

22.2819/01/2006
VC37**HIGHWAY DEVELOPMENT**

This policy applies to the use and development of land with frontage to and/or within 100 metres of the following roads:

- Calder Highway (existing Calder corridor and the future alignment of the Calder Highway)
- Pyrenees Highway
- Midland Highway

Policy Basis

The highways located in the Shire are a significant land use and a key area used by residents and visitors that provides important transport opportunities and create an impression of the Shire.

Calder Highway

VicRoads is currently investigating alternative locations for a proposed upgrade of the highway.

The alignment of the upgrade may have major implications on the growth and development of the Shire, especially the areas located within the Calder corridor. The improvement of the highway will allow quicker access to Melbourne which may result in a significant population increase along the highway corridor. This population growth will have implications on planning for future land uses such as determining appropriate locations for residential areas, rural residential areas, community services and the development of towns as service providers.

It is essential that ribbon development along the Calder Highway corridor is prevented and that non-agricultural based development is focused into the urban areas along the highway.

The location of any proposed realignment of the highway through the Harcourt horticultural area should also recognise the high quality attributes of this agricultural area. There is a need to reduce any impacts that maybe caused on this horticulture area, given its economic significance to the municipality.

Objectives - Calder Highway

- Ensure that the development of the proposed Calder Highway does not prejudice horticultural activities located adjacent to the proposed re-alignment.
- Maintain the rural character of the Calder corridor and prevent sprawl and ribbon development along the frontage of the Calder Highway.
- Ensure that the development occurring within the Calder corridor reflects the rural lifestyle and character of the Shire.
- Maintain the amenity value of the Calder corridor as the main tourist route of the Shire through such initiatives as minimising signage and associated clutter.

Objectives - Pyrenees & Midland Highway

- To ensure that the use and development of land does not lessen the service, safety and role amenity of listed roads.

- To provide for controls on the scale, intensity, design, appearance and presentation of land uses and developments along highways.
- To limit the number of access points to the highway and to ensure that new access points do not interfere with the safety of the road.
- To avoid linear or ribbon development of highways.
- To protect existing areas of vegetation along and adjacent to roadside.
- To ensure that new uses and developments do not lessen the value of existing landscapes.

Policy

It is policy that applications for new uses and developments must demonstrate consistency with:

- the State Planning Policy Framework
- the Municipal Strategic Statement
- the purpose and decision guidelines of the relevant zone and overlays which apply to the area
- the requirements of any relevant referral authority particularly Vic Roads
- demonstrate how they satisfy the objectives of this policy
- provide sufficient information to enable the responsible authority to assess the impact of the proposal

Reference Documents

Calder Highway Strategy, VicRoads, 1995