

19/01/2006  
VC37**SCHEDULE 2 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as ESO2.

**HIGHWAY ENVIRONS PROTECTION****1.0**19/01/2006  
VC37**Statement of environmental significance**

Wide highway reservations frequently contain remnant vegetation and habitat that may be substantially depleted in adjacent freehold areas. Highways 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 highway environs.

**2.0**19/01/2006  
VC37**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 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**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 of 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.

#### **4.0**

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#### **Notice of applications**

Notice of an application must be given in accordance with Section 52(1)(c) of the Act to the person or body specified as a person or body to be notified in Clause 66.06 or a schedule to that clause.

#### **5.0**

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#### **Advertising Signs**

To prevent the construction and use of advertising signs or hoarding which:

- Are likely to cause drivers of vehicles to slow or stop their vehicles within the carriageway of the road in order to read or comprehend the meaning of the advertising sign or hoarding.
- Invite or are likely to cause drivers of vehicles to act contrary to any law or to diverge or turn in an unsafe manner.
- Constitute a hazard to pedestrian bicycle, road or rail traffic.
- To preserve scenic views from roads.