision will facilitate and/or support agricultural activity, or threaten it, based on what the future use of the land is likely to be following subdivision. It will also take into consideration what environmental impacts the subdivision may have. In addition it must be demonstrated how the proposal supports agricultural growth.

How will the Council decide my application?

The Councils planning officer 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.

Why make a complete and thorough application?

A complete and thorough application will minimise delays through the planning approvals process. It will also ensure that the best development is achieved for the site. The following checklist 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.

Continued Overleaf



GREATER
SHEPPARTON

Checklist

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 describing the contents of your application and also the details of application discussions with a planning officer and/or neighbours.
- A report, explaining:
 - How the subdivision promotes the purpose of the zone and provides for the ongoing agricultural productivity of land;
 - Responds to the decision guidelines of the zone;
 - How the subdivision is consistent with the vision of the Rural Regional Land Use Strategy.
 - How the subdivision has been designed to:
 - Address the impact on the property and surrounding properties in terms of
 - Ongoing agricultural productivity;
 - Address the impact on the native vegetation;
 - Address the impact on water courses, drainage lines and areas subject to inundation;
 - Address the impact on any features of architectural, historic or scientific significance;
 - Address the impact on the rural landscape;
 - Promote effective land management practices and infrastructure provision;
 - Have regard to the topography.
- Plans
Three copies of fully dimensioned plans at a scale of 1:100 or 1:200. 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.
- Subdivision plans:
 - north point;
 - the boundaries and dimensions of the existing and proposed lots, including total site area and proposed lot sizes;
 - the location and use of existing buildings, land features and improvements on the site;
 - proposed streets and accessways within the site;

Continued Overleaf



GREATER
SHEPPARTON

Checklist

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 subdivisions 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.