

12/11/2015
C30

SCHEDULE 2 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO2.

HIGHWAY PROTECTION ENVIRONS

1.0

12/11/2015
C30

Statement of environmental significance

Travelling along the highways that traverse the municipality provides views of the open rural landscape which is a feature that defines the rural image of the municipality. The visual appearance and presentation of the town approaches and entrances are important for the towns' community, tourism and business functions.

Schedule 2 to the Environmental Significance Overlay will assist in the implementation of relevant strategic policies contained in the Municipal Strategic Statement and relevant local policies.

2.0

12/11/2015
C30

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 towns 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, both approaching and within the towns.

To ensure that all existing trees and natural features which are within the overlay area are conserved within the limits of practicability 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 so as to harmonise with the visual character of their surrounds.

To preserve the amenity and service capability of the Road Zone and environs.

3.0

12/11/2015
C30

Permit requirement

A permit is not required for:

- Any building more than 100 metres from a road in a Road Zone, Category 1.
- Any works more than 20 metres from a road in a Road Zone, Category 1.
- Repairs and routine maintenance to existing buildings and works.
- Works undertaken by a public authority to:
 - Regulate the flow of water in a waterway.
 - Regulate flooding.
 - Construct or redirect a waterway.
- A Minor utility installation.

4.0

12/11/2015
C30

Decision guidelines

Before deciding on an application under this overlay area, the responsible authority must give notice of an application of the kind listed below in accordance with section 52 (1) (c) of the Act to the authority specified in Clause 66.06 or a schedule to that clause:

- An application adjoining a Road Zone, Category 1.

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

- 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.

GANNAWARRA PLANNING SCHEME

- The preservation of the amenity of the neighbourhood and the need to prevent unnecessary intrusive development in visually exposed areas.
- The need to retain a buffer strip of vegetation in the vicinity of roads and property boundaries, or in visually prominent areas of the site.
- The need to control the exterior colours and finishes of buildings, structures and works that directly affect the visual quality of the area, and to encourage, where appropriate, such buildings, structures and works to respect the character and atmosphere of the surrounding town.