

Checklist for Planning Permit Application

Use and Development of a Dwelling in Farming Zone



The following information **MUST** be provided with a planning application for Use and development of a dwelling in the Farming Zone:

Items required		Completed
1.	A planning application <u>Form</u> (completed, dated and signed)	
2.	A full current copy of <u>Title</u> for the land, including the map showing current ownership details, title plan (the Copy of Title must be clearly legible and no older than 90 days.) Titles are available at https://www.landata.online/ , select "Titles, Certificates and Crown Land Status "option and then follow the prompts.	
3.	Copy of registered covenants, restrictions or Section 173 Agreements if they apply to the land.	
4.	Copy of a <u>Site Plan</u> , drawn to a scale of 1:100 showing: a) Setbacks from the closest site boundaries b) Existing site feature e.g. dams, outbuilding c) Location of proposed dwelling/buildings d) Driveways and crossover location e) Proposed wastewater disposal field	
5.	Copy of proposed dwelling's <u>Floor Plans and Elevations</u> drawn to a scale of 1:100	
6.	A <u>Written statement / Planning Report</u> addressing the decision guidelines of Clause 35.07-6 of Farming Zone	
7.	Land Capability <u>Assessment</u>	
8.	Evidence that <u>Power</u> can be supplied to the dwelling	
9.	Evidence that <u>Water</u> can be supplied to the dwelling for domestic and firefighting	
10.	Evidence that any <u>Access Road</u> upgrade requirements have been considered	
11.	The prescribed application <u>Fee</u>	

Please note that this checklist is basic and additional information may be required depending upon the type of overlays affecting the land.

In addition to the above information there are some other key matters that an application for use and development of a dwelling in the Farming Zone needs to address. Please read the following information to better understand how an application is assessed by a Statutory Planner. It is advised to discuss the proposal first with the council planner for a pre-application advice to know whether the proposal is generally consistent with the Central Goldfields Planning Scheme.

Purpose of the Farming Zone (FZ)

The Farming Zone is Clause **35.07** of the **Central Goldfields Planning Scheme**. An application for a dwelling in the FZ should be consistent with the purpose of the zone.

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The purpose of the zone is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

Other matters to consider are outlined in Clause 35.07-2 'Use of the land for a dwelling'

Clause 35.07-2 'Use of the land for a dwelling' lists four development requirements; these requirements are summarised below.

- **Is access provided to the dwelling via an all-weather road?**

It is advised that you contact councils Engineering Department to discuss the current standard of the road and any upgrade requirements.

- **Can the dwelling be connected to reticulated sewerage system? If not, can wastewater be treated and retained on-site?**

A Land Capability Assessment may be required to show on site waste treatment is viable.

- **Can the dwelling be connected to reticulated potable water supply or have an alternative portable water supply?**

Water supply is required for both domestic and firefighting purposes; your application should detail how water supply is to be managed if an alternative supply is proposed.

- **Can the dwelling be connected to reticulated electricity supply or have an alternative energy source?**

Your application should demonstrate how electricity supply is to be provided if an alternative source is proposed.

Decision Guidelines of the FZ

The Decision guidelines listed in **Clause 35.07-6 of the Central Goldfields Planning Scheme** guide the Council Planner in assessing an application for a dwelling in Farming Zone as appropriate.

It is important that an applicant reads these and includes a response to them as part of the application.

Contact		
Planning Department	Phone (03) 5461 0610	Email mail@cgoldshire.vic.gov.au Mail PO BOX 194, Maryborough, VIC, 3465