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PPCC Inc. Policy Statement No. 2

Planning Limits on Heights of Structures Around Port Phillip

SUMMARY:

Tall structures close to the Bay's coastline have very great adverse environmental effects on the Bay's coastal margins. They are not just a background bulk, but become the obtrusive foreground of the coastal landscape, replacing the previous view of the sky and other natural features. The most valuable and sensitive zone along the coast for people's coastal activities is the land and sea within 200 metres of the coast, a zone recognized by governments. It is the focus of the policy below.

DETAIL:

Effect of Tall Structures: Tall structures affect the use of the coast because of their appearance, including such effects as reflections, colours, shading of ground, lighting and glare at night, and wind disturbance, which can harm coastal vegetation. Tall buildings, because of their capacity, generate extra traffic and congestion pressures on the Port Phillip coast, which is already heavily congested, particularly at times of peak use.

Land Within 200 metres of the Coast: The land within 200 metres of the high water mark has been designated in planning legislation as being of coastal significance. Land, whether public or private, within that zone should not receive permits for erection of structures above 8 m in total height, including all architectural and structural features. This height gives ample allowance for very tall single storey structures, and normal buildings up to two storeys.

Land between 200 m and 1 km from the Coast: In general, an 8 metre height limit will also apply for residential and commercial development within one kilometre of the coast. However, in existing commercial or residential areas where higher limits currently predominate, PPCC Inc. considers that development higher than 8 metres may be permitted, provided that there is thorough public consultation, that the development is approved by the local council, and that no part of that development can be seen from any part of the coastal reserve, or from up to 200 metres out to sea.

ADOPTION: This Revision No. 2 of PPCC Inc. Policy Statement No. 2 was adopted by a General Meeting of the Port Phillip Conservation Council Inc. on 18th October 1999.
