



REFORMED ZONES FOR VICTORIA

REFORMED RURAL ZONES

15 AUGUST 2013

Victoria's planning zones are being reformed to ensure they are still relevant and can adequately reflect the aspirations of all Victorians.

Reformed rural zones will support agricultural activity, allow more tourism related uses and support population retention to sustain rural communities. Unnecessary conditions and the prohibition of some land uses have been removed from some zones and more permit exemptions have been introduced for farming related activity.

Reformed rural zones

The reformed rural zones are the:

- Farming Zone
- Rural Activity Zone
- Rural Conservation Zone
- Rural Living Zone
- Green Wedge Zone
- Green Wedge A Zone.

Key features

- support agriculture by making most agricultural uses 'as of right' in most zones instead of needing a planning permit
- assist farmers by removing permit requirements for farming related development such as netting and crop support structures
- provide flexibility for farmers by allowing for the sale of farm produce without the need for a planning permit and removing restrictions on the sale of processed produce, for example, an olive farmer can sell bottled olive oil to complement the sale of fresh olives
- support business by removing the prohibitions on complementary business uses in some zones, such as landscape gardening supplies
- encourage tourism by reducing or removing permit limitations in the Farming Zone and Rural Conservation Zone relating to tourism uses, enabling applications to be considered on their merits
- provide greater flexibility for councils to consider previously prohibited land uses, reflecting the government's election commitment to permit schools in urban fringe and rural areas
- cut red tape for dwelling additions and farm buildings by increasing the permit exemption threshold for altering or extending a building



- remove the limitation to subdivide a lot after an initial subdivision has been approved in all rural zones
- attract and retain population in rural Victoria by reducing the current default minimum lot size in the Rural Living Zone from eight hectares to two hectares
- include a purpose statement to the Green Wedge Zone and Green Wedge A Zone that provides for the use of land for agriculture
- retaining permit requirements in the Green Wedge Zone and Green Wedge A Zone relating to many tourism uses
- include a purpose statement to the Farming Zone to encourage retention of employment as well as population to support rural communities.

Consultation

A Reformed Zones Ministerial Advisory Committee was established to consider all submissions and to advise the Minister for Planning on the zone reforms. A total of 1233 submissions related to rural zones.

The committee report is available on the Department of Transport, Planning and Local Infrastructure website at www.dpcd.vic.gov.au/reformedzones

The committee supported the overall reforms and identified a number of improvements.

ISBN 978-1-921940-54-5

Published by the Victorian Government Department of Transport, Planning and Local Infrastructure Melbourne, updated August 2013.

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www.dtpli.vic.gov.au/planning