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PPCC Inc. Policy Statement No. 7

Commercial Operations on Foreshore Reserves

SUMMARY:

PPCC Inc. opposes further or expanded commercial use or development of public foreshore reserves, or new forms of that. There is adequate private land adjacent to the foreshore to accommodate such development of any reasonable scale, and larger scale developments should be located well away from the foreshore. The foreshore should not be subjected to alteration, disturbance or intrusion for commercial gain. No new leases or licenses, or extension or modification of existing leases or licenses, on, above or under foreshore reserves, for commercial purposes, should be allowed.

Existing commercial uses of public foreshore reserves should be closely monitored and regularly and frequently reviewed, and any such use that is found to be no longer warranted should be permanently discontinued if justification for that can be established.

DETAIL:

Priority for Coastal Values: The quite small public foreshore reserves around Port Phillip have been in existence at their present size for over a century despite relentless population growth nearby during much of that time. That steadily growing resulting pressure of use on the reserves is placing them under ever-increasing stress. It is therefore important that the maximum extent of those reserves should be available for their highest purpose, which is the public enjoyment of the coastline by walkers and swimmers for the inherent values of its flora, fauna, geomorphology, landscape and seascape, without undue disturbance or intrusion of uses or development that would reduce or compromise that enjoyment.

Private Land Available Nearby: Port Phillip already suffers from an excessive presence of commercial development on its public foreshore reserves, in the form of restaurants, cafes, kiosks, coffee houses, tea houses despite those narrow reserves being bounded by relatively large accessible areas of private freehold land that could be purchased at competitive market prices to house commercial development. Unlike the selective advantage that a foreshore siting unfairly confers on a commercial operation, the siting of such operations on nearby suitably-zoned private land provides fair market competition, with all operations competing on the same basis.

Protection: The other main reason for confining commercial development to private land with an appropriate business zoning is the protection of public foreshore areas from acquisition of the ambience of *de facto* suburban commercial zones. Unwanted car parks, lighting, signage and such banalities can thus be avoided.

Temporary Uses also Opposed: The opposition to commercial operations includes temporary exclusive or intrusive commercial uses such as organized games, competitions, sport, promotions, entertainment and functions such as weddings. None of those uses necessitates a foreshore venue, and there is adequate provision for them away from the foreshore.

ADOPTION: This Revision No. 1 of PPCC Inc. Policy Statement No. 7 was adopted by the Annual General Meeting of Port Phillip Conservation Council Inc. on 19th November 2007.
