

21/09/2006
C26(Part 1)**SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO1****WARBY RANGES****1.0**21/09/2006
C26(Part 1)**Statement of nature and key elements of landscape**

The Warby Ranges are a prominent and significant feature in the northwest of the municipality and form a major part of the area's landscape character. The ranges dominate the landscape to the north of the Hume Freeway and from Wangaratta, and can be seen from many parts of the municipality. The area is used for multiple purposes and is value for agriculture, biodiversity, recreation and tourism.

Inappropriately sited and designed development or building materials could compromise the visual amenity and tourism values of the Warby Ranges. It is important to protect the landscape and biodiversity values of elevated, vegetated private land in the Warby Ranges.

2.021/09/2006
C26(Part 1)**Landscape character objective to be achieved**

- Protect the landscape features, diversity, character and significance of the Warby Ranges.
- Identify and protect the visual values of the Warby Ranges landscape, including short and long distance views of the ranges.
- Ensure that buildings and development are not poorly sited or designed, use inappropriate materials or colours, and avoid prominent visual areas and ridgelines.
- Protect the tourism and economic value of the Warby Ranges.
- Protect and enhance the presence and diversity of remnant vegetation, native fauna and sites of historical, botanical and zoological significance.
- Ensure that any development of land respects, considers and protects the landscape values of the Warby Ranges.

3.021/09/2006
C26(Part 1)**Permit requirement****Requirements**

Any application for subdivision, buildings or works must be accompanied by a report that:

- Includes a site plan and that includes details of the location of proposed buildings and works, including land features such as contours, waterways and drainage lines, vegetation, biodiversity significance and any other site, feature or land use of relevance.
- Includes detailed plans, photographs or other means to indicate proposed buildings and works, including design, dimensions, elevations, materials and colours.
- Documents and assesses landscape features and potential effects on the Warby Ranges landscape, including the appearance and effect of proposed buildings and works from within and outside the land.

All proposed buildings must be of muted tones and constructed in non-reflective materials, to the satisfaction of Council.

Exemptions

No planning permit is required for:

- Any alterations or additions to an existing dwelling, provided the proposed floor area is not greater than 50 percent of the existing floor area, and provided that the proposed building materials and colours are of muted tones and are non-reflective, to the satisfaction of Council.
- Any outbuilding or extension to an outbuilding associated with an existing dwelling on the land when the outbuilding does not exceed 100 square metres in floor area, provided that the proposed building materials and colours are of muted tones and are non-reflective materials, to the satisfaction of Council.
- Works associated with timber production.
- A swimming pool associated with an existing dwelling.
- A low impact telecommunications facility.
- Extensions or alterations to existing caravans, annexes and on site cabins used in conjunction with an existing 'camping and caravan park'.
- Any development or works in accordance with any approved management plan adopted by Council or the Department of Sustainability and Environment.

4.0

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Decision guidelines

Before any planning permit is granted for any subdivision, buildings or works, Council must consider and be satisfied that the following guidelines are addressed:

- The proposed development is consistent with the landscape character objectives of this schedule.
- The visual and aesthetic qualities and character of the Warby Ranges landscape are protected.
- The features and values of the natural environment of the Warby Ranges are protected, including retention and enhancement of native vegetation.
- The tourism, economic and built environment potential and values of the Warby Ranges are protected.
- The development respects, is compatible with, and protects the significant landscape values of the land, adjoining land and wider area.