### <u>Proposed Planning Scheme Amendment C106gelg – Portland Surrounds</u> 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.

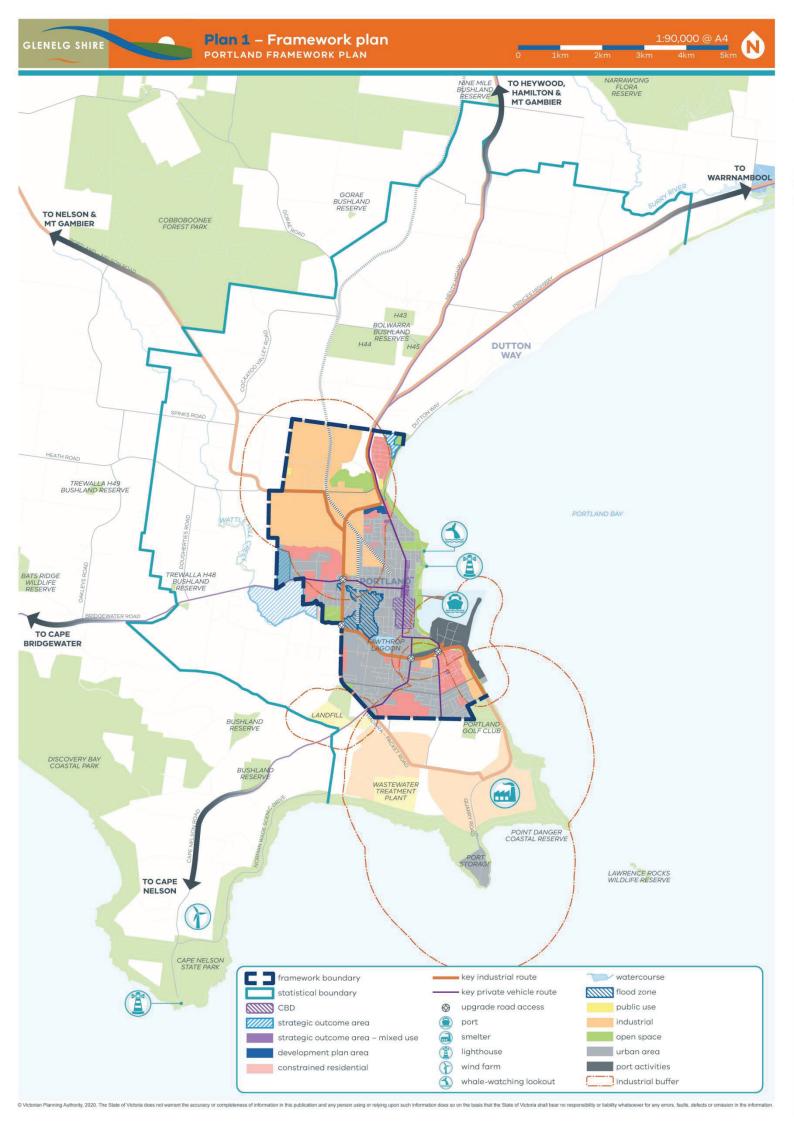
There is no scientific evidence as why land currently mapped as Rural Conversation Zone 2 should be conserved for horticulture. The proposed Farming Zone is proposed to reflect mixed farming practices in this area.

### 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** To include a schedule number to Farming Zoned land. UV To include a schedule number to Rural Living Zoned land. Rezone land from Rural Conservation to Farming Zone consistent with the conservation value and Rezone part of the land to allow increased from Rural Living Zone consideration of and change the Change from Rural accommodation/ Conservation Zone to relevant schedule tourism uses outside of Rural Activity Zone to number of the buffer areas. promote large/medium remainder of the land consistent with the scale tourism uses. Identified for Rural environmental values of Living Zone when the land. required. To include the schedule PPRZ - Change from number. Currently General Residential serviceable but Zone to Public Park constrained by and Recreation to proximity to fertiliser To include a schedule Residential uses in reflect the use of the plant. EPA recommend Commercial Zone number and update the land. against sensitive uses rezone to General schedule to allow 2ha and should be rezoned Residential Zone minimum lot size in Mix of commercial and out of a residential Portland West Rural Add to schedule to residential uses in Living Precinct. allow increased Commercial Zone consideration of signs. rezone to Mixed Use to support accommodation and Serviceable at increased uses to support the density - Could rezone hospital currently from Low Density to restricted by the General Residential but zoning. Churches, school and objection received from a houses in Commercial landowner. Zone - rezone to General Residential Zone. Add to schedule to Identified for Rural allow increased consideration of signs. Living Zone when Extend the Commercial required. Change from Public 1 Zone to allow Park and Recreation accommodation uses Zone and General currently restricted by Rezone from Residential Zone to zoning. Commercial 1 Zone to Public Use Zone for **Identified for Low** Mixed Use Zone existing schools. density residential consistent with the when required. current use of the land and to protect the primacy of the Commercial 1 Zone in Add to schedule to the CBD. allow increased consideration of signs. Rezone land from Rural Conservation Zone to Farming Zone consistent with the existing use and incorporated document allowing cattle feedlots. To include a schedule number to Farming Zoned land. **INDEX TO ADJOINING SCHEME MAPS LEGEND** 3,500 Disclaimer C1Z - Commercial 1 Zone PUZ2 - Public Use Zone - Education This publication may be of assistance FZ1 - Farming Zone - Schedule 1 PUZ3 - Public Use Zone - Health and Community to you but the State of Victoria and its Meters employees do not guarantee that the FZ2 - Farming Zone - Schedule 2 PUZ7 - Public Use Zone - Other Public Use publication is without flaw of any kind Australian Map Grid Zone 54 RAZ - Rural Activity Zone GRZ - General Residential Zone or is wholly appropriate for your particular LDRZ - Low Density Residential Zone RCZ - Rural Conservation Zone purposes and therefore disclaims all liability **NORTH** for any error, loss or other consequence MUZ - Mixed Use Zone; MUZ4 RLZ - Rural Living Zone which may arise from you relying on any PPRZ - Public Park and Recreation Zone TORIA Environment, information in this publication. Land, Water State Government © The State of Victoria Department of Municipal Boundary and Planning Environment, Land, Water and Planning 2021 **ZONES** MAP No 35