



PORT PHILLIP CONSERVATION COUNCIL INC.

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PPCC Inc. Policy Statement No. 12

Remnant Large Open Space Land Parcels in Port Phillip Catchment Area

SUMMARY:

Much of the water catchment area around Port Phillip is covered with residential, commercial, industrial, or other development. Very little land near Port Phillip is close to its original state or pastoral land. Authorities managing land should retain all remnant open space over one square kilometre within one kilometre of the coast as permanent open space, in addition to that already permanently reserved for conservation or recreation purposes. Undeveloped land is all that prevents Port Phillip becoming merely an urban lagoon. Authorities should restrict development of open space beyond that distance so that development does not significantly degrade the Port Phillip environment. Controls should be by public acquisition if necessary. Key sites are listed below.

DETAIL:

The highest priorities for permanent retention, by statutory protection, or by public acquisition of freehold or development rights if necessary, of large areas of unreserved or partly reserved open space land, including wetlands, abutting Port Phillip or whose development would harm the Port Phillip environment, are as follows:

- The **open space** land **bounded by** the northern boundary of the Mount Eliza Business College, Kunyung Road, a straight line along Albatross Avenue to Gunyong Creek, Gunyong Creek, Nepean Highway, the western boundary of the Mornington Country Golf Club, Caraar Creek Lane, and the coastline of Port Phillip.
- The open space land bounded by Queen Street, Altona; the rear boundaries of freehold lots on Maidstone Street, Altona; the coastline of Port Phillip, the eastern boundary of the main Geelong Grammar School site on the western side of Limeburners Bay, and a line from there back to Queen Street, Altona, that is one kilometre inland from the Port Phillip coast, together with the parts of the **Point Cook Airfield** outside that area, and **RAAF Lake** and the **open space** between it and the roads nearest it, and the Truganina Swamp and adjacent Mebourne Water Drainage Basin.
- The **open space land** within one kilometre of the Swan Bay coast, together with the whole of Swan Island and each of the other islands, Duck, Sand, Mangrove and Tip, having some of their coastline as part of Swan Bay.
- The open space land within one kilometre of the coast of Port Phillip between Eastern Beach Reserve, Geelong, and **Point Richards, Portarlington**, together with the open space land between the Geelong-Portarlington Road east of Clifton Springs and the Port Phillip coastline that is visible from any point on that part of Port Phillip Bay adjacent to that coastline and up to one kilometre from it.
- The **open space land** within one kilometre of the coast of Port Phillip between Nelson Place, Williamstown, and the western boundary of the W. G. Cresser Reserve, Altona, together with the open space on either side of the Kororoit Creek and the adjacent Cherry Lake, Altona, and its associated Reserve and Conservation Area.
- The **open space land** called “**Tootgarook Swamp**”, some 340 hectares of freehold dune and marshland, with much indigenous flora and fauna, on the north side of Browns Road, Boneo, and the east side of Truemans Road, from which **Chinaman’s Creek**, which enters Port Phillip at Rosebud West, gains much of its water.

ADOPTION:

This Revision No. 1 of PPCC Inc. Policy Statement No. 12 was adopted by a General Meeting of **Port Phillip Conservation Council Inc.** on 23rd October 2003.