

02/02/2017
C69**SCHEDULE 2 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO2**.

GLENROWAN GAP**1.0**02/02/2017
C69**Statement of nature and key elements of landscape**

The Glenrowan Gap viewpoint occurs along the Hume Freeway between Glenrowan and Wangaratta. Expansive panoramic views across cleared agricultural land to the east capture the rural essence of Wangaratta. Wide open agricultural plains, absence of development, big skies, eucalypt clusters and the stunning backdrop of the Mount Buffalo National Park characterise this view. This view is locally significant, marking an important 'coming home' point to locals of Wangaratta.

2.002/02/2017
C69**Landscape character objective to be achieved**

- Protect the scenic quality of the area which is characterised by open agricultural land and long range views to Mount Buffalo National Park and the alpine ranges.
- Ensure development and signage along the eastern edge of the Hume Freeway does not detract from, or impede these long range views.
- Minimise the proliferation of signage and visual clutter in this area.

3.002/02/2017
C69**Permit requirement**

No permit is required for buildings and works, except for the following:

- Any new dwelling or an extension to an existing dwelling that is greater than 50% of the existing floor area.
- Any new building or structure used for agriculture that is greater than 3 metres in height and 100 square metres in gross floor area.
- Any alteration or extension to an existing building used for agriculture resulting in a total gross floor area greater than 100 square metres.
- Outbuildings associated with a dwelling which are greater than 100 square metres.
- Any buildings and works not constructed of muted earthy tones and/or non reflective materials to blend with the surrounding environment.
- Any fencing that is not post and wire or is over 1.8 metres in height.
- Advertising signage.

4.002/02/2017
C69**Application requirements**

Any application for buildings and works must be accompanied by a report that includes:

- A site plan with details of the location of the proposed buildings and works and land features such as contours, waterways, drainage lines and vegetation and distance to the Hume Freeway.
- Detailed plans to indicate proposed buildings and works with dimensions, elevations, material and colours. All proposed buildings must be of muted tones and non-reflective materials to the satisfaction of Council.

- An assessment of the potential effects of the proposed buildings and works on the view lines from the Hume Freeway to Mount Buffalo and the alpine ranges.

5.0

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Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 42.03, the responsible authority must consider:

- Whether the proposed buildings and/or works are a suitable distance from the Hume Freeway so as not to impede or disrupt long range views.
- Whether the proposed materials, finishes and colours are designed to enhance or promote the landscape character of the area.
- The cumulative impact of signs on the character of the area, including the need to avoid visual disorder or clutter of signs.
- The potential of buildings, works or signs to obscure or compromise important views from the public realm.
- The potential of buildings, works or signs to dominate the skyline.

Policy References:

- Rural City of Wangaratta – ‘*Rural landscape Assessment Study*’, Planisphere - 2009 and 2012