

28/05/2024 --/--/----
 G99geig Proposed C106gelg

SCHEDULE 3 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as **RCZ3**.

CONSERVATION VALUES

The land is ~~within~~ a sensitive natural environment. It is bound by Bass Strait to the south, the Surry River to the west, low lying coastal land to the east, and the Narrawong township to the north. ~~The Surry River estuary and floodplain constitutes approximately 80 per cent of the land. The southern part of the land is part of the primary coastal dune system.~~

The Surry River estuary and floodplain covers approximately 80 percent of the land and the southern part of the land is part of the primary coastal dune system.

The ~~environmental constraints of the land must not be compromised by inappropriate development. Coastal environments must be protected, especially~~ land includes important coastal features of ecological, geological, geomorphological, cultural and historic ~~significanees~~significance.-

~~Wetlands and waterways should be retained as natural drainage corridors with vegetated buffer areas in order to perform their long term function as flood storage, drainage areas,~~The land is part of the significant natural drainage corridor, flood storage, stream habitat, wildlife ~~corridors and landscape areas, and to minimise erosion and reduce polluted surface runoff from adjacent land uses~~corridor, including breeding sites for vulnerable species, and natural landscape.

1.0 Subdivision and other requirements

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| | Land | Area/Dimensions/Number |
|---|--|---------------------------|
| Minimum subdivision area (hectares) | Crown Allotments 1-18, Section 3A, Parish of Narrawong None specified | 40 hectaresNone specified |
| Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres) | None specified | None specified |
| Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres) | None specified | None specified |
| Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres) | None specified | None specified |

| Permit requirement for earthworks | Land |
|---|----------|
| Earthworks which change the rate of flow or the discharge point of water across a property boundary | All land |
| Earthworks which increase the discharge of saline groundwater | All land |