

AMENDMENT C131NILL

**System Note: The following ordinance will be modified in Clause:35 RURAL ZONES,
Sub-Clause:35.04 GREEN WEDGE ZONE**

SCHEDULE TO THE GREEN WEDGE ZONE

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

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares).	None specified	
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.	None specified
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill.	All Land

System Note: The following ordinance will be modified in Clause:35 RURAL ZONES, Sub-Clause:35.06 RURAL CONSERVATION ZONE

SCHEDULE 1 TO THE RURAL CONSERVATION ZONE

Shown on the planning scheme map as **RCZ1**.

CONSERVATION VALUES

To provide for rural residential development that is compatible with the environmental values of the land given the close proximity to the Plenty Gorge.

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares).	All land	1 hectare
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 lots
Earthworks which increase the discharge of saline groundwater.	None specified
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill.	All Land

System Note: The following ordinance will be modified in Clause:35 RURAL ZONES, Sub-Clause:35.06 RURAL CONSERVATION ZONE

SCHEDULE 2 TO THE RURAL CONSERVATION ZONE

Shown on the planning scheme map as **RCZ2**.

CONSERVATION VALUES

To provide for rural residential development that is compatible with the environmental values of the land given the close proximity to the Plenty Gorge and the potential environmental hazards in the area.

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares).	All land	2 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 lots
Earthworks which increase the discharge of saline groundwater.	None specified
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill.	All Land

System Note: The following ordinance will be modified in Clause:35 RURAL ZONES, Sub-Clause:35.06 RURAL CONSERVATION ZONE

SCHEDULE 3 TO THE RURAL CONSERVATION ZONE

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

CONSERVATION VALUES

To ensure land use changes do not have an adverse impact on the landscape or strategic environmental values of the land.

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares).	All land	8 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 lots
Earthworks which increase the discharge of saline groundwater.	None specified
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill.	All Land

System Note: The following ordinance will be modified in Clause:35 RURAL ZONES, Sub-Clause:35.06 RURAL CONSERVATION ZONE

SCHEDULE 4 TO THE RURAL CONSERVATION ZONE

Shown on the planning scheme map as **RCZ4**.

CONSERVATION VALUES

To conserve and permanently maintain the existing rural character by encouraging protection of the environmental and landscape values of the major environmental assets such as the Plenty Gorge, Kinglake National Park and the Yarra River.

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares).	All land except	40 hectares
	Lot 6, PS415064K	25 hectares
	Lot 7, PS415064K 168 Skyline Road, Christmas Hills.	25 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 lots
Earthworks which increase the discharge of saline groundwater.	None specified
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill.	All Land

System Note: The following ordinance will be modified in Clause:35 RURAL ZONES, Sub-Clause:35.06 RURAL CONSERVATION ZONE

SCHEDULE 5 TO THE RURAL CONSERVATION ZONE

Shown on the planning scheme map as **RCZ5**.

CONSERVATION VALUES

To conserve and permanently maintain the existing rural character of the area by encouraging suitable agricultural pursuits while conserving the environmental characteristics.

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares).	All land	40 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 lots
Earthworks which increase the discharge of saline groundwater.	None specified
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill.	All Land