

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**

Murrindindi Shire has extensive high quality agricultural areas located along the Great Dividing Range at Toolangi and Kinglake and along the Goulburn River floodplain. The attributes of these areas consist of a combination of well-drained red soils, high rainfall and access to water.

**2.0**19/01/2006  
VC37**Environmental objective to be achieved**

- Recognise the finite nature of high quality agricultural land
- Protect high quality agricultural land because of its versatility, productivity and ability to sustain a wide range of agricultural uses without degradation
- Protect the potential production from high quality agricultural land
- Prevent the unsustainable development of high quality agricultural land that may result in the loss of the quantity or quality of the land and limit the full productive potential of the land
- Prevent the conversion of high quality agricultural land to non soil based development

**3.0**19/01/2006  
VC37**Permit requirement****Exemptions**

No planning permit is required for:

- Any alterations or additions to an existing dwelling, provided the proposed floor area is not greater than 100 percent of the existing floor area
- Any outbuilding or extension to an outbuilding associated with an existing dwelling on the land or the use of agriculture when the outbuilding does not exceed 200 square metres
- Works associated with timber production
- Any agricultural development or activity, including cultivation and fencing. This does not include the construction of any dam above 2 megalitres in area.
- Any sign
- A swimming pool
- A low impact telecommunications facility
- Extensions or alterations to existing caravans, annexes and on site cabins used in conjunction with an existing 'camping and caravan park'
- The removal of any dead vegetation, exotic vegetation or native vegetation if that vegetation is seedlings or regrowth less than 10 years old and if the land is being re-established or maintained for cultivation or pasture
- Any buildings, works or removal, destruction or lopping of any vegetation by any government department, public authority or Murrindindi Shire Council for the purposes of any public or local government utility, service, works or facility
- Any development or works in accordance with any approved management plan adopted by the responsible authority or the Department of Sustainability and Environment

**4.0**

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**Decision guidelines**

- Maintain the productive potential of high quality agricultural land
- Consider the suitability of high quality agricultural land in the assessment of development proposals. Buildings or works are to be sited to avoid or minimise loss of good quality agricultural land.
- In considering any proposal, the responsible authority may consider the need for:
  - The preparation and approval of a whole farm plan to outline proposed and future development, identify agricultural opportunities on the land, and protect future agricultural potential of the land
  - The need to forward the application for comment to the Department of Primary Industries if the proposal may result in a major loss of productive agricultural land