

19/01/2006
VC37**SCHEDULE 4 TO THE GREEN WEDGE ZONE**Shown on the planning scheme map as **GWZ4**

	Land	Area/Dimensions / Number
Minimum subdivision area (hectares).	<p>Land subject to Environmental Significance Overlay Schedule 28 (Mornington Peninsula Bushland) which meets the following requirements:</p> <ul style="list-style-type: none"> ▪ The lot to be subdivided has remained in the same ownership since 14 May 1975. ▪ The lot to be subdivided has a minimum area of 10 hectares. ▪ No less than 75 percent of the lot to be subdivided is effected by the schedule. ▪ The applicant is able to demonstrate, by independent valuation, that the limitation on the removal of vegetation has resulted in a loss of value of more than 20 percent of the site value by comparison with the value of comparable cleared land in the vicinity. ▪ The total value of lots to be created by the proposed subdivision is demonstrated, by independent valuation, to not exceed the value of comparable unsubdivided cleared land in the vicinity by more than 20 percent. ▪ A Section 173 Agreement of the Act providing for a conservation covenant is established over the land as a condition of approval. 	1 hectare

- The size, shape and location of the proposed lots are designed to minimise environmental impact and bushfire risk.
- No previous permission has been granted under this provision.

All other land. 80 hectares

	Land	Area/Dimensions / Number
Function centre (number of patrons).	None specified	
Group accommodation (number of dwellings).	None specified	
Residential hotel (number of bedrooms).	None specified	
Restaurant (number of patrons).	None specified	
Minimum area for which no permit is required to alter or extend an existing dwelling (square metres).	None specified	
Minimum 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.