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04/02/2016
VC127

ENVIRONMENT

OVERVIEW

The municipality is home to open spaces of international, national, state and regional conservation significance comprising the foreshore, salt marsh, waterways, wetlands, remnant vegetation and mangroves. This system of open spaces and waterways surrounds and punctuates Hobsons Bay's urban areas and create a distinctive landscape providing nature conservation and breathing spaces. It is also important for regional drainage, flood management, riparian habitat and water quality functions.

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Natural Assets

Objective 1

To protect and conserve the biodiversity of open space and watercourses as habitat for indigenous flora and fauna.

Strategies

Conservation and Protection of Habitat

- Protect and conserve the environmental and cultural significance of open space, in particular flora, fauna and geomorphology.
- Facilitate the protection of native flora and fauna and seek to preserve their natural habitats in a manner that ensures their long-term survival.
- Continue to support environmental conservation as a valid use of open space.
- Where appropriate, support the revegetation of open space and watercourses using indigenous species to enhance and protect biodiversity.
- Strengthen, protect and encourage extensions to habitat corridors to enhance and protect biodiversity.
- Encourage the retention and expansion of the open space conservation areas to ensure opportunities for people to experience the natural environment.
- Protect and maintain the visual environment and amenity of the open space conservation areas.

Design and Built Form

- Ensure that development enhances the environmental and conservation values of open space.
- Ensure the establishment of dense vegetated buffer zones for the protection of drainage lines.
- Encourage major industrial land uses to contribute towards the improvement of watercourses and open spaces in their localities and to integrate the landscaping of their internal site buffers with adjoining public open spaces.
- Promote innovative, attractive design and presentation of facilities and provide appropriate landscape screening to sensitive areas.
- Encourage the establishment and use of public art in appropriate public realm locations to enhance environmental, cultural and heritage values.

Objective 2

To identify, manage and protect waterways, flood plains and other flood prone areas to minimise the impacts of flooding in urban and non-urban areas.

Strategies

- Encourage the design of developments to minimise the impact of stormwater runoff to manage stormwater quality and quantity from the site.
- Encourage the use of treatment methods such as wetlands and litter traps for the control of urban runoff.
- Prevent incompatible land use and development in areas affected by flood risk to avoid intensifying flooding impacts in urban and non-urban areas.
- Ensure that sediment runoff during the construction phase is minimised by requiring the development of environmental management plans incorporating best practice environmental management (refer to EPA publication No. 480 Environmental Guidelines for Major Construction Sites).

Implementation

The strategies will be implemented by:

Policy Guidance (criteria for the exercise of discretion)

- Liaise with the floodplain authority on a continuing basis to identify urban and non-urban areas affected by flood risk.
- Discourage land use and development proposals which generate significant adverse impacts on the local waterways and capacity of the local drainage system.
- Implement and apply existing Strategic Directions Plans and Master Plans.
- Use local policy at Clause 22.11 to ensure that signs respect and respond to the character and amenity of sensitive areas.

Application of zones and overlays

- Apply the Public Park and Recreation Zone and Public Conservation and Resource Zone to areas of environmental significance.
- Apply the Land Subject to Inundation Overlay and the Special Building Overlay to land identified as being flood prone.
- Apply the Environmental Significance Overlay, Significant Landscape Overlay and the Vegetation Protection Overlay to areas identified as being environmentally significant.
- Apply a Heritage Overlay over places and precincts of heritage significance.

Further Strategic Work

- Investigate the impact of projected sea level rise and storm surge on the municipality and consider options to manage it.
- Develop guidelines for habitat protection to be used in the assessment of development applications.
- Introduce land use and development control measures into the Hobsons Bay Planning Scheme in consultation with the floodplain authority, to minimise the impact of development on the local and regional drainage systems.
- Develop a Greening Framework for the municipality and undertake planting to strengthen the landscape character, emphasising areas of high visibility such as gateways, major boulevards and creeks.
- Undertake a Sports and Recreation Strategy to provide Council with a sound basis and direction from which it can plan, co-ordinate and make future decisions with regard to recreation and open space in a manner which best meets the community's needs.
- Undertake a review of the Open Space Plan 2005.

Reference Documents

Kororoit Creek Regional Strategy 2005-2030

Hobsons Bay City Council Kororoit Creek Masterplan 2006

Point Gellibrand Park Coastal Heritage Park Master Plan (Revised 2003)

Sustainable Tourism Strategy 2006-2012

Rehabilitation and Management Plan Sandy Point and Greenwich Bay Foreshore Newport 1998

Hobsons Bay Advertising Signs Guidelines 1999

Hobsons Bay Landscape Design Guidelines 1999

Hobsons Bay Industrial Land Management Strategy 2008

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The Coast

Overview

Hobsons Bay's coastline is one of the municipality's most attractive assets and defining features. Its views towards the city, beaches, coastal parks and scenic drive create a diversity of tranquil and active recreational experiences while respecting its environmental and heritage values for current and future generations to enjoy.

Objective 1

To protect and enhance the environmental values and significant features of the coast.

Strategies

- Require the proper management of storm water discharges to the bay from new and existing development and the discharge of effluent to the sewer or approved treatment or re-use systems.
- Give consideration to the marine environment in the assessment of any planning issues relating to the coast.
- Promote catchment management as the most effective and sustainable approach to improving the marine environment.

Objective 2

To ensure that coastal land is planned and managed in accordance with local strategies.

Strategies

- Continue to work towards achieving continuous parkland along the southern coast of Hobsons Bay.
- Retain and extend public ownership of the coastline.
- Create a continuous open space and waterway system between Point Gellibrand and Cheetham Wetlands/Point Cook.
- Provide links between each part of the coastal parks through the construction of the Bay Trail.
- Encourage the removal of the tank farm at Point Gellibrand and increase public access to Breakwater Pier.
- Conserve Point Gellibrand's remaining historical features in recognition of the cultural heritage of the site.
- Maintain the 'wild' spirit of Point Gellibrand Park through a very open and 'unmanicured' landscape character.
- Maintain the coastal road through the Point Gellibrand Coastal Park.

- Continue to work towards achieving a continuous pedestrian link along the foreshore between Commonwealth Reserve and the Seaworks site in Williamstown.

Objective 3

To manage, conserve and enhance the diversity of land and marine ecosystems.

Strategies

- Ensure that development does not cause undesirable changes to terrestrial and marine ecosystems.
- Use indigenous species in preference to introduced species in revegetation programs.
- Manage access and use in areas in accordance with its environmental values.
- Implement a storm water management plan to manage storm water discharges to the bay.

Objective 4

To facilitate appropriate development near the coast.

Strategies

- Balance the needs of the various clubs against those of the wider community.
- Ensure that structures are sited and designed to respect their cultural setting and visually complement the surrounding coastal landscape.
- Encourage the retention of the maritime industry in the future, maintaining links with the history of Williamstown.
- Conserve and maintain the existing wharf facilities in the Nelson Place precinct, in particular Gem Pier and Ferguson Street Pier.
- Encourage the development of the old PMA site, which respects the historic fabric of the site and provides public access to the waterfront.
- Consider traffic and car parking impacts when considering changes to casual berthing opportunities along Gem Pier.
- Maintain the current level of minimal development along The Strand foreshore.
- Maintain the low level of boating activity within The Strand precinct and the mooring facilities located within the bay.
- Ensure development on the foreshore does not result in undesirable traffic and car parking impacts.
- Ensure that boating activities do not result in undesirable traffic and car parking impacts.
- Ensure development takes into account relevant coastal considerations (including sites of cultural and heritage significance, relevant management plans and strategies, and creation of open space).

Objective 5

To ensure that development near the coast protects the environmental and landscape values of the coast.

Strategies

- Ensure that the bulk, scale and finish of new development does not compromise the generally modest scale of the area, especially along the foreshore where there is likely to be continued pressure to build large developments to exploit water and city views.
- Ensure that new development is designed and sited to enhance the coastal landscape.
- Ensure that new facilities are low scale and complementary to existing activities and facilities.

HOBSONS BAY PLANNING SCHEME

- Encourage innovative and sensitively designed medium density residential development at appropriate locations.
- Encourage the preparation of a coastal hazard vulnerability assessment for development in coastal locations.
- Consider the effects of storm surge and sea level rise on development in coastal locations.
- Ensure that any development on land adjoining the coast, which could impact on the coast, is consistent with the *Victorian Coastal Strategy 2014*, the *Siting and Design Guidelines for Structures on the Victorian Coast* and any relevant, adopted *Coastal Action Plan* prepared under the Coastal Management Act.
- Protect water and city views from public areas and from the bays.

Implementation

The strategies for the coast will be implemented by:

Policy Guidance (criteria for the exercise of discretion):

- Use local policy at Clause 22.01 in the assessment of planning applications and planning scheme amendments to conserve characteristics that contribute to the individual identity of heritage places and precincts and ensure that their cultural significance is not diminished by inappropriate new development and responds positively to special features such as views, vistas, significant vegetation and landmarks.
- Use local policy at Clause 22.11 to ensure signs respect and respond to the character and amenity of sensitive areas.

Other

- To protect the environmental values of the coast and develop an increased awareness of sustainability principles across the municipality.
- Provide creative interpretation of the cultural heritage and environmental values of the coastal parklands to the community on site through signage.
- Recognise and enhance where appropriate the value of habitat conservation and reconstruction, ecotourism and natural area interpretation.

Application of zones and overlays

- Apply the Public Park and Recreation Zone and Public Conservation and Resource Zone to relevant public land to conserve and protect the natural coastal environment.
- Apply a Design and Development Overlay to restrict the height of development adjacent to the coast.
- Apply a Heritage Overlay over places of heritage significance.
- Apply the Land Subject to Inundation Overlay and the Special Building Overlay to land identified as being flood prone.

Further Strategic Work

- Prepare guidelines for planners and applicants for water conservation and delivery of high-quality storm water into drainage systems and incorporate these into approval processes.
- Prepare and implement master plans for sites along the coast.
- Review the strategy relating to the tank farm at Point Gellibrand and access to Breakwater Pier.

Reference Documents

Williamstown Foreshore Strategic Plan 2010

HOBSONS BAY PLANNING SCHEME

Point Gellibrand Park Coastal Heritage Park Master Plan (Revised 2003)

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