WESTERN PORT COASTAL POLICY

Where the policy applies

This policy applies to all land shown on Plan 1 to Clause 22.04.

Policy basis

Western Port is a special area. It has long been noted for its environmental attributes, particularly its biodiversity and wide range of habitats for coastal plants and animals. These habitats feature in salt marshes, mangroves, inter-tidal mudflats and seagrass beds commonly found in Western Port.

Western Port has wetlands of international significance (the northern shores are protected by the Ramsar Convention) and the area plays annual host to thousands of migratory birds. Australia has signed agreements with China and Japan protecting their habitat.

There are other reasons why Western Port is special. It has a deep water port at Hastings. It has outstanding coastal landscapes (parts of the coast have been recorded by the National Trust). It attracts visitors from Melbourne, other parts of Australia and from abroad. Most importantly, it is highly accessible for an ever growing number of Casey residents.

The environment of Western Port has finite limits and cannot sustain unlimited pressure from human usage. The drainage of wetlands, the clearing of mangroves and the discharge of polluted run-off from urban settlements are notable examples of poor environmental management that have adversely affected the ecological integrity of the area.

Care must be exercised to ensure that future development in Western Port does not occur to the detriment of these special attributes.

Policy objectives

- To conserve the environmental and scenic qualities of Western Port.
- To ensure that development occurs in a manner that is sympathetic to the environmental and scenic qualities of Western Port.

Policy

It is policy that:

- The biodiversity and natural ecosystems of Western Port be protected from damage or destruction.
- The waters of Western Port be protected from the damaging effects of sedimentation and polluted run-off.
- The coastal vegetation, landforms and landscapes of Western Port, especially in areas that are visually exposed, be protected from intrusive development.
- Residential development be low key in terms of roof treatment and the height, massing, colours and finishes of buildings.
- Development is visually integrated with the surrounding area and designed to minimise visual bulk.
- All coastal settlements be connected to reticulated sewerage as a matter of high priority.
- Development of coastal settlements at Cannons Creek, Blind Bight and Warneet be contained within their existing boundaries.
Tooradin be promoted as a centre for boating and tourism related development.

**Performance standards**

The following performance standards are deemed to satisfy the policies relating to the coastal villages:

- Development is of natural, muted colours.
- Development is of non-reflective materials.
- Development is of two storeys or less and where of two storeys, the second storey is dormer or attic style and does not exceed 7.5 metres in height.
- Development is setback 10.0 metres from the frontage and 3.0 metres from side and rear boundaries in Cannons Creek and Warneet and 6.0 metres from the frontage and 2.0 metres from side and rear boundaries in Blind Bight.

**Policy references**

- Port Phillip and Westernport Regional Catchment Strategy, (August 1997) Port Phillip Regional Catchment and Land Protection Board
- Westernport Bay Strategy, (1992) Westernport Regional Planning and Co-ordination Committee
- 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
- Western Port Coastal Villages Strategy, Westernport Regional Planning and Co-ordination Committee
- Residential Development in Coastal Villages, (January 1997) City of Casey