

05/09/2013  
VC103

**SCHEDULE TO THE RURAL CONSERVATION ZONE**

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

**Conservation Values**

To recognise the fragile nature of the sand dunes that occupy the majority of the land and its clear history of substantial erosion and to acknowledge that future erosion and inundation by the sea is expected to increase.

Future use and development of this land must acknowledge the fragile and eroding condition of the land.

To recognise that the rear low lying areas of the site adjacent to Griffiths Street are subject to flooding from the Moyne River.

	<b>Land</b>	<b>Area/Dimensions/Number</b>
Minimum subdivision area (hectares).	None specified	
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	

<b>Permit requirement for earthworks</b>	<b>Land</b>
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