

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**

The Kiewa Valley and Stanley horticultural areas are recognised agricultural areas for the production of high quality dairy and horticultural produce respectively. The Kiewa River valley is a fertile area that produces \$18 million of agricultural produce, comprising 30% of the value of all agricultural produce from the Indigo Shire.

Stanley has unique characteristics of well drained and fertile red soils, high rainfall and a high altitude location. This combination produces high quality horticultural products such as apples, nuts and berries.

**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 prevent the unsustainable use of high quality agricultural land which results in the loss of the quantity or quality of the land and limits the realisation of its full productive potential.
- To prevent the conversion of high quality agricultural land to non-soil based use and development.

**3.0**19/01/2006  
VC37**Decision guidelines**

- Unless it can be demonstrated that a proposed development, including subdivision and certain types of agricultural development, maintains the productive potential of high quality agricultural land, there will be a presumption against granting a permit for that development.
- Where buildings or works are required they should be sited so as to avoid or minimise loss of good quality agricultural land.
- The suitability of high quality agricultural land will be considered in the assessment of any development proposals.
- The following applications may be forwarded to the Department of Natural Resources and Environment and North East Catchment Management Authority for comment:
  - subdivision creating lots less than 40 hectares;
  - development associated with intensive agriculture including cattle lot feeding, poultry farming, pig keeping, or any other intensive land use;
  - applications for development that would clearly have an impact on water quality.