

19/01/2006
VC37

SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO7**.

HIGHWAY CORRIDORS, PRINCES HIGHWAY & GREAT ALPINE ROAD

1.0

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Design objectives

To ensure that development in the Highway corridors in non-urban areas is managed to minimise adverse effects on the safe and efficient flow of traffic along the highways.

To encourage high standards of design and the use of appropriate materials in building and works to be constructed within the highway corridors.

To prevent linear or ribbon development along the Highway corridors.

To protect significant native vegetation in the Highway road reserves.

2.0

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Buildings and works

A permit is not required for buildings and works if the following requirements are met:

- Buildings and works must be for a 'permit not required' use as set out in section 1 of the table of uses applicable to the zone.
- Buildings and works excepting fences, dams, driveways, services and tree planting must be sited at least 40.0 metres from the Highway frontage.

3.0

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Subdivision

Requirements:

- Any new lot created with highway frontage should have practical access from a road other than the highway, or from a service road in the highway reserve.
- Any small lot created should not be less than 2.0ha. in area.
- The creation of adjoining small lots with highway frontage will be discouraged.
- Additional access to the Highways should not be permitted unless approved by Vic Roads and the responsible authority, and subject to any conditions fixed by the authorities.

4.0

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Decision guidelines

Before deciding on an application the responsible authority must consider:

- The need to minimise development with direct access or frontage to the highway.
- Any additional traffic which may be generated by the use or development.
- The potential impact of the use or development on significant vegetation in the highway corridor.
- The proposed design and materials of the building and its likely impact on the visual amenity and character of the area.
- Any advertising signs associated with the proposed use or development and their likely impact on the visual amenity and character of the area.
- The need for the use or development to promote the purpose of the zone.
- The need for buildings to be designed and constructed and use materials and colours that compliment the visual amenity of the landscape.