

22.03 RURAL TOWNSHIPS AND SETTLEMENTS

21/09/2006
C26(Part 1)

22.03-1 GLENROWAN TOWNSHIP

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This policy applies to land in the Glenrowan township identified in the *Glenrowan Master Plan 2002*.

Policy Basis

The township of Glenrowan was the site of the Kelly Gang Siege – the ‘Last Stand’. Glenrowan is thus significant due to its association with the legend of Ned Kelly, a figure prominent in Australian cultural history. The national significance and international recognition of the site has, and will, continue to ensure that Glenrowan attracts large numbers of tourists, creating many benefits and challenges.

The Glenrowan Masterplan provides a comprehensive assessment of the issues facing the township of Glenrowan in anticipation of increasing tourist numbers. Issues addressed include the rehabilitation and reinterpretation of the Siege Site, protection of related heritage assets, fostering a valued sense of character and community, the dispersed layout of the township, the need for improved safety and ease of pedestrian movement, enhanced streetscape character and heritage conservation and enhancement, and good design of new buildings, amongst other issues.

The purpose of this policy is to implement recommendations of the Glenrowan Masterplan, which aims to protect and enhance the cultural, heritage and tourism values of Glenrowan and to ensure that both commercial and residential development occur in an orderly manner. This will be achieved by providing guidance in relation to the preferred location of new uses, the physical form of development, car parking and vehicle circulation in the assessment of applications and coordinating development between the public and private domains.

Objectives

Township:

- Define activity zones and vehicle parking zones within the commercial precinct.
- Develop a sense of place unique to Glenrowan.

Landscape:

- Respond to the special character of Glenrowan’s physical environment, principally by reflecting the character of ‘Kelly Country’ and northeastern Victoria within the town centre.
- Preserve and enhance Glenrowan’s significant landscape through vegetation retention and revegetation.
- Protect and enhance existing landmarks and, where possible and appropriate, create new ones, particularly around identified entry points.
- Re-establish the ‘Siege Site’ to reflect the topography and landscape characteristics of the year 1880.
- Protect the immediate context of the ‘Siege Site’.

Heritage:

- Sensitive and authentically conserve and enhance areas of township heritage to reveal the many layers of the Kelly story and connect the disparate elements of this story within a wider town and regional context.

- Conserve and enhance the ‘Siege Precinct’ as the focus of the town.
- Recognise, conserve and enhance places in the township identified as having architectural, cultural or historic significance.
- Ensure new buildings and building additions and alterations are sympathetic to the heritage characteristics of the ‘Siege Precinct’ and other heritage sites in Glenrowan.
- Ensure that the cultural significance of a site, involving the aesthetic, historic, scientific or social value of a place to past, present and future generations, is assessed and used to guide planning decisions.

Tourism activity:

- Promote the ‘Siege Site’ and bushranger experience through key tourism initiatives and commercial development.
- Develop a commercial precinct that provides high visitor amenity.

Policy

Exercising discretion

It is policy to:

New or changed land use:

- Locate new uses within the township in accordance with the activity precincts shown in the Glenrowan Masterplan.
- Concentrate public and community facilities outside the main commercial precinct and focussed around the existing community hall and recreation reserve within the community facilities precinct shown in the Glenrowan Masterplan.

Development:

- Ensure that development fronting Gladstone Street:
 - Does not exceed two storeys in height.
 - Provides active edges fronting Gladstone Street.
 - Encourages the connection of the two commercial precincts with commercial and mixed use development.
 - Is constructed to the front boundary of the allotment, wherever practical.
 - Does not include provision of car parking in front of the site.
- Improve the landscape amenity and minimise visual clutter of the township in the vicinity of the ‘Siege Site’ and commercial precinct by ensuring that any new installations of services, such as electricity, is undergrounded (preferably in conjunction with any existing above ground services).
- Retain existing trees wherever practical.
- Encourage landscaping using native vegetation species to create a ‘bushland’ character, with species selected from the following list:

Native Species – Upperstorey

<i>Eucalyptus camaldulensis</i>	Red Gum
<i>Eucalyptus macrorhyncha</i>	Red Stringybark
<i>Eucalyptus melliodora</i>	Yellow Box
<i>Eucalyptus microcarpa</i>	Grey Box
<i>Eucalyptus polyanthemos</i>	Red Box

Eucalyptus blakelyi Blakely Red Gum (Hill Gum)

Native Species – Understorey

Dianella longifolia Flax Lily

Dianella revoluta Black Anther Flax Lily

Lomandra filiformis Mat Rush

Poa labillardierei Tussock Grass

Xanthorrhoea australis Grass Tree

Calytrix tetragona Common Fringe Myrtle

Grevillea alpina Cats Paw Grevillea

- Consider the potential impact of a proposal on the heritage values of the site and/or its setting and area.
- Ensure the use and development of heritage sites and adjoining land is compatible with and will not adversely affect the significance of cultural heritage buildings and sites.
- Ensure the design, bulk and setback of any new development within or adjoining or adjacent the identified heritage precinct is responsive to existing heritage assets.
- Encourage the provision of wider pedestrian zones and crossing points, and the introduction of greater pedestrian amenity through streetscaping such as planting, street furniture and lighting.
- Encourage buildings to be constructed with a strong emphasis on environmental sustainability and sensitivity.

Decision guidelines

It is policy that in assessing any proposal, Council will consider:

- The extent to which the application meets the objectives of this policy.
- The extent to which the proposal is consistent with the Glenrowan Masterplan.
- Any heritage studies or citations.
- The views of Council's Heritage Adviser, where sought.
- The views of the *National Trust of Australia (Victoria)*, where sought.

Policy Reference

- Chris Dance Land Design et al., 2002, 'Glenrowan Masterplan, Part 1 and 2, Final Report', *Rural City of Wangaratta and Glenrowan Masterplan Steering Committee*, April 2002.