

STATUTORY PLANNING FACTSHEET

Development in the farming zone

Use this information as a guide to complete your application for a planning permit for development in the farming zone. This includes development of a dwelling or agricultural building.

Considerations that may affect your application

When making a decision on an application of this nature, Council will generally consider:

- How well the proposal aligns with the purpose of the farming zone to primarily cater for farming and agricultural activities, including sustainable land management practices.
- Whether development results in a loss or fragmentation of productive agricultural land.
- Whether the proposal facilitates or hinders agricultural activities.
- If non-agricultural activities adversely affect the use of land for agriculture.
- How the proposal enhances rural landscapes.
- How the proposal retains the amenity of the area.
- How the proposal protects the environment including soils, vegetation and waterways.

Documents to submit with your application

Council requires certain information to be provided with your application in order to properly assess it. To ensure that your application can be processed quickly and efficiently, it is important that you provide the following documentation:

	Document
1	A complete and valid certificate of title.
2	Development plans including site plan, floor plans, garden area plan, elevation plans and shadow diagrams.
3.	A written response against relevant the relevant zones and policies of the Mitchell Planning Scheme, as well as the general decision guidelines of Clause 65. This report is generally known as a town planning report.



Further to documentation provided in other statutory planning checklists, development in the farming zone may also require:

- a whole farm / land management plan if you propose a dwelling
- agricultural business operation plan
- land capability assessments.

A Council Planner will contact you if this information is needed.

Contact Us

Send us an email mitchell@mitchellshire.vic.gov.au

Give us a call [\(03\) 5734 6200](tel:(03)57346200) (option 3)
Monday to Friday, 9.00am – 5pm

Visit a planner Planning and Building Services Office
Level 1, 61 High Street, Wallan
Monday to Friday, 9.00am – 5pm