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Proposed C106gelg

SCHEDULE 3 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

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

CONSERVATION VALUES

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

The land includes important coastal features of ecological, geological, geomorphological, cultural and historic significance.

The land is part of the significant natural drainage corridor, flood storage, stream habitat, wildlife corridor, including breeding sites for vulnerable species, and natural landscape.

1.0

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Subdivision and other requirements

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	None specified	None 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