

**SCHEDULE 2 TO CLAUSE 35.08 RURAL ACTIVITY ZONE**

Shown on the planning scheme map as **RAZ2**.

**Purpose**

To support 'one off' high quality and large scale development to provide for rural tourism, in particular accommodation.

To provide high profile and volume accommodation development or a small number of moderate scale accommodation developments.

To maintain an attractive rural entrance into Portland.

To avoid signage clutter on the rural approach into Portland.

To take advantage of the proximity to the Great South West Walk and the coast.

**1.0**

**Subdivision and other requirements**

	<b>Land</b>	<b>Area/Dimensions/Distance</b>
Minimum subdivision area (hectares)	All land	14 hectares
Minimum area for which no permit is required to use land for timber production (hectares)	All land	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	All land	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	All land	None specified
Maximum area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	All land	None specified
Minimum setback from a road (metres).	All land	100 metres
Minimum setback from a boundary (metres).	All land	100 metres
Minimum setback from a dwelling not in the same ownership (metres).	All land	100 metres

<b>Permit requirement for earthworks</b>	<b>Land</b>
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land
Earthworks which increase the discharge of saline groundwater	All land