

19/01/2006  
VC37**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.

**2.0**19/01/2006  
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).*

**3.0**19/01/2006  
VC37**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 unless it is within 20 metres of a permanent watercourse.
- 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.

**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.