

21.04

01/12/2016
C129

ENVIRONMENTAL AND LANDSCAPE VALUES

This Clause provides local content to support Clause 12 (Environmental and Landscape Values) of the State Planning Policy Framework.

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Biodiversity

Overview

Bayside has a wide range of significant habitats including eight inland bushland/heathland reserves ranging from State to Local significance, these include Long Hollow Reserve, Donald MacDonald Reserve, Bay Road Heathland Sanctuary, Gramatan Avenue Heathland Sanctuary, George Street Reserve, Cheltenham Park Flora and Fauna Reserve, Balcombe Park Reserve and Highett Grassy Woodland (located on the CSIRO site), golf courses which cover 175 ha and the foreshore. In addition to their environmental values as an important flora and fauna habitat and wildlife corridor, these areas contribute to the character of Bayside and are important recreational and educational resources.

Given Bayside's coastal location and history of development, Bayside also has significant vegetation within the existing urban setting including established gardens and tree lined streets in the older suburbs as well as high levels of coastal vegetation both on private and public land in areas such as Beaumaris.

Key Issues

- Retaining the significant tree and vegetation cover particularly in areas where trees and plants contribute to habitat, erosion control and absorption.
- Habitat provided by established trees and gardens on private property may be reduced and fragmented by increased medium density housing.
- Indigenous vegetation forming part of the corridor along the sandbelt (golf club region) provides important habitat for native birds and animals.
- Recognising the substantial contribution Highett Grassy Woodland makes to biodiversity at both a local and regional level.

Objective 1

To assist the conservation of biodiversity through retention of native vegetation, protection of habitat and control of pest plants and animals.

Strategies

- Protect and rehabilitate areas of high conservation significance.
- Minimise the impact of land use and development on natural habitat.
- Ensure the links between habitat areas and open space are retained in subdivision designs.
- Retain significant trees identified on the Significant Tree Register.
- Reduce the spread of pest plants and animals.

Objective 2

To recognise and protect the flora and fauna values of the Bay Road Heathland Sanctuary and complement the conservation measures outlined in the current Bay Road Heathland Masterplan.

Strategies

- Apply performance standards (addressing building height, setbacks, lighting, design and landscape treatments) to regulate the form of development on adjoining properties that may impact directly on the Heathland Reserve.
- Apply a 3 metre wide buffer zone around the perimeter of the Heathland Reserve on adjoining properties.
- Ensure that landscaping treatments and flora species utilised on adjoining properties are compatible with the Bay Road Heathland Masterplan, particularly by prohibiting the planting of environmental weeds.

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Foreshore

Overview

Bayside's environment is largely defined by its 17 kilometres of coastline to Port Phillip Bay. This coastal foreshore contains unique topography, ranging from low coastal scrubland and dunes in the north and rising to high cliff faces south of Sandringham. The vegetation on the foreshore similarly transitions north to south from managed parkland to important areas of remnant coastal bushland. Areas of regional environmental significance are located at Ricketts Point Marine Sanctuary and the Beaumaris cliffs, which contain a fossil site listed on the register of the national estate.

There are 11 coastal precincts identified in the Bayside Coastal Management Plan 2014 with special attributes that contribute to the character of different parts of the foreshore and provide a framework for a range of local actions.

Key Issues

- Protection and enhancement of the foreshore as a natural, environmental and cultural resource is key to the ecological and economic viability of the Bayside municipality.
- Maintaining and protecting the ecology and natural qualities of the coast having regard to its wide range of ecosystems, recreation opportunities and the increasing public demand for access to it.
- Developing sustainable approaches to managing a dynamic environment and infrastructure that is vulnerable to the impact of climate change.
- Equitable management of a finite space.
- Increasing conflict between the need to protect the natural environment and demand for visitor access.
- Increasing recreational demand along the foreshore.

Objective

To recognise the coast as a dynamic natural environment comprising eleven distinct precincts.

Strategies

- Reinforce the focus of individual precincts through the development of opportunities identified in the Bayside Coastal Management Plan 2014.
- Protect the foreshore from inappropriate use and development that may undermine the environmental values, character and amenity of the coastal reserve.

Implementation

The strategies contained in this clause will be implemented through the planning scheme through the following:-

Policy guidelines

Biodiversity

- Refer to the Bushland/Heathland Management Plans for use and development in Bay Road, Balcombe Park, George Street/Greenbelt and Gramatan Avenue.

Foreshore

- Use the Bayside Coastal Management Plan 2014 as the basis for managing land use within designated precincts along the coast.

Application of zones and overlays

Biodiversity

- Apply the Public Conservation and Resource Zone to areas with regional significance for biodiversity.

Foreshore

Further strategic work

Biodiversity

- Assess the need for additional controls over landform and vegetation within the coastal reserve.
- Prepare a management plan for Long Hollow Reserve in association with the Department of Sustainability and Environment and the Department of Education and Early Childhood Development.
- Develop a framework for the regional management of natural bushland and heathland areas.

Foreshore

- Consider the Charman Road – Table Rock (Beaumaris Cliffs) area to be zoned as a Public Conservation and Resource Zone.

Other actions

Biodiversity

- Consider the Bay Road Heathland Masterplan as a reference for decision making for planning permit applications on adjoining properties.

Reference Documents

Biodiversity

Bayside City Council Open Space Strategy Parts 1 and 2, 2012

Bayside Coastal Management Plan 2014

Hihett Structure Plan, 2004

Bay Road Heathland Masterplan

Foreshore

Bayside Coastal Management Plan 2014.

Beumaris Cliffs Fossil Site Nomination for inclusion on Register of National Estate, 1996