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SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO1** .

CASEY FOOTHILLS

1.0 Statement of nature and key elements of landscape

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The hilly terrain of the Casey Foothills provides breathtaking views to and from the ridges and other vantage points. The terrain offers topographical and scenic relief from the low- lying built up areas of Casey.

The rural nature, characterised by open pasture and hedge row plantings, as well as bush remnants, provide a green backdrop to the city that contributes to a positive image of the municipality as a desirable place to live.

2.0 Landscape character objectives to be achieved

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To conserve and enhance the existing pattern of vegetation to maintain landscape quality and remaining natural ecosystems.

To encourage development that is in harmony with the hilly terrain and rural landscape of the Casey Foothills.

To encourage land management practices compatible with landscape conservation.

To protect the rural character of land surrounding the settlements of Harkaway and Narre Warren North.

3.0 Permit requirement

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None specified.

4.0 Application requirements

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Any application to construct a building or works must include the following information:

- A comprehensive site analysis plan with an emphasis on visual matters show the key influences on the site and the relationship of the proposed development to its immediate surroundings, giving consideration, where appropriate, to:
  - 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.
  - Visual access including filtered views to and from the site, internal views, vistas/views from public viewing points and visually exposed areas.
  - Adjoining land uses.
  - Open space connections.
  - Fences and boundaries.
  - Notable features.
  - Microclimate.
  - Contaminated soils and filled areas.
- A professionally prepared landscape and management plan that demonstrates how the subject land can be revegetated over time, giving consideration, where appropriate, to:
  - A plant schedule including botanic name, common name, height and spread, quality and a key/legend.

  - Revegetation of slopes greater than 1-in-5 (20 per cent), drainage lines, hill tops and visually exposed areas.
  - Species that existed pre settlement.
  - Provision for fencing off a section land for revegetation.
  - Enhancement of existing and proposed public space areas and vegetation corridors.
- Development envelopes based on site analysis findings. In areas of high visual exposure proposals need to demonstrate that buildings within the proposed envelopes will be fully screened from external view, in particular from sensitive view corridors and points.

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development will be detrimental to the natural physical features or resources of the area.
- Whether the proposal is located in an area of high fire risk or is flood prone.
- Whether the development will require significant earthworks.
- Whether buildings and works are suitable for a slope of greater than 1-in-5 (20 per cent).
- Whether the development will be visible from public roads and other vantage points.
- The impact on plant life, animal habitats and the landscape.
- 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.
- Whether vegetation will be removed, and the proximity of this vegetation to a watercourse.
- The need to revegetate or landscape the site.