

10/10/2019  
C153egip**SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as ESO2.

**HIGH QUALITY AGRICULTURAL LAND****1.0**10/10/2019  
C153egip**Statement of environmental significance**

Prime agricultural land is an important economic resource at both the regional and state levels. The area identified as prime agricultural land is the Mitchell River flood plain. This land is characterised by well-drained, stable structure soils and is free from salinity and a high water table. It is naturally fertile and has access to water for supplementary irrigation.

**2.0**10/10/2019  
C153egip**Environmental objective to be achieved**

To preserve areas of high inherent agricultural productivity and versatility for agricultural production.

To ensure that areas of sufficient size for sustainable agricultural production are maintained.

To discourage other uses, housing and buildings and works, even if associated with agriculture, that removes prime agricultural land from agricultural production.

To allow small lot subdivision for agricultural purposes provided no house entitlement is created.

**3.0**10/10/2019  
C153egip**Permit requirement**

A permit is required in accordance with Clause 42.01-2. This does not apply:

- For alterations or extensions to existing buildings.
- For agricultural activities such as ploughing, grazing and slashing of cleared areas maintained for pasture or cropping.
- For the removal, destruction or lopping of the minimum extent of vegetation necessary for the establishment and maintenance of farm fences.
- To construct a dam less than 1000 cubic metres in volume, unless located on or diverts water from a permanent waterway.
- If the works are to be carried out by or on behalf of a public authority, government department or municipal council.
- For activities conducted on public land by or on behalf of the Department of Environment, Land, Water and Planning under the relevant provisions of the *Reference Areas Act 1978*, *National Parks Act 1975*, *Fisheries Act 1995*, *Wildlife Act 1975*, *Land Act 1958*, *Crown Land (Reserves) Act 1978* or the *Forests Act 1958*.

**4.0**10/10/2019  
C153egip**Application requirements**

None specified.

**5.0**10/10/2019  
C153egip**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Before deciding on an application, the responsible authority must consider the need:

## EAST GIPPSLAND PLANNING SCHEME

- To The need to preserve areas of high inherent agricultural productivity and versatility for agricultural production.
- The need too ensure that areas of sufficient size for sustainable agricultural production are maintained.