

SCHEDULE ONE TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO1**

HIGH QUALITY AGRICULTURAL LAND**1.0 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.

2.0 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).

3.0 Permit requirement

A permit is not required for:

- Roadworks.
- Removing, destroying or lopping any vegetation associated with roadworks unless required by Clause 52.17.
- Removing, destroying or lopping any vegetation that is not native vegetation and is not within 20 metres of a permanent watercourse.
- Construction of a building used to support agricultural production on the land and which does not exceed 100 square metres in floor area.

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.

4.0 ***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.