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C69**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.

2.019/01/2006
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).*

3.019/01/2006
VC37**Permit requirement**

A permit is not required for:

- Roadworks.
- 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.

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A permit is not required to remove, destroy or lop any vegetation if:

- The vegetation is dead or diseased as a result of natural circumstances or the spread of noxious weeds and which has been assessed as being suitable for removal by an authorised officer of the responsible authority.
- The vegetation is not native vegetation.
- It is a grass species and the removal, slashing or cutting is associated with an existing residential or permitted use or part of an existing farming operation.
- The vegetation is an environmental weed (as defined in the following table)

Common name	Botanical name
African Lily	Agapanthus praecox ssp. orientalis
Alkante	Pentaglottis serpvirens
American Aspen	Populus tremuloides
Angled Onion	Allium triquetrum
Apple	Malus spp
Arum Lily	Zantedeschia aethiopica
Asparagus Fern	Myrsiphyllum scandens
Banana Passionfruit	Passiflora sp. aff. Mollissima (syn. Jacsonia mollissima)
Belladonna Lily	Amaryllis belladonna
Berry-flower Heath	Erica baccans
Bindweeds	Convolvulus spp.
Blackberry	Rubus fruticosos spp. agg.
Black Locust	Robina pseudacacia
Bloukeur (Pinnate Scurf-Pea)	Psoralea pinnata
Blue-bell Creeper	Sollya heterophylla
Blue Periwinkle	Vinca major
Bridal Creeper	Myrisphyllum asparagoides
Boneseed	Chrysanthemoides monilifera
Bulbil Watsonia	Watsonia meriana
Butterfly Bush	Buddleia variabilis (syn. Veitchianus)
Cape Broom	Genista monspessulana
Cape Ivy	Delairea odorata
Cape Wattle	Paraserianthis lapantha
Caster Oil Plant	Rincinus communis
Caucasian Ash	Fraxinus oxycarpa
Cedar Wattle	Acacia elate
Cestrum	Cestrum elegans

BAW BAW PLANNING SCHEME

Cherry laurel	<i>Prunus laurocerasus</i>
Cherry Plum	<i>Prunus cerasifera</i>
Common Dipogon (Dolichos)	<i>Dipogon lignosus</i>
Common Evening Primrose	<i>Oenothera stricta</i>
Common Forget-me-not	<i>Myosotis sylvatica</i>
Cootamundra Wattle	<i>Acacia baileyana</i>
Cotoneaster	<i>Cotoneaster</i> spp.
Creeping Buttercup	<i>Ranunculus repens</i>
Darwin's Berberry	<i>Berberis darwinii</i>
Early Black Wattle	<i>Acacia decurrens</i>
English Broom	<i>Cytisus scoparius</i>
English Ivy	<i>Hedra helix</i>
Euryops	<i>Euryops abrotanifolius</i>
Evergreen Dogwood	<i>Cornus capitata</i>
False Wattle	<i>Albizia lapantha</i>
Fennel	<i>Foeniculum vulgare</i>
Firethorns	<i>Pyracantha</i> spp.
Flax Leaf Broom	<i>Genista linifolia</i>
Fragrant Violet	<i>Viola odorata</i>
Giant Honey Myrtle	<i>Melaleuca armillaris</i>
Golden Wreath Wattle	<i>Acacia saligna</i>
Great Mullein	<i>Verbascum thapsus</i>
Hawthorn	<i>Crategus monogyna</i>
Hemlock	<i>Conium maculatum</i>
Himilayan Honeysuckle	<i>Leycesteria formosa</i>
Holly	<i>Ilex aquifolium</i>
Honey Myrtle	<i>Melaleuca hypericifolia</i>
Inkweed	<i>Phytolacca octandra</i>
Italian Buckthorn	<i>Rhamnus alaternus</i>
Japanese Honeysuckle	<i>Lonicera japonica</i>
Karamu	<i>Coprosma robusta</i>
Karo	<i>Pittosporum crassifolium</i>
Laurestinus	<i>Viburnum timus</i>
Manna Ash	<i>Fraxinus ornus</i>
Mirror Bush	<i>Coprosma repens</i>

BAW BAW PLANNING SCHEME

Montbretia	<i>Crocosmia x crocosmiifolia</i>
Montery Pine	<i>Pinus radiata</i>
Morning Glory	<i>Ipomoea indica</i>
Myrtle Leaf Milkwort	<i>Polygala myrtifolia</i>
Nasturtium	<i>Tropaeolum majus</i>
Pampas Grass	<i>Cortaderai selloana</i>
Peruvian Lily	<i>Alstromeria aurea</i>
Pine trees	<i>Pinus radiata</i>
Plum	<i>Prunus spp.</i>
Portugal Laurel	<i>Prunus lusitanica</i>
Prickly Pear	<i>Opuntia aurantiaca</i>
Privet	<i>Ligustrum vulgare</i>
Quaking Grass	<i>Briza maxima</i>
Red Cestrum	<i>Cestrum elegans</i>
Rosy Watsonia	<i>Watsonia boronica</i>
Sallow Wattle	<i>Acacia longifolia</i>
Shasta Daisy	<i>Chrysanthem maximum</i>
Smilax	<i>Myrsiphyllum asparagoides</i>
Spanish Heath	<i>Erica lusitanica</i>
Sticky Hop Bush	<i>Dodonea viscosa</i>
Strawberry Tree	<i>Arbutus unedo</i>
Sweet Briar	<i>Rosa rubiginosa</i>
Sweet Hakea	<i>Hakea sauveolens</i>
Sweet Pea	<i>Lathyrus latifolius</i>
Sweet Pittosporum	<i>Pittosporum undulatum</i>
Sweet Reed Grass	<i>Glyceria maxima</i>
Sycamore Maple	<i>Acer pseudo-plantanus</i>
Tall Fleabane	<i>Conyza bonariensis</i>
Taupata	<i>Coprosma repens</i>
Tree Lucerne	<i>Cytisis palmensis</i>
Tree Tobacco	<i>Solanum mauritianum</i>
Tutsan	<i>Hypericum androsaemum</i>
Wandering Jew	<i>Tradescantia fluminensis</i>
White Arum Lily	<i>Zantedeschia aethopia</i>
White Sallow Wattle	<i>Acacia floribunda</i>

Willow	Salix spp.
Willow Hakea	Hakea salicifolia
Wood Violet	Viola riviniana

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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.