

# PLANNING FACT SHEET

## Development in Rural Areas



### Protecting our rural landscape

The beauty of our landscape and the picturesque views throughout the municipality form a significant element of the unique character of Murrindindi. We need to protect the character of the area and protect our native vegetation whilst minimising the risk of fire, flood and erosion.

### Zonings which allow you to live in a rural setting

Land in the Rural Living Zone and the Low Density Residential Zone is for people who wish to live in a rural environment, without necessarily farming the land. Land in the Farming Zone is primarily for farming.

The planning controls for dwellings and other structures in rural zones can be complex, with substantial penalties applying for illegal buildings, works and removal or destruction of vegetation. It is recommended that you contact Council to discuss any plans for development you may have to ensure they align with the relevant policies.

Contact us on (03) 5772 0333 or via email at [planning@murrindindi.vic.gov.au](mailto:planning@murrindindi.vic.gov.au) and make an appointment to discuss your ideas with a planning officer before you put the work into preparing an application.

### Use of the land in the farming Zone

Murrindindi Shire Council aims to protect productive agricultural land for agricultural use. Our planning controls and permit processes seek to ensure that subdivision of rural land does not reduce agricultural use.

In farming areas, a planning permit may be required to

- subdivide land
- construct a building
- carry out works, including earthworks, which change the rate of flow or the discharge point of water across a property boundary
- remove, lop or destroy native vegetation
- operate a business, other than a farming enterprise
- the minimum subdivision size permitted in the Farming Zone is 40 hectares

### New dwellings on existing vacant lots under the minimum lot size

To protect and facilitate agricultural activity and to retain our attractive rural landscape a planning permit is required to build a house on an existing vacant lot less than 40 hectares in the Farming Zone.





Rural properties are generally not connected to reticulated services such as water or sewerage and therefore require additional infrastructure onsite. Additional considerations for rural properties are the activities occurring on neighbouring land, which might include, noise, odour, chemical spraying, stock and pets.

### **Factors to consider in a planning permit application**

To construct a dwelling in the Farming Zone you will need to provide

- access for emergency service vehicles and two-wheel drive vehicles year round (known as an 'all-weather road')
- appropriate wastewater treatment and disposal, in accordance with Council's Domestic Wastewater Management Plan
- sufficient water supply for domestic and fire fighting purposes
- an appropriate power supply

When preparing an application for a dwelling in the Farming Zone the following will need to be demonstrated

- The dwelling has been designed and sited effectively to reinforce the agricultural value of surrounding land.
- The dwelling is reasonably required for the operation of the agricultural activity conducted on the land.
- The design and siting limit the impact on watercourses and native vegetation.

This information sheet is to be used as a general guide only. Council has made all reasonable effort to ensure the information provided in this sheet is true and accurate. However, we recommend that you seek professional advice before acting or making decisions on the basis of this information. For any questions or clarification, please contact Council's Planning Unit.