

Proposed Planning Scheme Amendment C106gelg – Portland Surrounds
Frequently Asked Questions (FAQs)

What changes have been made to the Rural Living Zone?

The schedule to the Rural Living Zone has been updated to the appropriate format and the minimum lot size for the Portland West Rural Living Precinct is recommended to be reduced from 4ha to 2ha. This will allow further subdivision and additional houses in that area.

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.

My land is changing from Rural Conservation Zone to Farming Zone why is that necessary?

The Rural Conservation Zone has the primary purpose of supporting a set conservation value. Where land is used (current or proposed) for something other than that conservation value it can be difficult. It is a very restrictive zone that prevents many types of agriculture and inhibits development.

The Farming Zone allows consideration of a broader range of uses and gives a landowner the right for a dwelling on an area of 40ha or more. The Rural Conservation Zone never provides the right to a dwelling making it difficult to issue permits for dwellings as it needs to support the listed conservation value.

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.

The minimum lot size of 2ha in the schedule 2 area of the Rural Conservation Zone will change to 40ha in the Farming Zone. Why is this necessary?

The 2ha minimum lot size is only to be supported where necessary to support the conservation value of that zone, which is listed for horticulture. 40ha is the minimum lot size that is the standard for this purpose as set by the State Government and is what is recommended by the Rural Land Strategy for that conservation value. There are already enough small lots (less than 40ha) for that purpose that additional lots are not justified for that purpose.

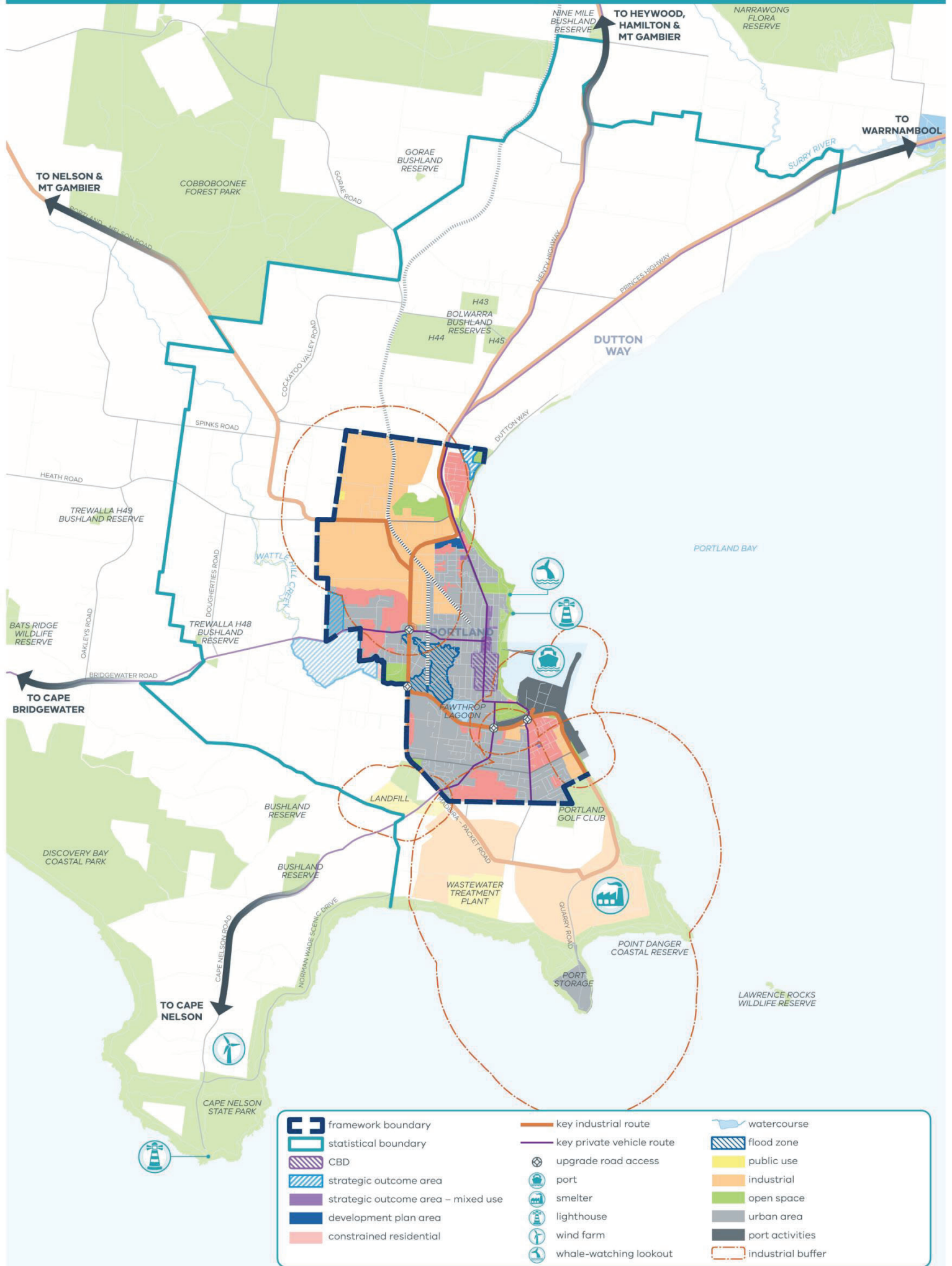
There is no scientific evidence as why land currently mapped as Rural Conservation Zone 2 should be conserved for horticulture. The proposed Farming Zone is proposed to reflect mixed farming practices in this area.

Why is some land staying/proposed in the Rural Conservation Zone?

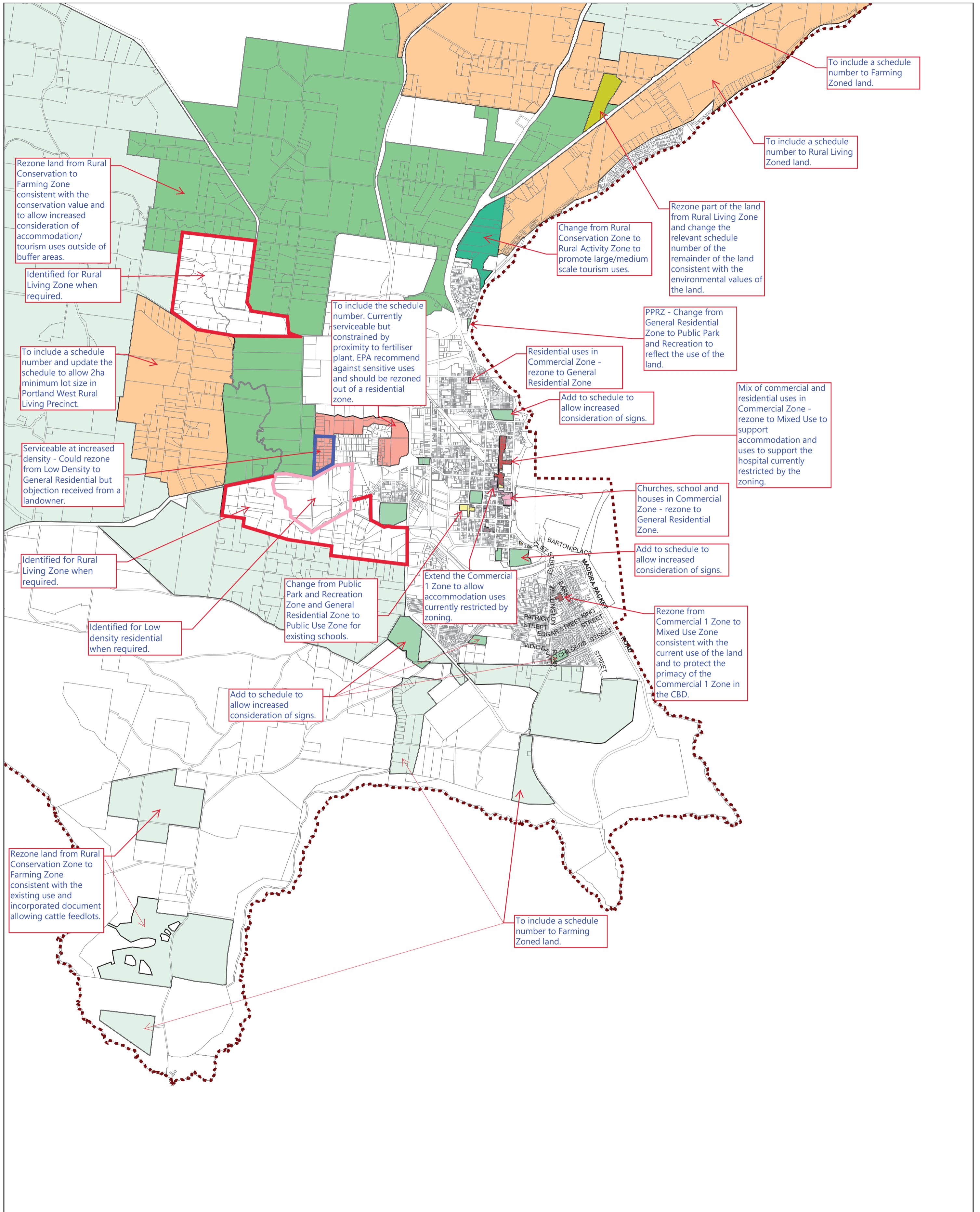
The land identified to remain or change to the Rural Conservation Zone is where it is consistent with the conservation value as specified in the schedule to that zone. Some of this land is identified as a future urban expansion area of Portland or rural living area for when that land is required by supply and demand analysis.

Will a change from the Rural Conservation Zone to the Farming Zone reduce the protection of the natural environment?

The Rural Conservation Zone guides use and development of land in accordance with the conservation value identified in the schedule to that zone. Whilst the protection of native vegetation/habitat is a consideration in that zone the protection of the natural environment is included in the planning scheme regardless of the zone. Where 'significant' conservation values exist, or additional protection is justified, overlays such as the Environmental Significance Overlay are used.



GLENELG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C106gelg Map 35 Overview



LEGEND

 C1Z - Commercial 1 Zone	 PUZ2 - Public Use Zone - Education
 FZ1 - Farming Zone - Schedule 1	 PUZ3 - Public Use Zone - Health and Community
 FZ2 - Farming Zone - Schedule 2	 PUZ7 - Public Use Zone - Other Public Use
 GRZ - General Residential Zone	 RAZ - Rural Activity Zone
 LDRZ - Low Density Residential Zone	 RCZ - Rural Conservation Zone
 MUZ - Mixed Use Zone; MUZ4	 RLZ - Rural Living Zone
 PPRZ - Public Park and Recreation Zone	

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