

Fact Sheet: Development in Farming Zone

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 South Gippsland. 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 allows 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 and the Rural Activity 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.

Use of the land in the farming zone

South Gippsland Shire Council aims to protect productive agricultural land for agricultural use. Our planning controls and permit processes seek to ensure that subdivision and development of rural land does not reduce agricultural use. In farming areas, a planning permit may be required to:

- Subdivide land.
- Construct a dwelling.
- Construct other outbuildings or structures.
- 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 80 hectares.

The minimum lot size of which a planning permit is not required to use the land for a dwelling is 40 hectares. If your land is 40 hectares or more, a planning permit may still be required for the buildings and works to construct your dwelling. This will be determined by the Overlays that affect your land and whether the dwelling meets the relevant Farming Zone setbacks as follows:

- Is more than 100 metres from the following:
 1. A designated waterway, wetlands or designated flood plain
 2. A neighbouring dwelling in separate ownership
 3. A Road in a Transport Road Zone Category 2
- Is more than 5 metres from the property boundary.
- Is more than 20 metres from any other road.
- Is more than 1 kilometre from the nearest title boundary of land subject to.
- A permit for a wind energy facility.
- An application for a permit for a wind energy facility.
- An incorporated document approving a wind energy facility.
- A proposed wind energy facility .
- A building or works associated with accommodation located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources.



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- 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.

New dwellings on existing vacant lots under the minimum lot size of 40 hectares

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.

If your land is less than 40 hectares but greater than 4.1 hectares, you will be required to submit a Farm or Business Management Plan to support your application. Information on what to include on your FMP can be found here: [\(insert link to FMP information sheet\)](#)

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 Councils Domestic Wastewater Management Plan where appropriate.
- 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.

Contact Us

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