

19/08/2010  
C48**SCHEDULE TO THE FARMING ZONE**Shown on the planning scheme map as **FZ**

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares).	Thompsons Creek Catchment (except Lot 1 PS315793E and Lot B 534262Q version 2)	<p>60ha.</p> <p>This may be reduced to 40ha provided the following conditions are met:</p> <ol style="list-style-type: none"> <li>1. A land plan is submitted that shows: <ul style="list-style-type: none"> <li>· that principles of biodiversity have been applied</li> <li>· fencing of areas of remnant vegetation and/or conservation areas to exclude stock</li> <li>· a minimum area of 10% established to trees (increasing to 15% where salting or other problems exist)</li> <li>· proposed management practices in the fenced off areas especially for the control of rabbits, foxes and noxious weeds</li> <li>· evidence that the recommendations of the Department of Natural Resources and Environment will be implemented in recognised hot spot salt areas in the Thompsons Creek Catchment Plan</li> </ul> </li> <li>2. The owner enters into an agreement under Section 173 of the Act which commits any present or future owner to the implementation of the land plan and ongoing management of maintenance of the property so the land does not revert back to its former state.</li> </ol>

	Land	Area/Dimensions/Distance
	Otway Hills and Coastal Hinterland	60ha
	Winchelsea Plains	80ha
	Barrabool Hills	40ha
	Deans Marsh District	40ha
	<i>Refer to Map 1 to this Schedule.</i>	
	Lot 1 PS315793E	20ha
	Lot B PS 534262Q	16 ha
Minimum area for which no permit is required to use land for a dwelling (hectares).	Thompsons Creek Catchment	<p>60ha.</p> <p>This may be reduced to 40ha provided the following conditions are met:</p> <ol style="list-style-type: none"> <li>1. A land plan is submitted that shows: <ul style="list-style-type: none"> <li>• that principles of biodiversity have been applied</li> <li>• fencing of areas of remnant vegetation and/or conservation areas to exclude stock</li> <li>• a minimum area of 10% established to trees (increasing to 15% where salting or other problems exist)</li> <li>• proposed management practices in the fenced off areas especially for the control of rabbits, foxes and noxious weeds</li> <li>• evidence that the recommendations of the Department of Natural Resources and Environment will be implemented in recognised hot spot salt areas in the Thompsons Creek Catchment Plan.</li> </ul> </li> <li>2. The owner enters into an agreement under Section 173 of the Act which</li> </ol>

Land	Area/Dimensions/Distance
	commits any present or future owner to the implementation of the land plan and ongoing management of maintenance of the property so the land does not revert back to its former state.
Otway Hills and Coastal Hinterland	60ha
Winchelsea Plains	80ha
Barrabool Hills	40ha
Deans Marsh District	40ha
<i>Refer to Map 1 to this Schedule.</i>	
Maximum area for which no permit is required to use land for timber production (hectares).	All land 40ha
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).	<u>All land, other than land adjoining the Great Ocean Road</u> <del>None specified</del> <u>200</u>
	<u>Land adjoining the Great Ocean Road</u> <u>100</u>
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	<u>All land, other than land adjoining the Great Ocean Road</u> <del>None specified</del> <u>200</u>
	<u>Land adjoining the Great Ocean Road</u> <u>100</u>
Maximum floor 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).	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

	Land	Area/Dimensions/Distance
	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 Land earthworks**

Earthworks which change the rate of flow or the discharge point of water across a property boundary.

All land, except land contained within the Public Acquisition Overlay (PAO3) for or impacted by the construction of the Princes Highway West duplication project and associated works not including the construction of a grade separated interchange at the intersection of Princes Highway West with Cape Otway and Devon Roads.

Earthworks which increase the discharge of saline groundwater.

All land, except land contained within the Public Acquisition Overlay (PAO3) for or impacted by the construction of the Princes Highway West duplication project and associated works not including the construction of a grade separated interchange at the intersection of Princes Highway West with Cape Otway and Devon Roads.

Map1 to Clause 35.07 – Minimum Lot Sizes

