

05/09/2013
VC103

SCHEDULE TO THE RURAL CONSERVATION ZONE

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

Conservation Values

The Rural Conservation Zone has been applied to areas within the municipality located close to Lake Eppalock, Whipstick State Park, Lyell Forest, Axe Creek, Harcourt North, the Junortoun area and to smaller isolated vegetated sites. These areas are characterised by significant vegetation cover.

The zone has been applied in recognition of the following values:

- The need to protect the water supply catchment of Lake Eppalock.
- The need to preserve the flora, fauna and landscape values of the land in the zone.
- The need to protect significant vegetation cover on land in the zone.
- The need to protect existing vegetation on privately-owned land adjoining vegetated public land.
- The need to minimise land degradation including salinity and erosion.
- The need to provide for rural living in the Junortoun area which conserves and permanently maintains significant box-ironbark forests.

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares).	Heathcote South (as shown on Map 1 to this Schedule)	8 hectares
	Harcourt North, west of Doles Road (as shown on Map 2 to this schedule)	8 hectares
	North Harcourt area (as shown on Map 3 to this Schedule)	8 hectares
	Junortoun area (as shown on Map 4 to this Schedule)	2 hectares
	Strathfieldsaye-Junortoun Road area (as shown on Map 4 to this Schedule)	1 hectare
	Axe Creek area (as shown on Map 5 to this Schedule)	8 hectares
	All other land	40 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).	All land	100 square metres
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres).	None specified	

	Land	Area/Dimensions/Number
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	All land	100 square metres

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	









