

**Proposed Planning Scheme Amendment C106gelg – Nelson, Digby and
Sandford Frequently Asked Questions (FAQs)**

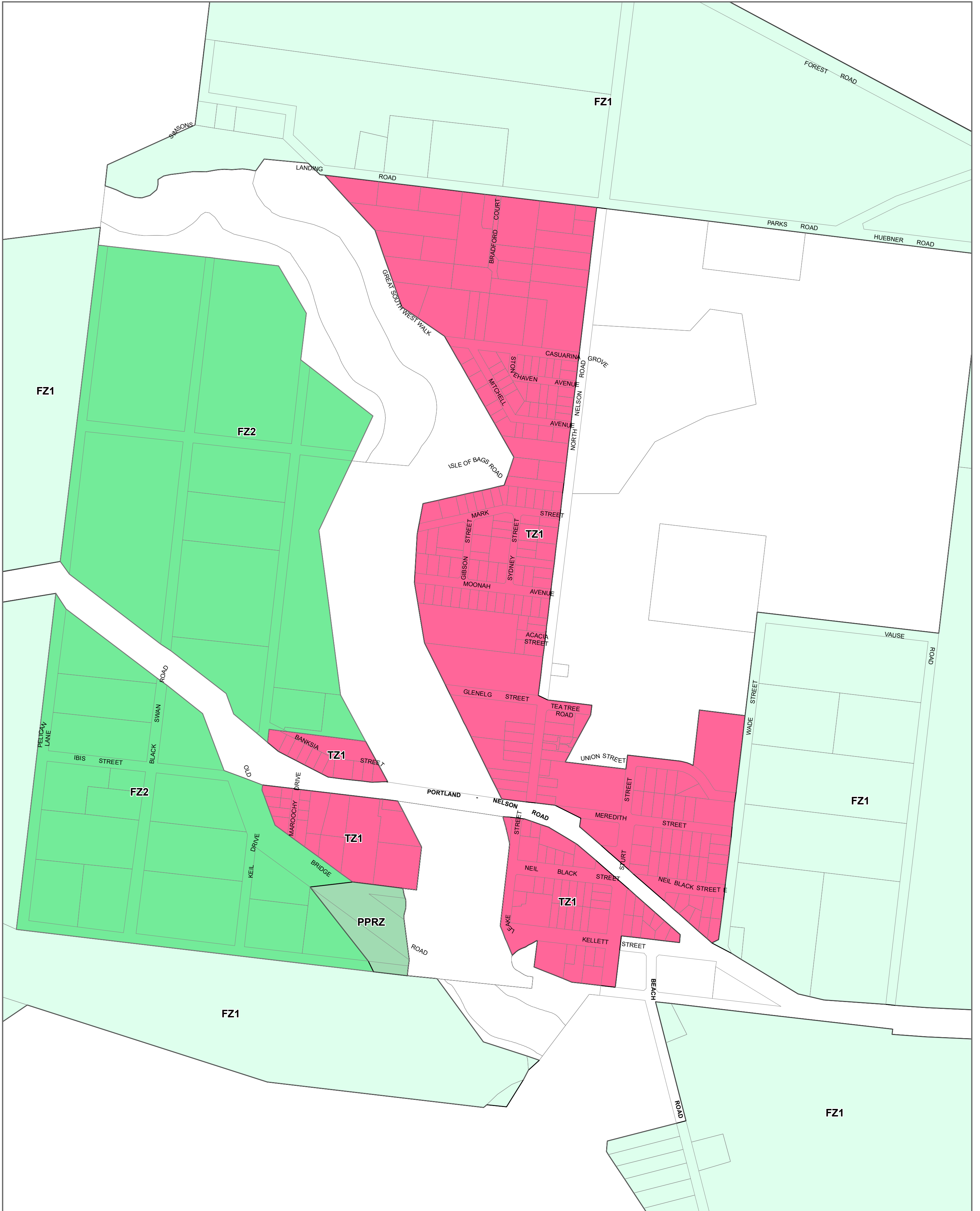
My land is less than 40ha and is too small to farm. Can I build a dwelling?

A planning permit is required to build a dwelling on a lot in the Farming Zone with an area less than 40ha. Consolidating multiple titles to form a parcel over 40ha will provide the right to a dwelling as is promoted by State planning policy.

Land in the schedule 2 area of the Farming Zone will have policy support for a dwelling especially if consolidation of lots occurs to form a larger parcel than what currently exists. This is to encourage mixed farming practices in these areas.

What is the difference between Farming Zone 1 and 2?

The schedule 1 area is land identified primarily for commercial agriculture. The schedule 2 area is where mixed farming already occurs and there is policy support for other uses including dwellings. Some of the setbacks differ to appropriately consider the intent of the zone.

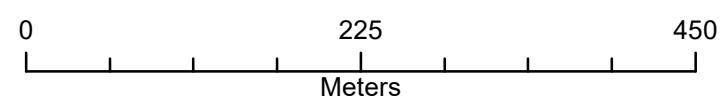


- LEGEND**
- FZ1 - Farming Zone - Schedule 1
 - FZ2 - Farming Zone - Schedule 2
 - PPRZ - Public Park and Recreation Zone
 - TZ - Township Zone

Municipal Boundary

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Australian Map Grid Zone 54

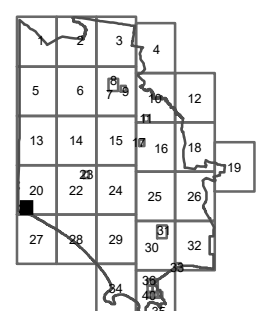


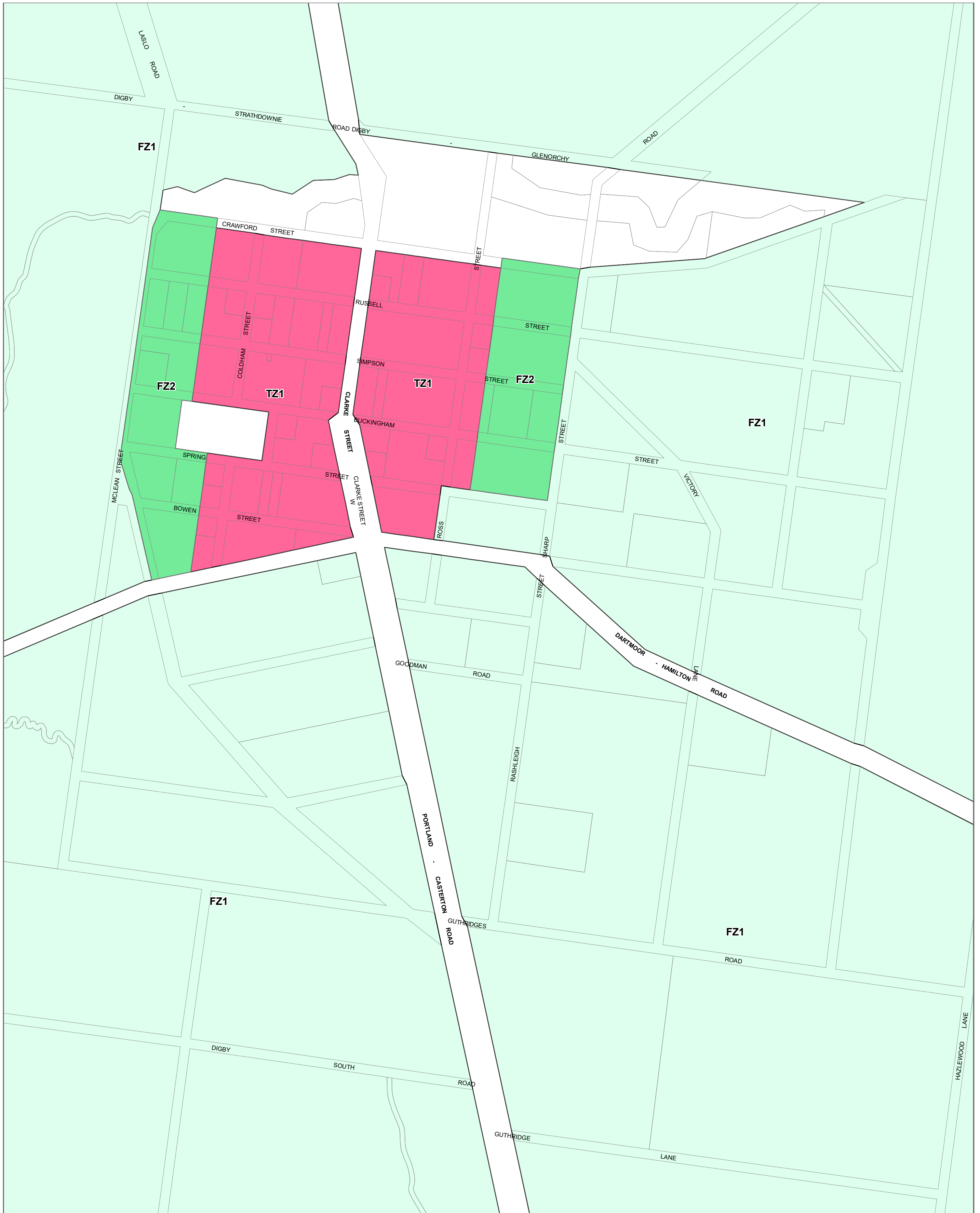
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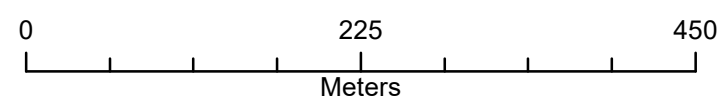


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Australian Map Grid Zone 54

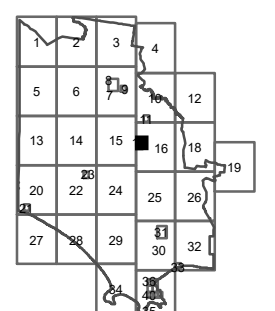


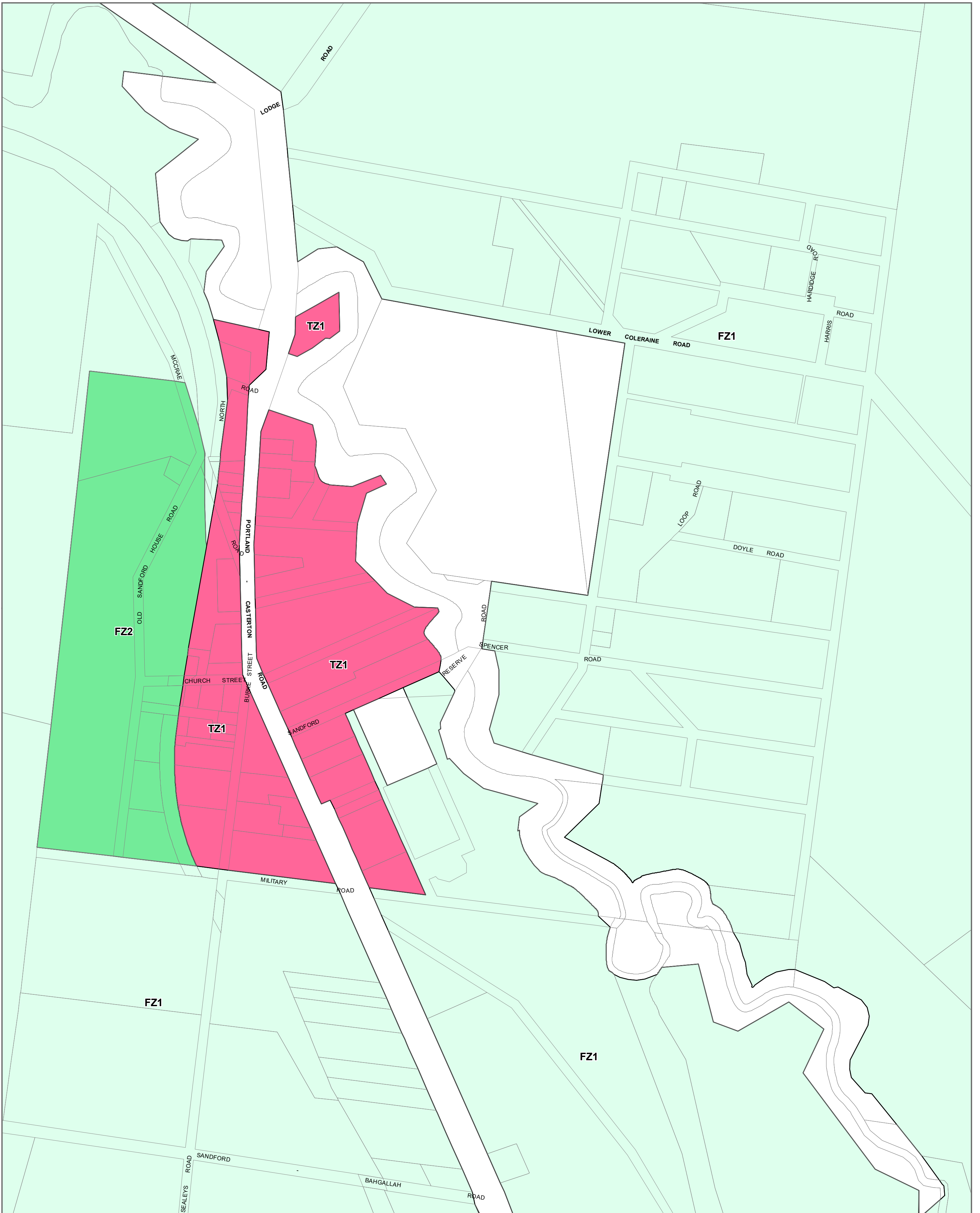
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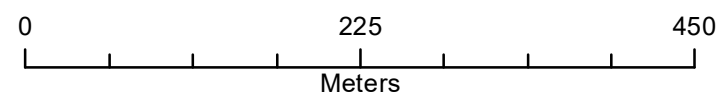


- LEGEND**
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 - Farming Zone - Schedule 2
 - TZ - Township Zone

Municipal Boundary

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