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SCHEDULE 1 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO1**.

KORORROIT CREEK CORRIDOR PROTECTION

1.0 Statement of environmental significance

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Kororoit Creek is a major environmental and recreational asset within Melbourne's western region winding its way from its headwaters at Mount Aitken, Deverall Hill and Beattie Hill to enter Port Philip Bay at Altona 81 kilometres downstream.

Kororoit Creek is significant for its geomorphological, landscape, biodiversity and recreational values, particularly within the 30 metre habitat corridor along the waterway.

Kororoit Creek is part of the extensive western basalt plains, which formed by volcanic activity at least two million years ago. The natural escarpments and deep pools of Kororoit Creek are a distinguished characteristic and make the Creek a significant waterway within Melbourne's west and north. Kororoit Creek is an outstanding example of a Victorian basalt plains stream. In an urban Melbourne context it is one of the most valuable streams in Melbourne, with its natural pools and escarpments rivalling and surpassing most others.

Kororoit Creek passes through a diverse range of landscapes and land-uses. The characteristics of the Creek alter from flat, open rural land to established and developing urban suburbs industrial land with significantly altered Creek profiles and into flood plains passing through rich mangrove and saltmarsh habitats.

The Creek corridor provides a habitat for endangered species such as the Growling Grass Frog and the Striped Legless Lizard, as well as internationally recognised migratory birds at the saltmarshes of the Creek mouth. The Creek also features significant remnant native vegetation, including the River Red Gum and White Mangroves. In addition, the Creek banks and land at the top of the banks, while somewhat degraded contain a number of sites supporting remnant vegetation, providing valuable habitat.

Kororoit Creek corridor is regarded as an important and valuable asset by local communities of the western suburbs and visitors. The Creek is used extensively for walking, cycling, open space, recreation and picnics.

As such, the protection and restoration of sites and features of geomorphological, landscape, biodiversity and recreational values are of a high importance.

Local Context

Hobsons Bay

The northern reach of the Creek is characterised by an incised Creek corridor with little remnant indigenous vegetation and industrial properties lining the corridor. The main exception is downstream of Grieve Parade where the Creek is bounded by open space including G.J. Hosken Reserve. The sense of elevation at Hosken Reserve provides valuable views into escarpments and the Creek corridor. The Creek itself is quite deeply incised into the surrounding land so the character of the corridor is one of remoteness and isolation. The generally degraded landscape is being improved through areas of revegetation. Scattered areas of intact instream vegetation and deep pools are found in this reach of the Creek. The rock escarpments and associated vegetation and instream vegetation are locally to regionally significant.

The southern reach of the Creek is characterised by areas of high ecological value with industrial properties lining the northern side of the corridor. 'Wide Bend' where the Creek runs between Kororoit Creek Road and Millers Road is a significant habitat and ecological area. Kororoit Creek enters Port Phillip Bay through the Altona Coastal Park where thousands of migratory birds, many of which are covered by international agreements relating to migratory birds, visit every year and where large areas of intact saltmarsh and mangroves form an important ecological location. The

mouth of the Creek is rich in character and the tidal channels and associated saltmarshes are one of the few remaining coastal wetlands in metropolitan Melbourne. Instream vegetation is locally to regionally significant.

2.0 Environmental objectives to be achieved

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2.1 Ecological Systems

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Objective 1

To protect and improve waterway health and biodiversity values of Kororoit Creek and its environs, including native vegetation, fauna habitat, flora and fauna species.

Guidelines

- Minimise degradation of environmental value by avoiding the removal or damage to existing native vegetation and habitat areas.
- Landscape design, groundwater/stormwater design and earthworks should prevent any adverse impacts on water run-off, weed invasion, exotic species introduction and land erosion.
- Limit public access to areas identified as high value biodiversity areas with appropriate fencing, access ways and signage.
- Protect or enhance water quality in the Creek, including the use of water sensitive urban design and the construction of stormwater treatment ponds adjacent to the Creek corridor.
- Locate passive and active recreational open spaces to minimise disruption to environmentally significant areas, with appropriate fencing, screening and/or landscape buffer areas.

2.2 Landscape character

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Objective 2

To protect and enhance the natural geological form of the Creek, particularly rock escarpments and associated pools of the Kororoit Creek.

Guidelines

- Encourage rehabilitation works to return the Creek banks to a natural state, particularly where it has been significantly altered or channelled.
- Protect natural river profile, geomorphology and geological formations by avoiding major earthworks, minimising cut and fill of embankments and managing access.

Objective 3

To improve the landscape character of the Creek corridor.

Guidelines

- Ensure that elements of the original landscape are retained particularly through the planting of indigenous vegetation.
- New landscaping and vegetation should be located and designed to reinforce the legibility of the local waterway landform and re-establish the Creeks original natural setting.

2.3 Open space and access objectives

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Objective 4

To create and maintain a continuous open space corridor and access trail with links to an open space network of local parks, linear green spaces, regional parks and trail connections.

Guidelines

- Maintain opportunities for integration/connection of the Kororoit Creek trails and pathways with other existing and proposed trails.
- Retain existing connections and protect potential connections from the Creek corridor to community facilities, other open space trails and the regional open space network.
- Construct access paths / trails in accordance with the AustRoads Trail Standards and the Melbourne Water Shared Pathways Guidelines (January 2009).
- Locate passive and active recreational open spaces to minimise disruption to environmentally significant areas, with appropriate fencing, screening and/or landscape buffer areas.

2.4 Views and visual features

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Objective 5

To protect and enhance the natural and visually attractive Creek corridor and landscape views along the Creek corridor.

Guidelines

- Development and works (buildings, fences or other structures) should be designed and located so as not to be visually prominent or intrusive when viewed from the Creek corridor and pathways/trails.
- Landscape enhancement and revegetation works should seek to restore the natural environment and reduce the visual prominence of urban forms, for example landscape screening with indigenous vegetation to obscure the visibility of the built form.
- Ensure works adjoining the Creek are sensitively placed and designed to minimise the visual impact on the Creek corridor.

2.5 Built form objectives

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Objective 6

To avoid or minimise impacts of buildings and works on the Creek corridor.

Guidelines

- Ensure careful and responsive subdivision and building design reflects the landform and geomorphology of the Creek valley.
- Ensure that the earthworks, built form and fencing retain and enhance the local natural landform and bank profile of the Creek corridor, through appropriate setback and landscaping.
- Ensure development and works are sensitively placed and designed to provide a positive interface to the Creek corridor.
- Locate and design new buildings to not be visually prominent or intrusive when viewed from the Creek corridor or pathways/trails.
- Ensure development provide opportunities for passive surveillance of the Creek corridor.
- Minimise hard paving surfaces on lots adjacent to the Creek.
- Encourage the provision of a continuous publically accessible open space corridor adjacent to the waterway.
- Fence transparency must be a minimum of 50%. Fence design, materials and transparency should be appropriate to the landscape setting of the Creek and provide opportunities for visual interaction along the Creek corridor.

- Built form should not be visually obtrusive within the Creek corridor. Visual bulk should be avoided through building form, materials, articulation, setbacks and with landscape screening where no design alternative exists.
- Building facades should be highly articulated in response to the landscape context, avoiding large, stark expanses of wall materials. External wall and roof materials should be appropriate to the natural, landscape setting of the Creek corridor. Highly reflective or metallic materials should be avoided.
- Ensure the use of consistent built landscape elements, such as signage, pathways and furniture.

3.0 Permit requirement

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In addition to the permit requirements of Clause 42.01-2, a permit is required to:

- Construct a building or fence.

A permit is not required for:

- Undertaking routine maintenance and repairs to existing buildings and works which are undertaken to the same details, specifications and materials.
- Works undertaken by or on behalf of a public authority or waterway management agency for:
  - Ongoing management and operation of effluent treatment.
  - Regulation of the flow of water in a watercourse.
  - Environmental protection and enhancement of the Creek corridor.
  - Regulation or mitigation of flooding from the Creek.
  - Ongoing management, operation and maintenance of a minor utility.
  - Ongoing management of fire breaks

The requirement for a permit to remove, destroy, prune or lop vegetation does not apply to:

- Removing environmental weeds identified in Table 1 to this Schedule or as proclaimed as a weed under the Catchment and Land Protection Act (1994).
- Pruning or lopping of vegetation to maintain access to open space and pedestrian trails/paths, public safety or to maintain a plant's horticultural health.
- The removal of non-indigenous plants in the preparation for revegetation or native vegetation management works by / on behalf of a municipal council or public authority or waterway management authority.

4.0 Application requirements

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An application to subdivide land, construct a building or construct or carry out works must be accompanied by the following information as appropriate, unless otherwise agreed to by the responsible authority:

- A site plan to scale showing lot boundaries, setbacks of existing and proposed buildings and works, driveways and vehicle parking and loading areas, external storage and site service areas, proposed landscape areas and the location of any easements, native and exotic vegetation and the vegetation to be removed.
- An application for buildings and works should include an Environmental Construction Management Plan that will provide, but not be limited to the following information:
  - The location, species and value of existing native vegetation on site.
  - How buildings or works will not compromise remnant native vegetation.

  - How buildings or works will not compromise the Creek corridor landscape or natural landform.
  - How the development will protect the existing ecological values of the Creek corridor.
  - How buildings or works will not threaten stream processes or water quality.
  - Proposed measures to minimise the extent of stream bank disturbance and runoff.
  - The need to stabilise disturbed areas by engineering works or vegetation.
  - Construction vehicle access.
- Building elevations drawn to scale.
- Existing and proposed finished site levels.
- The gradient and location of the top and toe of all cut and fill batters.
- The location, height and materials of construction of existing and proposed retaining walls.
- Floor plan layouts and finished floor levels.
- A landscape plan showing existing and new vegetation, retaining walls and fencing.
- The proposed external building materials, finishes and colours.
- Details of the location of the proposed method of sewage, stormwater, sullage and effluent disposal.
- The location of fuel tanks, water storage or other storage facilities so as to not inhibit the ability to carry out ecological burning of adjacent vegetation.
- The gradient and location of all hardstand areas to direct surface water away from native vegetation and into approved drainage points.
- An application to remove, destroy or lop vegetation must be accompanied by the following information:
  - A description of the vegetation to be removed, including the extent and type of vegetation and the number and size of any vegetation to be removed.
  - A written explanation justifying the removal of the vegetation.

5.0 Decision Guidelines

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Before deciding on an application the responsible authority must consider, as appropriate:

- The guidelines for each objective.
- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement.
- The *Kororoit Creek Regional Strategy 2005-2030* and any relevant adopted waterway management plan or waterway master plan.
- The views of Melbourne Water.

Reference Documents

- *Kororoit Creek Regional Strategy 2005-2030.*
- *Kororoit Creek Masterplan 2006*
- *Port Phillip and Westernport Regional River Health Strategy (June 2007)*

Table 1 to Schedule 1 - Environmental Weeds

Scientific Name	Common Name
Acacia baileyana	Cootamundra Wattle
Acer pseudoplatanus	Sycamore Maple
Agapanthus orientalis	Agapanthus
Agave sp	Agave
Allium triquetrum	Angled Onion
Aloe sp	Aloe
Anredera cordifolia	Madeira Vine
Asparagus asparagoides	Bridal Creeper
Berkheya rigida	African thistle
Beta vulgaris	wild beet
Carduus spp.	Slender Thistle
Carduus tenuiflorus	Winged Slender-thistle
Centaurea calcitrapa	Star Thistle
Chamecytisus proliterus	Tree lucern
Chrysanthemoides monilifera	Boneseed
Cirsium arvense	Perennial Thistle
Cirsium vulgare	Spear Thistle
Clematis vitalba	Old Man's Beard
Convolvulus arvensis	Common Bindweed
Coprosma repens	Mirror Bush
Cortaderia selloana	Pampas Grass
Cotoneaster franchetti	Grey Cotoneaster
Cotoneaster glaucophyllus	Large-leaf Cotoneaster
Cotoneaster pannosus	Silver-leaf Cotoneaster
Crataegus monogyna	Hawthorn
Cuscuta planiflora	Small-seed Alfalfa-dodder
Cynadon dacctylon	Couch
Cynara cardunculus	Artichoke Thistle
Cytisus scoparius	English Broom
Datura stramonium	Common Thorn-apple
Diplotaxis tenuifolia	Sand Rocket
Dipsacus fullonum subsp. fullonum	Wild Teasel
Diptatherum miliaceam	Rice Millet
Dittrichia graveolens	Stinkwort
Echium plantagineum	Paterson's Curse
Eichhornia crassipes	Water Hyacinth

Scientific Name	Common Name
Emex australis	Spiny Emex
Eragrostis curvula	African Love-grass
Foeniculum vulgare	Fennel
Fraxinus angustifolia	Desert Ash
Genista linifolia	Flax Leaf Broom
Genista monspessulana	Montpellier Broom
Hedera helix	English Ivy
Hypericum perforatum subsp. veronense	St John's Wort
Ipomoea ssp.	Morning Glory
Juncus acutus subsp. acutus	Spiny Rush
Lagunaria patersonii	Norfolk Island Hibiscus
Lepidium draba	Hoary Cress
Leucanthemum vulgare	Ox-eye Daisy
Ligustrum spp.	Privets
Lycium ferocissimum	African Box-thorn
Marrubium vulgare	Horehound
Melaleuca armillaris	Bracelet Honey Myrtle
Moraea miniata	Two-leaf Cape-tulip
Nassella neesiana	Chilean Needle-grass
Nassella trichotoma	Serrated Tussock
Olea europaea	Olive
Onopordum acanthium subsp. acanthium	Scotch Thistle
Opuntia robusta	Wheel Cactus
Opuntia sp.	Cactus/prickly pear
Oxalis pes-caprae	Soursob
Paraserianthes lophantha	Cape Wattle
Paspalum dilatatum	Paspalum
Phalaris aquatica	Phalaris
Physalis viscosa	Sticky Ground-cherry
Pinus radiata	Radiata Pine
Pittosporum undulatum	Sweet Pittosporum
Polygala myrtifolia	Myrtle leaf milkwort
Prunus sp.	Cherry
Reseda luteola	Weld
Ricinus communis	Castor Oil Plant
Rosa rubiginosa	Sweet Briar
Rubus fruticosus spp. agg.	Blackberry

Scientific Name	Common Name
Salix babylonica s.l.	Weeping Willow
Salix cinerea	Grey Sallow
Salix fragilis	Crack Willow
Salix spp.	Willow
Salix X rubens	Basket Willow
Schinus molle	Peppercorn
Scolymus hispanicus	Golden Thistle
Silybum marianum	Variegated Thistle
Solanum linnaeanum	Apple of Sodom
Solanum nigrum	Blackberry nightshade
Stenotaphrum secundatum	Buffalo grass
Thinopryum ponticum	Tall Wheat grass
Ulex europaeus	Gorse
Vinca major	Blue Periwinkle
Xanthium spinosum	Bathurst Burr
Zantedeschia aethiopica	White Arum Lily