

19/06/2014  
C30**SCHEDULE 1 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**Shown on the planning scheme map as **ESO1****HIGH QUALITY AGRICULTURAL LAND****1.0**19/06/2014  
C30**Statement of environmental significance**

Agricultural landscapes are generally valued for their productivity, quality of land and water resources, and their strongly connected communities.

High quality agricultural land has an inherent advantage over other land from a productivity point of view and is a resource that is more adaptable for a range of different farming enterprises. Such lands are considered the best to retain for food production. Areas of the Towong Shire rural landscape identified as being of high quality for the purpose of agriculture are an important resource that will continue to underwrite the economy of the Shire and directly contribute to the overall economic wellbeing of the broader Towong Shire community.

**2.0**19/06/2014  
C30**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 unsustainable development on 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.
- Retain high quality agricultural land for food production.
- To protect, and enhance where possible, the existing environmental values and functions of floodplains, wetlands and waterways, as features essential to sustaining high quality agricultural land.
- To identify with and value agricultural land for its productivity, quality of land and water resources, and communities that identify with their valleys, plains and plateaus.

**3.0**19/06/2014  
C30**Permit requirement**

A permit is not required for buildings and works associated with agriculture.

**4.0**19/06/2014  
C30**Decision guidelines**

- Unless it can be demonstrated that a proposed development, including subdivision, maintains the productive potential of high quality agricultural land, there will be a presumption against granting a permit for that development.
- Buildings or works must be sited to avoid or minimise loss of good quality agricultural land. The suitability of high quality agricultural land will be considered in the assessment of use and development proposals.
- Whether the proposal retains high quality agricultural land for food production.

- The proposed development, including buildings or works, must be sited to avoid impact to the environmental values and functions of floodplains, wetlands, and waterways.
- The proposed development must demonstrate compliance with the applicable Code of Practice, where relevant.
- The North East Catchment Management Authority may be consulted for comment on applications that have potential to impact on values and functions of floodplains, wetlands and waterways.