



## PORT PHILLIP CONSERVATION COUNCIL INC.

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### PPCC Inc. Policy Statement No. 4

## Planning Limits on Density of Building Developments around Port Phillip

#### SUMMARY:

Low density residential zoning is the desirable maximum density of development for land not already zoned at higher densities, within at least one kilometre of the Port Phillip coast. Even lower development limits are desirable in many specific areas.

#### DETAIL:

**Standard Limit on Development:** Much of the most important land area affecting the Port Phillip environment is its immediate hinterland, especially the extensive freehold land closest to it. The hinterland referred to is the coastal land around Port Phillip within a minimum distance from the coast of one kilometre. It is desirable that as much as possible of that land that has not already been zoned for more than Melbourne's traditional low density residential development should be limited to such a density of development.

**Rationale for Limits Advocated:** Such a limit on the density of development should permit an acceptably high minimum level of vegetation cover on land, given the significance of that to the coastal environment, landscape and ecosystem. It should also provide an acceptably low maximum level of activities that are environmentally harmful or inconsistent with the coastal area. Given the potential for higher densities of development all around Port Phillip for very great distances landward compared with the one kilometre band advocated, the pleasant and distinctive effect of the development-limited coastal band should substantially benefit nearly all users of Port Phillip, and also the whole area on its landward side for very long distances.

**Special Areas with Less Intensive Zoning:** There will be many areas where much lower densities of development presently exist, or should be established as limits, and those should be identified and protected by planning authorities in gazetted zonings.

**ADOPTION:** This original version of PPCC Inc. Policy Statement No. 4 was adopted by a General Meeting of the Port Phillip Conservation Council Inc. on 27th April 1998.

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