

02/02/2017
C69**SCHEDULE 3 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO3**.

KING VALLEY RURAL LANDSCAPE**1.0**02/02/2017
C69**Statement of nature and key elements of landscape**

The King Valley comprises a highly picturesque, changing landscape of rolling green pastures, vineyards and small townships. Narrow and winding roadways are afforded scenic outlooks, with views to the distant alpine ranges forming a distinctive backdrop throughout. Waterways, agricultural activities and steep, vegetated valley walls all contribute to the significance of the landscape as viewed from the Wangaratta-Whitfield Road.

The landscape is regarded as having a high sensitivity to change, whereby the siting or design of buildings may have a detrimental impact on the scenic quality of the valley landscape. It is considered that 200 metres is an appropriate 'immediate foreground' distance in which a building will potentially have a detrimental impact on the scenic quality of the King Valley landscape. Buildings within this area may appear overly dominant in the landscape or conceal long range views to the surrounding mountain ranges, as viewed from the main touring route of Wangaratta-Whitfield Road.

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

- Protect the scenic quality of the area which is characterized by open agricultural and horticultural land, steep and vegetated valley walls and long range views to the alps.
- Ensure development adjacent the Wangaratta-Whitfield Road does not detract from, or impede these long range views.
- Contain development at the edges of townships from intruding into adjoining agricultural areas.
- Outside of townships, restrict development along the edges of roadways.
- Maintain the existing character of townships.
- Avoid visual clutter and proliferation of signage along the roadway.
- Retain significant vegetation adjacent roadways that contributes to the landscape character of the area.

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

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

- A new dwelling or an extension to an existing dwelling that is greater than 50% of the existing floor area of the dwelling.
- A new building or structure that is greater than 3 metres in height and 100 square metres in gross floor area.
- An alteration or extension to an existing building used for agriculture resulting in a total gross floor area greater than 100 square metres.
- An out-building associated with an existing dwelling with a gross floor area greater than 100 square metres.

- Any buildings and works not constructed of muted tones and/or non reflective materials to blend with the surrounding environment.
- Any fencing that is not post and wire and is over 1.8 metres in height.
- Any advertising sign.

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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/or works and land features such as contours, waterways, drainage lines, vegetation and distance to the Wangaratta-Whitfield Road.
- Detailed plans to indicate proposed buildings and/or works with dimensions, elevations, material and colours. All proposed buildings and structures must be of muted tones and non-reflective materials to the satisfaction of the responsible authority.
- An assessment of the potential effects of the proposed buildings and/or works on the King Valley rural landscape as viewed from the Wangaratta-Whitfield Road.

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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, as appropriate:

- Whether the proposed buildings and/or works are sited a suitable distance from the Wangaratta-Whitfield Road 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 or township.
- 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