SCHEDULE 3 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO3.

CRANBOURNE GARDENS, CRANBOURNE

1.0

Statement of environmental significance

The Cranbourne Gardens is valued by the community because of its ecological integrity and its location close to built up areas. Within an area that has been extensively modified since European settlement, it is one of the last tracts of native bushland that has remained relatively intact.

It is noted for its diverse ecosystems found in tea tree heathlands, swamps, sedgelands and wet heathlands. Many species of native plants and animals not often seen in urbanised areas find refuge in the Cranbourne Gardens. Parts of the Cranbourne Gardens are elevated as they are sited over ancient sand dunes. This facilitates higher visual exposure of the gardens from surrounding areas and vice versa.

The proximity of the Cranbourne Gardens to built up areas provides strong justification for a buffer zone to be established on immediately surrounding land. Without this buffer, there is potential for visual intrusion into the Gardens and for the introduction of both feral animals and pest plants. Development within this buffer zone should be carefully assessed to ensure their compatibility with the Cranbourne Gardens.

2.0

Environmental objective to be achieved

To protect the biological values, landscape quality and amenity of the nearby Cranbourne Gardens for the purpose of scientific investigation and for the benefit and enjoyment of the public.

To ensure that development in the vicinity of the Cranbourne Gardens is compatible with the maintenance of the values referred to above.

3.0

Permit requirement

A permit is not required to remove, destroy or lop:

- exotic vegetation;

- the following environmental weed species:
  - Sweet Pittosporum (Pittosporum undulatum);
  - Sallow Wattle (Acacia longifolia subsp. Longifolia);
  - Coast Wattle (Acacia longifolia subsp. Sophorae).

4.0

Application requirements

None specified.

5.0

Decision guidelines

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

- The effect any development could have on the biological integrity and amenity of the Cranbourne Gardens by reason of noise, smell, dust, fumes, vermin, noxious weeds, polluted waters and changes to natural drainage flows.

- The effect of any development on visitors’ enjoyment of the Cranbourne Gardens in terms of the extent of visual impact of the use or development and or any significant change to the natural topography of the area.
The extent to which any building or works would be visible from within any part of the Cranbourne Gardens.

The desirability of maintaining a rural landscape and the need to limit fringe urban activities in the environs of the Cranbourne Gardens.

The need to retain natural vegetation in the environs of the Cranbourne Gardens as habitat for native fauna and as an important landscape element.

The desirability of using species of plants indigenous to the area in any landscaping works in the environs of the Cranbourne Gardens.

The effect of any development in terms of fire hazard.

The views of the Cranbourne Gardens and of any other agency the responsible authority considers relevant.

The views, if any, of the Department of Environment, Land, Water and Planning.

Background documents

Sites of Botanical Significance in the Western Port Region, (1984) A.M. Opie et al, Department of Conservation Forests and Lands

Sites of Zoological Significance in the Western Port Region, (1984) D.L. Andrew et al, Department of Conservation Forests and Lands