

21.14 CASEY FOOTHILLS

09/02/2017
C250

21.14-1 Profile

09/02/2017
C250

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, being complemented by a unique township-living environment in Narre Warren North and a village atmosphere in Harkaway. The area is protected for its long-term environmental and landscape qualities that ensure the special rural character is not compromised. The older parts of Narre Warren North township have a character and quality that is clearly recognised and valued by the community.

21.14-2 Objectives

09/02/2017
C250

- To ensure the long-term protection and enhancement of the Casey Foothills for its:
 - Valued rural landscape and character.
 - Significantly exposed hilltops and ridge lines.
 - Vegetation that forms the “green backdrop” for Casey.
- To protect and restore the area’s natural qualities, especially along ridgelines and in the Cardinia Creek Valley.
- To protect the open rural landscape character of the area so that it remains largely free of development.
- To provide expansive parkland to service the region.
- To reinforce Narre Warren North’s unique rural township sense of place that provides easy access to the full range of suburban services.
- To protect the small, green rural village qualities of Harkaway bounded by rural land.
- To upgrade public spaces and community facilities to meet changing needs and, where possible, link them with a network of trails reflecting the strong equestrian heritage of the area.

21.14-3 Strategies

09/02/2017
C250

General

- Extend and improve the environmental qualities of the Casey Foothills through:
 - Improving the environmental quality and condition of watercourses and roadsides.
 - Ensuring that best practice stormwater management is used to limit the damaging effects of sedimentation and polluted run-off.
 - The application of environmentally sustainable design principles for all development (including the design and maintenance of septic systems).
 - Encouraging re-generation and re-vegetation using indigenous vegetation.
 - Encouraging the preparation and implementation of property management plans to ensure that development of land occurs in an environmentally sustainable and landscape sensitive manner.

- Ensure that development is sympathetic to the landscape and scenic qualities of the Casey Foothills, protecting the visually exposed areas such as hilltops and ridgelines.
- Maintain the attractive lifestyle qualities of the low-density and rural residential areas of the Casey Foothills.
- Encourage tourism activities, particularly those which support and enhance local agriculture, outdoor recreation facilities or rural industry.
- Facilitate, where possible, the creation of publicly accessible links along waterway reserves and trails that link public land and form part of a wider trail network.

Harkaway (including the Cardinia Creek Valley)

- Reinforce the identity, character, and sense of place of Harkaway Village by:
 - Defining and maintaining a clear village boundary.
 - Retaining the perception of a non-suburban area completely around the village.
 - Ensuring new housing is complementary to the existing character of the village.
 - Maintaining the established streetscape qualities, including the wide road reserves and non-piped drainage.
- Recognise the key role of equestrian links in the area, including on-road links and along waterways where possible, as part of the 'Casey Trail Network'.
- Recognise, protect and enhance the identified areas of biodiversity significance within Harkaway and the Cardinia Creek Valley.
- Provide strong regulatory protection for Cardinia Creek Valley's natural places to minimise further loss of natural values.
- Create and maintain habitat links through the Cardinia Creek Valley.
- Encourage the development of the Cardinia Creek Parklands as a major inter-suburban break and passive parkland.
- Investigate future residential development opportunities on the eastern side of Manuka Road, between Inglis Road and Allan Street, taking into account the heritage, landscape and environmental features of the land.

Lysterfield South (including non-urban area of Endeavour Hills)

- Retain and enhance the bushland qualities of the major inter-suburban break between Endeavour Hills, Dandenong and Lysterfield.
- Enhance Churchill National Park as a major regional bushland park serving the Casey community.
- Enhance Lysterfield Park as an important regional passive parkland for Casey's north.
- Facilitate the development of Dandenong Police Paddocks Reserve as a regional conservation and parkland reserve.
- Recognise, protect and enhance the identified areas of biodiversity significance within the Churchill National Park, Lysterfield Park and surrounds.
- Facilitate the extension of sewer services to the unserved residential areas of Lysterfield South.

Narre Warren North

- Reinforce the identity, character, and sense of place of Narre Warren North township by:
 - Defining and maintaining a clear township boundary.
 - Ensuring new housing is complementary to the existing character of the township.
 - Enhancing landscaping quality, including strengthening the established “oak tree” theme.
 - Maintaining the established streetscape qualities, including the wide road reserves and non-piped drainage.
- Provide for the development of a new convenience activity centre (Main Street) combined with the existing Narre Warren North General Store.
- Provide extensive boulevard planting along the main road network.
- Facilitate the extension of sewer services to properties in the Narre Warren North township.
- Provide for a future collector road linking Tinks Road and the Monash Freeway with Heatherton Road, via Glenwood Road and Jacques Road.
- Maintain the inter-suburban break formed by the future Narre Warren Terminal Station site on Heatherton Road and the land west of Jacques Road, in particular the land between Eumemmerring Creek and the existing transmission line.
- Develop Kurll Park (including the former landfill site) as a sub-regional passive open space area.

21.14-4

09/02/2017
C250

Implementation

These strategies will be implemented by the following measures:

Use of policy and the exercise of discretion

- Ensuring that the future use and development of land is generally in accordance with the Casey Foothills Local Area Map.
- Ensuring that the new subdivision of land is connected to reticulated sewerage, where available.
- Using the Advertising Signs Policy at Clause 22.04 to ensure that the display of advertising signs in the Casey Foothills Green Wedge areas is complementary to the existing character of the rural locality, being low-key in appearance and primarily relating to the advertising of tourism-oriented businesses.
- Using the Non Agricultural Uses in Green Wedge Areas Policy at Clause 22.09 to protect the Casey Foothills Green Wedge areas from ad hoc and inappropriate development.
- Using the Retail Policy at Clause 22.01 to provide for the orderly development and expansion of activity centres, including the Main Street, Narre Warren North future Convenience Activity Centre.

Application of zones and overlays

- Applying the Township Zone to the rural settlements of Harkaway and Narre Warren North to provide for a range of appropriate residential and commercial uses.

- Applying the Green Wedge Zone and Green Wedge A Zone to the non-urban areas of the Casey Foothills outside the Urban Growth Boundary to recognise local agricultural and environmental attributes, maintain the viability of rural industry and facilitate sustainable land management practices.
- Applying the Public Conservation and Resource Zone to protect and conserve the natural environment of Churchill National Park, Dandenong Police Paddocks Reserve, Lysterfield Park and surrounding areas under public ownership.
- Applying the Vegetation Protection Overlay to protect the area of significant vegetation to the east of Manuka Road in Berwick.
- Applying the Significant Landscape Overlay to conserve and enhance areas of identified landscape character and value.
- Applying the Heritage Overlay to heritage places of national, State and local significance, as identified in Council's relevant heritage studies and strategic work.
- Applying the Development Plan Overlay to future and developing low density residential areas and to the Narre Warren North Township area, to provide for the integrated and orderly planning of future and developing residential areas, and for the Narre Warren North Township area.
- Applying the Development Contributions Plan Overlay to developing residential areas to facilitate the timely delivery of appropriate transport, physical and community infrastructure.

Further strategic work

- Preparing and implementing township strategies for Harkaway and Narre Warren North.
- Preparing a Southern Ranges Green Wedge Management Plan for all land in a Green Wedge Zone and Green Wedge A Zone.
- Finalising a Casey Foothills Strategy in conjunction with the preparation of the Harkaway and Narre Warren North Township Strategies and the Southern Ranges Green Wedge Management Plan.
- Reviewing the existing Significant Landscape Overlay provisions that apply to the Casey Foothills.
- Preparing a development framework that investigates and, where appropriate, provides for future residential development opportunities on the eastern side of Manuka Road, between Inglis Road and Allan Street, as identified on the Casey Foothills Local Area Map.

Other Actions

- Encouraging the voluntary placement of conservation covenants on privately-owned land containing native vegetation.
- Facilitating revegetation of publicly owned land in the Casey Foothills through Casey's 'Growing a Green Web' program.
- Supporting community projects consistent with the principles of revegetation and sustainable land management.
- Facilitating programs to reduce pest plants and animals.

21.14-5 Casey Foothills Local Area Map

09/02/2017
C250

