

05/09/2013
VC103

SCHEDULE 6 TO THE 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.

	Land	Area/Dimensions/Number
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	
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