

15/10/2009
C69**SCHEDULE 1 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as ESO1

HIGH QUALITY AGRICULTURAL LAND**1.0**19/01/2006
VC37**Statement of environmental significance**

Baw Baw Shire contains a resource of agricultural land which has a high level of inherent productivity, is highly versatile and remains well consolidated. It is a significant economic and environmental resource because of this and nationally is of significance because of proximity to domestic markets and supporting infrastructure.

2.019/01/2006
VC37**Environmental objective to be achieved**

- To recognise the finite nature of high quality agricultural land.
- To protect high quality agricultural land because of its versatility, productivity and ability to sustain a wide range of agricultural uses without degradation.
- To protect the potential production from high quality agricultural land.
- To discourage development which results in the conversion of high quality agricultural land to a non-soil based use or a use which does not utilise the productive potential of the land.
- *Note: "high quality agricultural land" is considered to be represented by Class 1 & 2 Agricultural Land as identified in Assessment of Agricultural Quality of Land in Gippsland (Swan & Volum, 1984).*

3.015/10/2009
C69**Permit requirement**

A permit is not required for:

- Roadworks.
- Construction of a building used to support agricultural production on the land and which does not exceed 200 square metres in floor area.
- Construction of an alteration or addition to an existing building, unless it is an extension to an outbuilding that results in it having a floor area greater than 200 square metres.
- Construction of outbuildings and dependent persons units ancillary to existing dwellings where the combined area of dwellings, outbuildings and land used for domestic purposes, including a driveway, do not exceed 0.2 hectare.
- Earthworks ancillary to any of the above.

Applications of the kind listed below must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause:

- Subdivision creating lots less than 40 hectares.
- Intensive animal husbandry.

A permit is not required to remove, destroy or lop any vegetation if:

- The vegetation is not native vegetation.

- The vegetation is an environmental weed (as defined in the following table):

Common name	Botanical name
African Boxthorn*	<i>Lycium ferocissimum</i>
African Feather Grass*	<i>Pennisetum macrourum</i>
African Lily or Agapanthus	<i>Agapanthus praecox</i> ssp. <i>orientalis</i>
African Lovegrass*	<i>Eragrostis curvula</i>
African Olive	<i>Olea europaea</i> var. <i>cuspidata</i>
Alkante	<i>Pentaglottis sempervirens</i>
Alligator weed*	<i>Alternanthera philoxeroides</i>
American Aspen	<i>Populus tremuloides</i>
Angled Onion*	<i>Allium triquetrum</i>
Apple	<i>Malus</i> spp
Artichoke Thistle	<i>Cynara cardunculus</i>
Asparagus Fern	<i>Myrsiphyllum scandens</i>
Banana Passionfruit	<i>Passiflora tarminiana</i> (syn. <i>P. mollissima</i>)
Belladonna Lily	<i>Amaryllis belladonna</i>
Berry-flower Heath	<i>Erica baccans</i>
Black Locust	<i>Robinia pseudacacia</i>
Blackberry*	<i>Rubus fruticosus</i> spp. agg.
Blue Periwinkle	<i>Vinca major</i>
Blue Psoralea or Blue Butterfly	<i>Psoralea pinnata</i>
Bush	
Bluebell Creeper	<i>Sollya heterophylla</i>
Boneseed*	<i>Chrysanthemoides monilifera</i>
Bridal Creeper	<i>Asparagus asparagoides</i>
Bulbil Watsonia*	<i>Watsonia meriana</i> var. <i>bulbillifera</i>
Butterfly Bush	<i>Buddleia davidii</i> , <i>B. madagascariensis</i>
Cactus Pears	<i>Opuntia</i> spp.
Camphor Laurel	<i>Cinnamomum camphora</i>
Cape Broom*	<i>Genista monspessulana</i>
Cape Ivy	<i>Delairea odorata</i>
Cape Tulips*	<i>Moraea</i> spp.
Cape Wattle	<i>Paraserianthis lophantha</i> var. <i>lophantha</i>
Cedar Wattle	<i>Acacia elate</i>
Cestrum	<i>Cestrum elegans</i>

BAW BAW PLANNING SCHEME

Cherry laurel	<i>Prunus laurocerasus</i>
Cherry Plum	<i>Prunus cerasifera</i>
Chilean Needle – grass*	<i>Nassella neesiana</i>
Common Bindweed*	<i>Convolvulus arvensis</i>
Common Dipogon or Dolichos	<i>Dipogon lignosus</i>
Pea	
Common Forget-me-not	<i>Myosotis sylvatica</i>
Cootamundra Wattle	<i>Acacia baileyana</i>
Cotoneaster	<i>Cotoneaster</i> spp.
Creeping Buttercup	<i>Ranunculus repens</i>
Darwin's Berberry	<i>Berberis darwinii</i>
Desert Ash	<i>Fraxinus angustifolia</i> ssp <i>angustifolia</i> (syn <i>F.oxycarpa</i>)
Dietes	<i>Dietes grandiflora</i> , <i>D.bicolor</i>
Drain Flat - sedge	<i>Cyperus eragrostis</i>
Drooping Prickly Pear*	<i>Opuntia monacantha</i>
Early Black Wattle	<i>Acacia decurrens</i>
English Broom*	<i>Cytisus scoparius</i>
English Ivy	<i>Hedra helix</i>
Euryops	<i>Euryops abrotanifolius</i>
Evening Primrose	<i>Oenothera stricta</i>
Evergreen Dogwood	<i>Cornus capitata</i>
Fennel*	<i>Foeniculum vulgare</i>
Firethorns	<i>Pyracantha</i> spp.
Flax Leaf Broom*	<i>Genista linifolia</i>
Fountain Grass	<i>Pennisetum setaceum</i>
Fragrant Violet	<i>Viola odorata</i>
Freesia	<i>Freesia alba</i> x <i>lechtlinii</i>
Gazania	<i>Gazania lineraris</i>
Giant Honey Myrtle	<i>Melaleuca armillaris</i>
Golden Wreath Wattle	<i>Acacia saligna</i>
Gorse*	<i>Ulex europaeus</i>
Great Mullein*	<i>Verbascum thapsus</i>
Harlequin Flowers	<i>Sparaxis</i> spp.
Hawthorn*	<i>Crategus monogyna</i>

BAW BAW PLANNING SCHEME

Hemlock*	<i>Conium maculatum</i>
Himalayan Honeysuckle	<i>Leycesteria formosa</i>
Holly	<i>Ilex aquifolium</i>
Honey Myrtle	<i>Melaleuca hypericifolia</i>
Italian Buckthorn	<i>Rhamnus alaternus</i>
Japanese Honeysuckle	<i>Lonicera japonica</i>
Karamu	<i>Coprosma robusta</i>
Karo	<i>Pittosporum crassifolium</i>
Kikuyu	<i>Pennisetum clandestinum</i>
Lantana*	<i>Lantana camara</i>
Laurestinus	<i>Viburnum tinus</i>
Manna Ash	<i>Fraxinus ornus</i>
Montbretia	<i>Crocsmia x crocosmiifolia</i>
Montery Pine or Radiata Pine	<i>Pinus radiata</i>
Morning Glory	<i>Ipomoea indica</i>
Myrtle Leaf Milkwort	<i>Polygala myrtifolia</i>
New Zealand Mirror Bush or Taupata	<i>Coprosma repens</i>
Olive	<i>Olea europaea var. europaea</i>
Ox – eye Daisy*	<i>Leucanthemum vulgare</i>
Pampas Grass	<i>Cortaderai selloana</i>
Patersons Curse*	<i>Echium plantagineum</i>
Pepper Tree	<i>Schinus areira</i>
Peruvian Lily	<i>Alstromeria aurea</i>
Plum	<i>Prunus spp.</i>
Portugal Laurel	<i>Prunus lusitanica</i>
Prickly Pear*	<i>Opuntia aurantiaca</i>
Privet	<i>Ligustrum vulgare</i>
Quaking Grass	<i>Briza maxima</i>
Ragwort*	<i>Senecia jacobaea</i>
Sallow Wattle	<i>Acacia longifolia</i>
Shasta Daisy	<i>Chrysanthem maximum</i>
Silky Oak	<i>Grevillea robusta</i>
Smilax	<i>Myrsiphyllum asparagoides</i>
Spanish Heath	<i>Erica lusitanica</i>

Spear Thistle*	<i>Cirsium vulgare</i>
Spiny Rush*	<i>Juncus acutus</i>
St Johns Wort*	<i>Hypericum perforatum</i>
Sticky Hop Bush	<i>Dodonea viscosa</i>
Strawberry Tree	<i>Arbutus unedo</i>
Sugar Gum	<i>Eucalyptus cladocalyx</i>
Swamp Foxtail - grass	<i>Pennisetum alopecuroides</i>
Sweet Briar or Briar Rose or Wild Rose	<i>Rosa rubiginosa</i>
Sweet Pea	<i>Lathyrus latifolius</i>
Sweet Pittosporum	<i>Pittosporum undulatum</i>
Sycamore Maple	<i>Acer pseudoplatanus</i>
Tall Fleabane	<i>Conyza bonariensis</i>
Tiger Pear	<i>Opuntia aurantiaca</i>
Topped Lavender*	<i>Lavendula stoechas</i>
Tree Lucerne	<i>Cytisus palmensis</i>
Tree Tobacco	<i>Solanum mauritianum</i>
Tutsan*	<i>Hypericum androsaemum</i>
Wandering Trad (formerly Wandering Jew)	<i>Tradescantia fluminensis</i>
Water Hyacinth	<i>Eichhornia crassipes</i>
Watsonia	<i>Watsonia spp.</i>
Wheel Cactus*	<i>Opuntia robusta</i>
White Arum Lily	<i>Zantedeschia aethiopica</i>
White Sallow Wattle	<i>Acacia floribunda</i>
Wild Oat	<i>Avena fatua</i>
Willow Hakea	<i>Hakea salicifolia</i>
Willows*	<i>Salix spp.</i>
Wood Violet	<i>Viola riviniana</i>

* Declared noxious weeds – includes State Prohibited Weeds, Regionally Prohibited Weeds, Regionally Controlled Weeds and Restricted Weeds

4.0
19/01/2006
VC37

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Whether the proposal will maintain the productive potential of the high quality agricultural land.

- Whether the buildings or works are needed for agricultural production.
- Whether the buildings or works will be sited so as to avoid or minimise loss of good quality agricultural land.
- Whether the vegetation removed or destroyed is proposed to be replaced with native vegetation elsewhere on the land.