

Checklist

Dwellings in the Farming Zone



The purpose of this information sheet is to assist applicants in preparing a planning permit application for the use and development of land for a dwelling in the Farming Zone (FZ).

Dwellings on small lots in the Farming Zone are generally discouraged, unless they are required to support the use of the land for an agricultural activity on the site, including management of the land, and will not impact on farming practices both on the site and nearby properties.

Smaller lots in the Farming Zone are generally not appropriate for rural residential living, unlike the Rural Living Zone (RLZ) or Low-Density Residential Zone (LDRZ) which are established for those wishing to reside on larger lots or in rural areas without necessarily farming the land. This ensures that conflict associated with farming practices is minimised and the value of farming land is not impacted upon. The proliferation of dwellings on small lots can change the character of a locality and result in a loss of agricultural land.

The following information is required when lodging a planning permit application for a dwelling in the FZ:

Item	Completed
A completed application for planning permit form	
Pay the prescribed application fee	
A copy of the Certificate of Title and Title Plan/Plan of Subdivision including any covenants or agreements (produced within the last 3 months) - purchase a copy from https://www.landata.vic.gov.au/	
Fully dimensioned site plans at preferred scales of 1:100 or 1:200 including: <ul style="list-style-type: none"> Existing and proposed buildings and works. Boundaries and dimensions of the site. Vehicle access and parking areas. Existing vegetation Any other notable features such as waterways and dams. Distance of the development from all of the above. 	
Floor and elevation plans of the proposed buildings and works drawn to a scale of 1:100.	
A written submission in response to the decision guidelines of Clause 35.07-6 of the Pyrenees Planning Scheme.	
Land Management/Farm Management Plan if applicable.	
a Land Capability Assessment if applicable.	

Please note that this is a standard checklist which provides documentation required for lodging an application for a dwelling in the FZ. However, additional information may be required depending on other planning controls affecting the land, the nature and complexity of the proposal and in some

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cases vegetation removal requirements. Further documentation may include a Farm Management Plan or Environmental Management Plan as appropriate.

In addition to the above, the use and development of land for a dwelling in the FZ must comply with the following requirements:

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available all wastewater from each dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

It is important to note that dwellings under minimum lot sizes in the Farming Zone may not receive Council support unless a full planning justification, including an adequate farm plan, is presented for the construction of a dwelling. The Farming Zone and associated Land use strategies are specifically designed to restrict residential development.

Farming Zone lots larger than 40ha located on land to north of the Western Highway, and Farming Zone lots larger than 80ha located on land to south of the Western Highway are subject to 'as of right' dwelling entitlements and are more likely to be supported.

Please contact a Planning Consultant if you wish to develop your Farming Zone lot.