

13/03/2008  
C53**SCHEDULE 2 TO THE VEGETATION PROTECTION OVERLAY**Shown on the planning scheme map as **VPO2****FREEWAY ENVIRONS PROTECTION****1.0**19/01/2006  
VC37**Statement of nature and significance of vegetation to be protected**

Wide freeway reservations frequently contain remnant vegetation and habitat that may be substantially depleted in adjacent freehold areas. Freeways are also significant as the main viewing corridor of many visitors and local residents when travelling through the municipality, thus placing importance upon the maintenance and enhancement of the freeway environs.

**2.0**19/01/2006  
VC37**Vegetation protection objective to be achieved**

- To maintain and enhance the safety and amenity of Hume Freeway and proposed Goulburn Valley Freeway including any adjoining main road.
- To preserve and enhance the tree lined character of the roadsides along the approaches to the urban townships and along main roads.
- To preserve and improve scenic views from Road Zones and to preserve and enhance the visual character of the areas adjacent to the Road Zones approaching and within the townships.
- To discourage the intensification of development in undesirable locations.
- To ensure that all existing trees and natural features which are within the overlay area are conserved within the limits of practicality and are not wantonly damaged, destroyed or removed.
- To require new buildings and their associated works, gardens and landscape areas to be designed and maintained in a manner as to harmonise with the visual character of their surrounds.
- To preserve the amenity and service capability of the Road Zone and their environs.
- To protect and preserve indigenous vegetation and rare and endangered flora and fauna species on linear reserves.
- To maintain and enhance habitat and corridor requirements for indigenous fauna.

**3.0**13/03/2008  
C53**Permit requirement**

Despite the provisions of any zone a permit is required to:

- Construct or carry out any buildings or works within the overlay area.
- Destroy any bushland, tree or rock formation within the overlay area.
- Subdivide land within the overlay area.
- Have any means of vehicle access to the road reservations opened, constructed or altered.

This does not apply to the Goulburn Valley Highway and adjoining land between the Hume Freeway and Mangalore road as shown shaded on Drawing No. 12263CBA.DGN dated 14-8-98 attached to this schedule.

This does not apply to the Broadford Water Supply Project.

#### **4.0**

19/01/2006  
VC37

#### **Decision guidelines**

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

- The effect of any development on the safety and operation of the road.
- The prevention of ribbon development in the vicinity of the main road.
- The objectives of the zone within which the land is situated.
- The preservation of the amenity of the neighbourhood and the need to prevent unnecessary intrusive development from occurring in visually exposed areas.
- The necessity or otherwise of retaining a buffer strip of vegetation in the vicinity of roads and property boundaries, or in visually prominent areas of the site.
- The necessity to control the exterior colour and finishes of buildings, structures and works that directly affect the visual quality of the area, and to encourage where appropriate such buildings, structure and works to conform and reflect the character and atmosphere of the surrounding township. The conservation and enhancement of the area.
- The preservation of, and impact on, the natural environment or landscape values.
- The role of native vegetation in conserving the flora and fauna and in the providing food, shade and shelter for native fauna.
- The need to retain native vegetation if it is rare or supports rare species of flora or fauna and where it forms part of a wildlife corridor.
- Whether provision is made or is to be made to establish and maintain native vegetation elsewhere on the land.
- The sensitive location of driveways or crossings over roadside reserves.
- The construction and use of advertising signs or hoardings which are likely to cause drivers of vehicles to slow or stop their vehicles within the road reservation or constitute a hazard to pedestrian, bicycle, road or rail traffic.

Before deciding on an application the responsible authority must refer the application in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause