

05/09/2013
VC103

SCHEDULE 3 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

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

SHEOAKS-STEIGLITZ AREA

Conservation Values

The values that this zone seeks to conserve are;

- Natural heritage and biodiversity values of the Sheoaks-Steiglitz area including remnant native vegetation on private land
- The rural landscape is characterised by undulating plains, steeply sloped valleys, the Moorabool River and Sutherlands Creek and significant remnant native vegetation
- Agriculture is an integral part of the local rural economy and character of the greater region
- Limited rural living and small scale rural based tourism that is integrated with agricultural and/or natural heritage which protects and enhances the conservation values of the area

1.0

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Subdivision and other requirements

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares).	All land	60 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