

19/01/2006  
VC37**SCHEDULE ONE 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 Rural Land Mapping Project (1980) identified land located within the Kiewa River and Murray River floodplains as being high quality agricultural land. The floodplains provide the most fertile land in the City of Wodonga providing for dairy cattle and some vegetable growing. The agricultural capacity of both the Murray and Kiewa River floodplains require protection from inappropriate urban development and rural residential development.

**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 development of high quality agricultural land that 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 development.

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

A permit is not required for:

- Works on local and main roads that are in accordance with an agreed Roadside Management Plan.

**4.0**19/01/2006  
VC37**Decision guidelines**

- Unless it can be demonstrated that a proposed development, including subdivision, maintains the productive potential of high quality or productive agricultural land, there will be a presumption against granting a permit for that development.
- Buildings and works should 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 development proposals.

The following applications should be forwarded for comment to the Department of Natural Resources and Environment and the North East Catchment Management Authority:

- Subdivision creating lots less than 40 hectares.
- 2 or more lots exceeding 40 hectares.
- Intensive agriculture, lot feeding, poultry farming and pig keeping, or any other intensive land use.
- Any development that the responsible authority considers may not satisfy the environmental objective specified in this overlay schedule.
- Any application for development that would have an impact on water quality.