

19/01/2006
VC37

SCHEDULE 3 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO3**.

CARDINIA STRATEGY PLAN AREA

1.0

19/01/2006
VC37

Statement of nature and key elements of landscape

The gently undulating topography of the area forms a transition from the Foothills in the north west to flatter land around Cardinia Creek to the south east.

It provides both a landscape context for the Foothills and a picturesque landscape setting for the Cardinia Creek Park.

The area is in part cleared for pasture and has in part a rural residential character.

2.0

19/01/2006
VC37

Landscape character objective to be achieved

- 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 landscape of the Casey Foothills and compatible with protection of the picturesque landscape setting for Cardinia Creek Park.
- To encourage protection and enhancement of riparian vegetation.
- To encourage land management practices compatible with landscape conservation.
- To protect the landscape value of Cardinia Creek Park.

3.0

19/01/2006
VC37

Decision guidelines

Before deciding on an application, the responsible authority will consider:

- Whether the development will be detrimental to the natural physical features or resources of the area, the Foothills or Cardinia Creek Park.
- Whether the development will detract from the views and landscape setting of Cardinia Creek Park.
- 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.
- The need to revegetate or landscape the site.
- The views of the public land manager responsible for Cardinia Creek Park.

References

- Cardinia Strategy Plan, City of Casey (June 2002)