

Rural Dwellings

The purpose of this information sheet is to assist applicants in preparing a planning permit application for a rural dwelling in the following zones: Farming Zone (FZ), Rural Conservation Zone (RCZ), and Rural Living Zone (RLZ).

Prior to making an application, it is essential that you understand the relevant policies and provisions applying to the land and how these will affect the City's consideration of your application.



The City's policy regarding protection of agricultural land is outlined in Clause [14.01](#) of the Greater Bendigo Planning Scheme. It recognises that the economic significance of rural areas is important to the development of Greater Bendigo.

Dwellings in rural areas have the potential to disrupt agricultural activities, and in bushland areas, have the potential to fragment areas which contain significant environmental values. For these reasons, it is important to manage the use and development of dwellings in rural areas.

Farming Zone

Dwellings on small lots in the Farming Zone are generally discouraged, unless they are required to conduct an agricultural activity on the site, including management of the land, and will not impact on farming practices both on the site and nearby properties.

Small lots in the Farming Zone are not appropriate for rural residential living, unlike the Rural Living Zone or Low Density Residential Zone which are established for those wishing to reside on larger lots or in rural areas without necessarily farming the land.

This ensures that conflict associated with farming practices is minimised and the value of farming land is not impacted upon. The proliferation of dwellings on small lots can change the character of a locality and result in a loss of agricultural land forever.

Rural Conservation Zone

The Rural Conservation Zone is applied to areas within the municipality located close to Lake Eppalock, Whipstick State Park, Lyell Forest, Axe Creek, Harcourt North, the Junortoun area and to smaller isolated vegetated sites. These areas are characterised by significant vegetation cover. The zone seeks to conserve, protect and enhance the natural environmental values and character of the area.

Dwellings are discouraged in this zone unless it can be demonstrated that the use and development of the land is consistent with identified conservation values.

Rural Living Zone

This zone provides for residential use in rural areas and is typically applied on the outskirts of settlements or township areas.

Whether planning approval is required in the Rural Living Zone is dependent on a number of factors including lot size and siting of the development.

Consideration is given to the capability of the land to accommodate the use and development, adjoining and nearby land uses, environmental issues and design and siting of the development.

A rural dwelling must comply with the following:

- Access to the dwelling must be provided via an all-weather road adequate for emergency vehicles.
- The dwelling must be connected to a reticulated sewerage system, or if not available, the wastewater must be treated and retained on-site.
- The dwelling must be connected to a reticulated potable water supply or have an alternative supply with adequate storage for domestic and fire-fighting purposes.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

When preparing an application:

DO...

- ✓ Include current land uses
- ✓ Include current features of the site, waterways, native vegetation, topography, access etc.
- ✓ Include proposed land uses and agricultural activities
- ✓ Include proposed site improvements: sustainable land management practices such as fencing off gullies, creeks etc, planting native vegetation
- ✓ Consider how your proposed agricultural activities justify the need for a dwelling on the land and how adjoining or surrounding properties could be impacted
- ✓ Talk to your neighbours; they may have concerns or ideas you have not considered
- ✓ Discuss plans with the City/Planning consultants

DO NOT...

- × Be vague about your proposal
- × Exaggerate your plans for agriculture (be realistic in what is achievable)
- × Propose land uses that could conflict with neighbouring properties

What do I need?	Where can I get it/who can help?
A completed application for planning permit form	Download from our website
A full and current (3 months or less) copy of the Certificate of Title including any covenants or agreements	Purchase a copy from Landata
Payment of the relevant application fee	Download a fee schedule from our website
A written response against any relevant policies from the Planning Scheme including Clause 14.01 demonstrating how the proposal satisfies the relevant strategies	Planning Consultant
A written response against the relevant zone and/or overlay demonstrating how the proposal satisfies the purpose and decision guidelines	Planning Consultant
Any application requirements as listed under the relevant zone or overlay in the Planning Scheme	Planning Consultant
Existing condition plans drawn to scale and fully dimensioned	Builder/Building Designer/Architect
Proposed site plan, floor plans and elevations of the dwelling and outbuildings drawn to scale and fully dimensioned including access point, driveways and setback distance from boundaries.	Builder/Building Designer/Architect
What might I need?	Where can I get it/who can help?
Integrated Land Management Plan for dwellings in the Rural Conservation Zone.	Planning Consultant / Environmental consultant
Farm Management Plan and/or Integrated Land Management Plan for proposals in the Farming Zone.	Planning Consultant/ Environmental Consultant / Agriculture Victoria Planning and Advisory Service
Land Capability Assessment if the land is located within the Lake Eppalock Special Water Supply Catchment Area (ESO3) or as required by the City.	Geotechnical Consultant