

SCHEDULE 6 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO6**.

HIGHWAY PROTECTION ENVIRONS

1.0 Statement of environmental significance

New land uses and development adjacent to highways need to be carefully planned and regulated to avoid prejudicing the access and safety of vehicular traffic and avoid detriment to surrounding urban and non urban environments.

2.0 Environmental objective to be achieved

- To maintain and enhance the safety and amenity of main roads.
- 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 and highways and to preserve and enhance the visual character of these areas adjacent to 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.

3.0 Permit requirement

A permit is not required for routine maintenance works on land managed by Department of Natural Resources and Environment.

An application must be referred to the Roads Corporation (Vic Roads) under Section 55 of the Act.

4.0 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.