

9. PUFFING BILLY RAILWAY SCENIC CORRIDORS

9.01 The Puffing Billy Railway Scenic Corridor

The Puffing Billy Railway Scenic Corridor identifies those areas that are an important component of the landscape and character of the Puffing Billy Railway Line.

The Corridor contains built and natural features including historic railway stations and bridges, residential development, gardens and remnant vegetation. It is important that the cultural and scenic significance of the Corridor, and the close and distant viewlines from the railway line, are protected by ensuring that future use and development along the Corridors are appropriately sited and integrated with the environment.

For the purpose of applying planning controls, the Corridor is separated into a 'primary' scenic corridor and a 'secondary' scenic corridors. The 'primary' and 'secondary' Puffing Billy Railway Scenic Corridors are defined by the Puffing Billy Railway Scenic Corridor Overlay in the Sherbrooke Planning Scheme (as at 14 July 1994).

The Primary Scenic Corridor, which denotes those areas in the immediate vicinity of the Puffing Billy Railway Line, is where use and development would potentially have the greatest visual impact.

The Secondary Scenic Corridor, which denotes the more distant views from the Puffing Billy Railway Line, is where use and development still needs to be carefully controlled to maintain the overall visual character and experience of the corridor.

9.02 Primary Purposes for the Puffing Billy Railway Scenic Corridor

The important environmental, landscape and cultural character of the Puffing Billy Railway Scenic Corridors must continue to be protected. Within these Corridors, the primary purposes are to:

- Protect the historic and cultural importance of the Puffing Billy Railway Line and the scenic corridor through which it passes.
- Retain remnant vegetation in recognition of its important contribution to character of the corridor and the Shire and its role as a wildlife habitat.
- Retain and enhance significant cultural landscapes and indigenous vegetation which also contribute to the overall character and interest of the corridor.
- Ensure that all use and development in the corridor, including the alteration to or maintenance of existing development is sited and designed so as to maintain and enhance the visual character and quality of the corridor.
- Encourage appropriate landscaping predominantly with indigenous species as a means of soil stabilisation, screening of built elements and general visual enhancement.

Puffing Billy Railway Primary Scenic Corridor

- Ensure that any use, development or works on land within the Puffing Billy Railway Primary Scenic Corridor are appropriately designed and sited, having regard to the need for such to have a minimal visual effect on that corridor.
- Retain, maintain and enhance the important and immediate existing visual environs of the Puffing Billy Railway.

Puffing Billy Railway Secondary Scenic Corridor

- Ensure that any use, development or works on land within the Puffing Billy Railway Secondary Scenic Corridor are appropriately designed and sited, having regard to the wider landscape needs of that corridor, particularly in respect of its relationship to the Primary Scenic Corridor.
- Maintain and enhance the important wider landscape and panoramas of the Puffing Billy Railway Scenic Corridor, and their value in adding to the experience of travellers using the railway.

9.03 Management of use and development within the Puffing Billy Railway Scenic Corridor

The protection and conservation of landscapes within, and the character of, the Puffing Billy Railway Scenic Corridor must be ensured.

Within the Puffing Billy Railway Scenic Corridor, the use or development of land (including subdivision) must be strictly controlled and may only be allowed - subject to a planning permit - where it is demonstrated that:

- The location, bulk and appearance of the proposed use, development or works will not adversely affect the character and appearance of the corridor.
- Appropriate landscape treatments are proposed for setback areas, particularly setbacks to the railway line, and in relation to development or works in visually exposed locations.
- The impact of any use, development or works on the quality and character of important viewlines and panoramas from the railway line can be minimised.
- Appropriate measures are proposed to retain and enhance the landscape character and quality of the corridor and in particular, retain remnant vegetation and require landscaping predominantly with indigenous species.