

05/09/2013
~~VC403~~
 Proposed
 C121

SCHEDULE TO THE RURAL CONSERVATION ZONE

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

Conservation Values

General

The natural features, significant landscape, habitat or a particular rural environment.

Breamlea Wetlands

The ~~fauna-wetlands provide~~ habitat and are an important breeding site for rare and threatened species.

The ~~and~~ scenic landscape of the Breamlea saltmarsh and the coastal reserve.

Minimal impact of adjoining land use and development on the saltmarsh and coastal reserve.

The environmental flows of estuarine water to the saltmarsh.

~~Bellbrae, Bells Beach and Point Addis~~

The ~~flora, fauna habitat and scenic~~ dramatic coastal landscapes.

~~Existing—~~ Large expanses of indigenous vegetation dominating a relatively ~~and~~ undeveloped ~~rural~~ bush landscape.

Rolling hills with views to the ocean and enclosed vegetated rural landscapes that provide a background to the internationally significant Bells Beach.

Remnant vegetation, providing habitat for rare and threatened species and an important biodiversity link between significant vegetation on private and public land, including the Great Otway National Park and the coastal reserve.

Bellbrae south west

Remnant vegetation providing habitat for rare and threatened species and an important biodiversity link between significant vegetation on private land and the Great Otway National Park.

Abuts the Nationally significant Great Ocean Road.

Great Ocean Road hinterland

~~The flora, fauna habitat, and scenic landscape.~~

Nationally significant sScenic landscapes relatively unaffected by development and providing a dramatic, unspoilt natural landscape between coastal settlements

Remnant vegetation, providing habitat for rare and threatened species and an important biodiversity link between significant vegetation on private and public land, including the Great Otway National Park and the coastal reserve.

Otways and hinterland

~~The flora and fauna habitat.~~

The ~~Angahook-Lorne State~~ [Great Otway National Park](#).

[Remnant vegetation, providing habitat for rare and threatened species and an important biodiversity link between significant vegetation on private land and the Great Otway National Park.](#)

Pennyroyal and Bambra

The water supply catchments declared under the Catchment and Land Protection Act 1994.

Lake Modewarre

The ~~fauna habitat~~ [wetland is a flocking site for rare and threatened species.](#)

~~and r~~Recreational fishing activities.

Minimal nutrient infiltration into the lake.

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

Map 1 to Clause 35.06 – [areas of conservation value](#)



