27/05/2019
C239wsea

SCHEDULE 1 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

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

CONSERVATION VALUES

Long term preservation and regeneration of Redgum Woodland and native habitat areas (marked ER1 refer map forming part of this schedule).

Conservation of indigenous flora and fauna, watercourse capacity and soil quality in the Scrubby Creek headwaters-Sherwin Ranges area (marked ER2 refer map forming part of this schedule).

Conservation of indigenous flora and fauna and soil quality in the Eden Hills area (marked ER3 refer map forming part of this schedule).

Conservation of indigenous flora and fauna, watercourse capacity and soil quality in the Plenty River Headwaters, middle reaches and lower sections (marked ER4 refer map forming part of this schedule).

Long term preservation of the Craigieburn Grasslands (marked ER5 refer map forming part of this schedule).

Preserve and enhance the character and environmental qualities of the Quarry Hills (marked ER6 refer map forming part of this schedule).

Protection and enhancement of the flora and fauna values of the Epping North core conservation area (marked ER7 refer map forming part of this schedule).

1.0 Subdivision and other requirements

23/10/2025
C249wsea

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares).	Redgum Woodland area (marked ER1 refer map forming part of this schedule).	40 hectares (minimum size of lots created)
	Scrubby Creek headwaters-Sherwin ranges area (marked ER2 refer map forming part of this schedule).	40 hectares (minimum size of lots created)
	Eden Hills area (marked ER3 refer map forming part of this schedule).	40 hectares (minimum size of lots created)
	Plenty River headwaters and middle reaches of the Plenty River (marked ER4 refer map forming part of this schedule)	40 hectares (minimum size of lots created)
	Craigieburn Grasslands (marked ER5 refer map forming part of this schedule.)	40 hectares (minimum size of lots created)
	Quarry Hills (marked ER6 refer map forming part of this schedule).	40 hectares (minimum size of lots created)
	Epping North Conservation Area comprising two areas (marked ER7 refer map forming part of this schedule).	16 hectares

	Land	Area/Dimensions/Number
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.

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	All land within the zone.
Earthworks which increase the discharge of saline groundwater.	All land within the zone.

Map 1 to the Schedule to Clause 35.06

