

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

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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

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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

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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

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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.