

05/09/2013
VC103

SCHEDULE 3 TO THE 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% of the land. 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 features of ecological, geological, geomorphological, cultural and historic 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, stream habitat, wildlife corridors and landscape areas, and to minimise erosion and reduce polluted surface runoff from adjacent land uses.

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