

Rural Land Use Strategy

Frequently Asked Questions

Before reading this document, you should:

1. Read the draft Rural Land Use Strategy
2. Take a closer look at the maps
 - a. On Map 1. try to work out what 'Precinct' your property is in:
 - i. Precinct 1
 - ii. Precinct 2
 - iii. Precinct 3
 - b. On Map 2 or 3. try to work out what colour your property is:

Need to see the
map again?
[Click here](#)

3. Move to the section of the FAQ's which matches your **Precinct number** and **Colour**

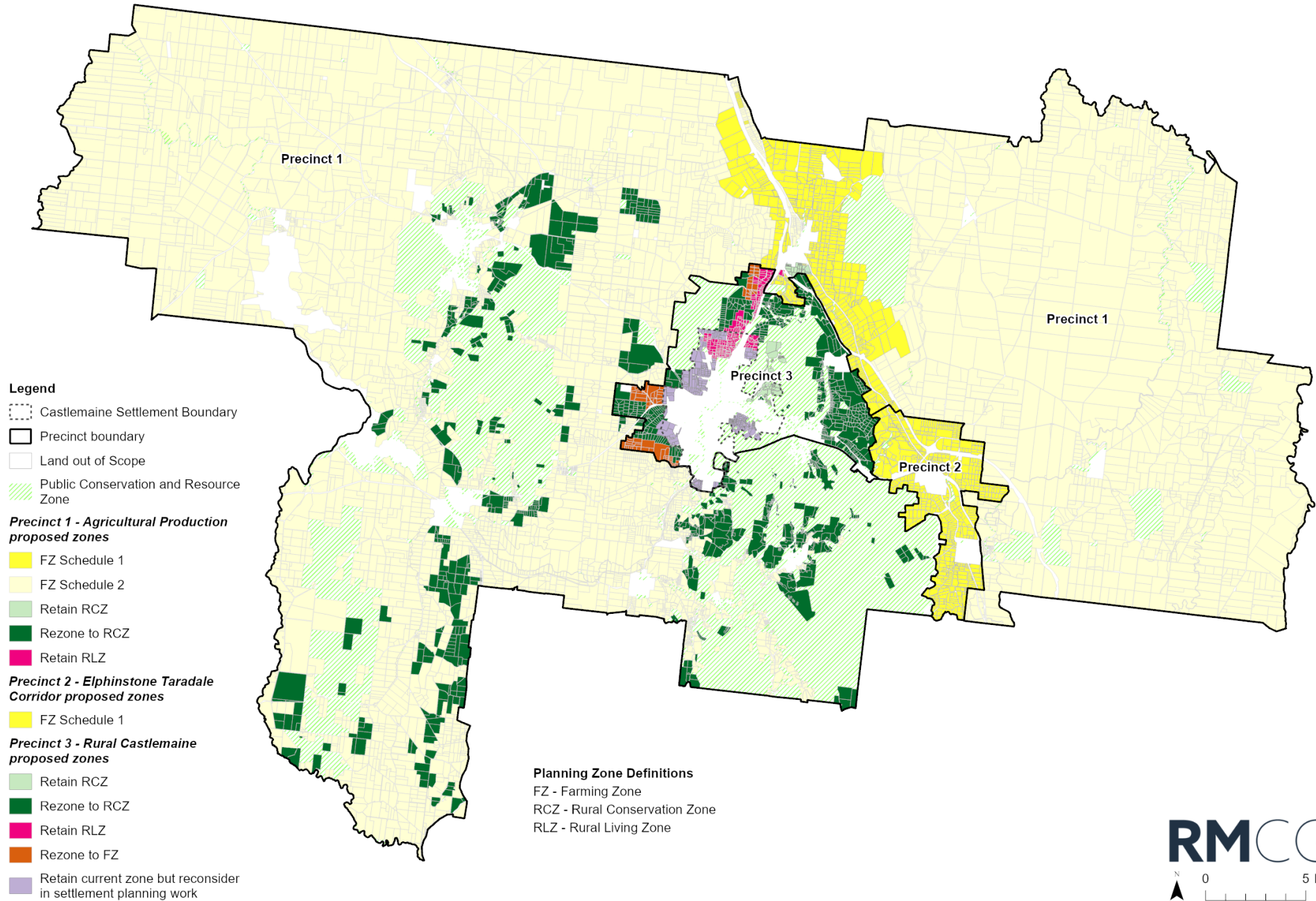
Note: if your land **is not** in a rural zone (farming zone, rural conservation zone or rural living zone), **this strategy does not affect you.**

Precinct 1		
	FZ Schedule 2	Page 3 – click here
	Rezone to RCZ	Page 4 – click here
	FZ Schedule 1	Page 5 – click here
	Retain RLZ	Page 6 – click here
Precinct 2		
	FZ Schedule 1	Page 7 – click here
Precinct 3		
	Retain RLZ	Page 8 – click here
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	Retain current zone	Page 10 – click here
	Retain RCZ	Page 11 – click here
	Rezone to RCZ	Page 12 – click here

If you are colour blind, vision impaired or unsure where your property is on the maps, contact the Strategic Planning team for assistance:

03 5471 1700 or strategicplanning@mountalexander.vic.gov.au

Proposed Zone Changes by Precinct



Rural Land Use Strategy

Frequently Asked Questions

I want to know more about:

Precinct 1	
	FZ Schedule 2

Legend	
	Castlemaine Settlement Boundary
	Precinct boundary
	Land out of Scope
	Public Conservation and Resource Zone
Precinct 1 - Agricultural Production proposed zones	
	FZ Schedule 1
	FZ Schedule 2
	Retain RCZ
	Rezone to RCZ
	Retain RLZ
Precinct 2 - Elphinstone Taradale Corridor proposed zones	
	FZ Schedule 1
Precinct 3 - Rural Castlemaine proposed zones	
	Retain RCZ
	Rezone to RCZ
	Retain RLZ
	Rezone to FZ
	Retain current zone but reconsider in settlement planning work

Will anything change?

Yes.

What will change?

The main proposed change is:

- To raise the minimum lot size permit requirement to build a house. From 40 hectares to 80 hectares.
- This means that if your parcel of land is 80 hectares or larger, you can generally build a house without needing a planning permit.
- If your parcel of land is smaller than 80 hectares, you will need a planning permit to build a house.

Why is this change happening?

To encourage housing growth closer to our existing townships and discourage it out in our farming areas.

- Better protect farmland and support farming businesses.
- Prevent the remaining large farming properties from being broken into smaller lots.
- Protect important wildlife habitat, water catchments, landscapes and heritage values.
- Reduce conflicts between farming activities and rural residential lifestyle lots.

To learn more: Read the draft Rural Land Use Strategy

Important: These are recommendations only. Any changes will go through a separate planning scheme amendment process, including additional public consultation, before they could take effect. You can make a submission in support of or against the changes.

Rural Land Use Strategy

Frequently Asked Questions

I want to know more about:

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	Rezone to RCZ

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	Rezone to RCZ
	Retain RLZ
	Rezone to FZ
	Retain current zone but reconsider in settlement planning work

Will anything change?

Yes.

What will change?

The main proposed changes are:

- Rezone your land from its current zone to Rural Conservation Zone (RCZ).
- Farming and agricultural activities can still occur.
- The Rural Conservation Zone provides a stronger balance between sustainable agriculture and the protection of environmental, landscape and cultural values.
- A planning permit will be needed to create lots smaller than 40 hectares.
- A planning permit will be needed to build a house on lots smaller than 40 hectares.
- The current permit requirements for other land uses would remain largely unchanged.

Why is this change happening?

- Protect important native vegetation, wildlife habitat and biodiversity.
- Protect water catchments and environmentally sensitive areas.
- Protect the Shire's natural landscapes and heritage values.
- Support tourism that relies on the area's rural and natural character.
- Better manage development in areas with a higher bushfire risk.

To learn more: Read the draft Rural Land Use Strategy

Important: These are recommendations only. Any proposed rezoning would need to go through a separate planning scheme amendment process, including additional public consultation, before any changes could be made. You can make a submission in support of or against the changes.

Rural Land Use Strategy

Frequently Asked Questions

I want to know more about:

Precinct 1	
	FZ Schedule 1

Will anything change?

No.

- This land is currently Farming Zone (FZ)
- It will remain Farming Zone (FZ) with no additional changes
- The minimum lot size for subdivision would remain the same as it is now.

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Rural Land Use Strategy

Frequently Asked Questions

I want to know more about:

Precinct 1	
	Retain RLZ

Will anything change?

No.

- This land is currently Rural Living Zone (RLZ)
- This land will remain Rural Living Zone with no additional changes
- The minimum lot size for subdivision would remain the same as it is now

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Rural Land Use Strategy

Frequently Asked Questions



I want to know more about:

Precinct 2	
	FZ Schedule 1

Will anything change?

No.

- This land is currently Farming Zone (FZ)
- It will remain Farming Zone (FZ) with no additional changes

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Legend

Castlemaine Settlement Boundary

Precinct boundary

Land out of Scope

Public Conservation and Resource Zone

Precinct 1 - Agricultural Production proposed zones

FZ Schedule 1

FZ Schedule 2

Retain RCZ

Rezone to RCZ

Retain RLZ

Precinct 2 - Elphinstone Taradale Corridor proposed zones

FZ Schedule 1

Precinct 3 - Rural Castlemaine proposed zones

Retain RCZ

Rezone to RCZ

Retain RLZ

Rezone to FZ

Retain current zone but reconsider in settlement planning work

Rural Land Use Strategy

Frequently Asked Questions



I want to know more about:

Precinct 3	
	Retain RLZ

Will anything change?

No.

- This land is currently Rural Living Zone (RLZ)
- It will remain Rural Living Zone (RLZ) with no additional changes

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Legend

Castlemaine Settlement Boundary

Precinct boundary

Land out of Scope

Public Conservation and Resource Zone

Precinct 1 - Agricultural Production proposed zones

FZ Schedule 1

FZ Schedule 2

Retain RCZ

Rezone to RCZ

Retain RLZ

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FZ Schedule 1

Precinct 3 - Rural Castlemaine proposed zones

Retain RCZ

Rezone to RCZ

Retain RLZ

Rezone to FZ

Retain current zone but reconsider in settlement planning work

Rural Land Use Strategy

Frequently Asked Questions

I want to know more about:

Precinct 3	
	Rezone to FZ

Will anything change?

Yes.

What will change?

The main proposed changes are:

- Rezone your land from its current zone to Farming Zone (FZ)
- The minimum lot size for subdivision may change, which could affect how your land can be subdivided in the future.

Why is this change happening?

The proposal is to rezone cleared, undeveloped land from the Rural Living Zone to the Farming Zone where it is not considered suitable for rural living. In many cases, this is because the land is affected by a very high bushfire risk, making it less appropriate for future rural living development.

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I want to know more about:

Precinct 3	
	Retain current zone

Will anything change?

No.

- Your property will remain the same zone and there will be no additional changes.
- Council may look at your land and its zoning when we complete strategic planning work in the townships in the future.

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Castlemaine Settlement Boundary

Precinct boundary

Land out of Scope

Public Conservation and Resource Zone

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FZ Schedule 1

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Rezone to RCZ

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I want to know more about:

Precinct 3	
	Retain RCZ

Will anything change?

No.

- Your property is currently zoned Rural Conservation Zone (RCZ)
- Your property will remain the same zone and there will be no additional changes

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Precinct 3	
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Will anything change?

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What will change?

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- Farming, agricultural activities and living in a rural area can still occur.
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