

05/09/2013
VC103

SCHEDULE 9 TO THE RURAL CONSERVATION ZONE

Shown on the planning scheme map as **RCZ9**.

Conservation Values

The Esplanade, Ocean Grove.

Land fronting Orton Street and The Esplanade, Ocean Grove is located on a sensitive foreshore primary dune that is reasonably well vegetated with coastal ti-tree on the landward side. The land has been inappropriately subdivided and there is an access road along the base of the dune. The zone has been applied to protect the primary dune from urban encroachment, over use and development that would be detrimental to its environmental stability.

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares).	All land	80 hectares
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 floor 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