

05/09/2013  
VC103**SCHEDULE 6 TO CLAUSE 35.06 RURAL CONSERVATION ZONE**Shown on the planning scheme map as **RCZ6**.**CONSERVATION VALUES****Saltmarsh Flats, Swan Bay.**

The south-eastern shores of Swan Bay are gently sloping to flat silts that support saltmarsh vegetation important for many migratory birds. Swan Bay itself is a rare and specialised marine environment of high scientific value and is a designated Ramsar wetland. Whilst the saltmarsh is outside of the designated Ramsar boundary it is still very fragile and highly vulnerable to disturbance and pollution, particularly by agricultural uses. The zone has been applied to ensure the retention of the existing vegetation cover and to ensure that the water quality and habitat value of the area is unaffected by inappropriate agricultural use and practices.

**1.0**07/12/2020  
C396ggee**Subdivision and other requirements**

	<b>Land</b>	<b>Area/Dimensions/Number</b>
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	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	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	None specified
<b>Permit requirement for earthworks</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	