

19/01/2006  
VC37**SCHEDULE 2 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO2

**HAPPY VALLEY SIGNIFICANT LANDSCAPE AREA****1.0**19/01/2006  
VC37**Statement of nature and key elements of landscape**

Happy Valley is surrounded by escarpments and ridges, forested by both native vegetation and softwood, which contrasts with the fertile valley floor. Mount Buffalo is a dominant feature of this landscape as viewed from the eastern end of the valley.

**2.0**19/01/2006  
VC37**Landscape character objective to be achieved**

- Maintain forested escarpments and ridges.
- Encourage appropriately sited development to reduce ribbon development along the Happy Valley Road.
- Maintain the contrasts in landform and land use between the valley floor and the steep vegetated valley walls.
- Maintain the existing pastoral landscape of the valley floor.
- Maintain the view of Mt. Buffalo from the eastern end of the valley.

**3.0**19/01/2006  
VC37**Permit requirement**

No permit is required for:

- Alterations or extensions to existing buildings, unless the total floor area including the existing building is more than 100 square metres.
- Construction of out-buildings and works associated with an existing dwelling.
- Construction of buildings associated with the rural use of the land, subject to:
  - the building being less than 100 square metres in area: and
  - the external walls and roof being colourbond.

**4.0**19/01/2006  
VC37**Decision guidelines**

In addition to the decision guidelines in Clause 42.03-3, the responsible authority must consider:

- The impact of the proposed buildings and works on the landscape due to siting.
- The extent to which the site of the buildings and works will be landscaped and the type of vegetation used.
- The document Landscape Planning & Conservation in North-East Victoria, National trust of Australia (Victoria), 1977.