CASEY Foothills Policy

Where the policy applies

This policy applies to all land affected by SLO1 – Casey Foothills

Policy basis

The Casey Foothills area is important because its hilly terrain offers topographical and scenic relief to the otherwise low-lying built up areas of Casey. Its visual qualities contribute to a positive image of the municipality as a desirable place to live. It has some stunning views which are fundamental to the value of the Foothills.

Since the adjoining areas have not been developed to full capacity, it could be perceived that there is a large supply of rolling hills and rural landscapes in the Foothills. However, in reality it is a scarce resource. The Foothills is a unique section of the municipality and once destroyed cannot be replaced.

The area should be protected because intensive development will destroy its scenic attributes.

Policy objectives

- To conserve the landscape and scenic qualities of the Foothills.
- To ensure that development occurs in a manner that is sympathetic to the landscape and scenic qualities of the Foothills.
- To ensure the long term protection and enhancement of the Casey Foothills for its valued rural landscape and character; significant visually exposed hilltops and ridge lines; and, vegetation, which provide the “green” backdrop to the City of Casey.

Policy

It is policy that:

- Buildings and works not detract from visually exposed areas.
- Existing open space areas be protected and enhanced.
- Additional open space linkages be provided.
- The “green” backdrop to the municipality be protected and enhanced.
- Development be supported in areas which are not visually obtrusive.
- Development does not clear existing native vegetation or all vegetation within 30 metres of a water cause.
- Buildings and works not take place on slopes greater than 1 in 5 (20%).
- Tourism activities be encouraged.
- Upgrade of existing infrastructure to the satisfaction of the relevant authority (as a result of a development proposal) be funded by the Developer.
- A comprehensive site analysis plan with an emphasis on visual matters be submitted with an application showing the key influences on the site and the relationship of the proposed development on its immediate surroundings incorporating:
Access, driveway connection points and Main Roads
Vegetation including indigenous species, exotic species and specimen trees
Topography including contours, drainage, orientation/solar access, highpoints, ridge lines and valleys
Services including easements, transmission lines, electricity and gas water mains
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Visual access including filtered views to and from the site, internal views, vistas/views from public viewing points and visually exposed areas
Adjoining land use
Open space connections
Fences and boundaries
Notable features
Microclimate
Noise sources
Contaminated soils and filled areas

A landscape and management plan be submitted with an application that demonstrates how the subject land can be revegetated over time. Such a plan is to be prepared by a suitably qualified person and is to incorporate:
A plant schedule including botanic name, common name, height and spread, quantity and a key/legend.
Revegetation of slopes greater than 1 in 5 (20%), drainage lines, hill tops and visually exposed areas.
Consideration of species that existed pre settlement.
Provision for fencing off a section of revegetated area.
Enhancement of existing and proposed public space areas and vegetation corridors.

Development envelopes based on site analysis findings be submitted with an application. In areas of high visual exposure proposals need to demonstrate that buildings within the pre-determined envelopes will be fully screened from external view, in particular from sensitive view corridors and points.

22.03-4 Decision guidelines

In considering applications for use and development, the responsible authority will consider the following guidelines:
The extent of revegetation proposed.
Whether proposals cause visual detriment.
Whether the proposal is located in an area of high fire risk or is flood prone.
The impact on the character and appearance of any area or feature of architectural, historic or scientific significance or of natural beauty, interest or importance.
22.03-5 References

- Casey Foothills Strategy, (August 1997) City of Casey
- Port Phillip and Westernport Strategic Vegetation Plan – City of Casey Pilot Project, (1997) Port Phillip Catchment and Land Protection Board