

22.04-321/09/2006
C26(Part 1)**PUBLIC PLACES, THOROUGHFARES AND TOURIST ROUTES**

This policy applies to the development of land adjacent to, or within view from, any land zoned:

- § Road Zone, Category 1
- § Road Zone, Category 2
- § Public Park and Recreation Zone
- § Public Use Zone, Category 4 – Transport

This policy does not apply to any road or rail works.

Policy Basis

Many of the public places, thoroughfares and tourist routes in the municipality enjoy a high level of visual amenity afforded by surrounding land and landscapes. Such amenity could be derived from the views or outlooks from public parks, arterial roads, main roads, freeways, railways, wayside stops or rail trails.

The quality of the visual environment of an area is known to be an important criteria when tourists (and future investors or residents) make 'stop, visit, stay, invest, buy or return' decisions.

Land use and development planning should recognise the visual impact of new development when viewed from public places, thoroughfares and tourist routes to compliment Council's related tourism and economic development strategies.

Objectives

- § Facilitate positive visual impressions gained of the municipality to those visiting or transiting through the area.
- § Increase the municipality's tourism, investment and population potential and base.
- § Recognise that certain development, such as industrial development, may have inherent building design and layout circumstances that may require innovative solutions when deciding upon how to efficiently screen unattractive building or site activity elements.

Policy

It is policy to:

- § Consider the probable aesthetic and visual appearance of proposed buildings or works.
- § Consider the likely visual impacts of the sites proposed activities.
- § Ensure that new development is sited, designed and appropriately screened in relation to public places, thoroughfares and tourist routes.

Exercising discretion

When deciding upon the extent to which this policy should apply to adjoining land and surrounding landscapes, the Council will consider only that land able to be reasonably seen via direct sightlines (i.e. unobstructed views) or indirect sightlines (i.e. obstructed by tree foliage but still able to be seen) from the relevant public place, thoroughfare or tourist route.