

21.12 CASEY COAST

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21.12-1 Profile

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Casey Coast, on the shores of Western Port, is an internationally significant area that 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.

The area is also characterised by sustainable farming and four coastal villages. Tooradin will be a busy recreation and eco-tourism centre servicing the Casey coastal communities and its visitors, in contrast to the smaller, serene villages of Warneet, Blind Bight and Cannons Creek. The vision for the Casey coastal villages is one of sustainable, safe, peaceful, well-connected communities living in harmony with the environment.

21.12-2 Objectives

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- To protect the identity, character and sense of place of the coastal villages.
- To coordinate facility and service provision across the four coastal villages, taking full advantage of existing assets.
- To identify and manage processes that threaten the Western Port coast, including the impacts of climate change.
- To establish an environmental framework for Casey's coast that focuses on the long-term environmental restoration of the area.
- To recognise the international significance of the coastal flora, fauna and the marine environment.
- To improve the quality of waterways as a natural resource and habitat area.
- To develop a network of coastal trails linking people and places along Western Port.
- To protect the "village" quality of Tooradin from insensitive development.

21.12-3 Strategies

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General

- Reinforce the identity, character, and sense of place of all the coastal villages by defining and maintaining clear village boundaries and compact village centres, and managing the character and extent of new development.
- Ensure residential development is:
 - In keeping with the preferred neighbourhood character of low-scale built form on large blocks, dominated by the landscape.
 - Low-key in terms of roof treatment and the height, massing and finish of buildings, using natural and muted colours and non-reflective materials.
- Encourage development that is visually integrated with the surrounding area, designed to minimise visual bulk, and is sympathetic to the environmental and scenic qualities of the Western Port coastal areas.

- Ensure that the location and design of new development has regard for a projected sea-level rise of 0.8 metres by 2100, and the combined effects of tidal inundation, storm surge and coastal erosion.
- Facilitate the extension of sewer services to all coastal villages, including rural-residential housing in the longer term.
- Ensure that best practice stormwater management is used to limit the damaging effects of sedimentation and polluted run-off.
- Identify, protect and preserve sites of significant vegetation and habitat (including riparian and inter-tidal environments) for native flora and fauna.
- Provide strong regulatory protection for Western Port’s natural places to minimise further loss of natural values.
- Encourage sensitively sited and designed coastal infrastructure that avoids the fragmentation of Ramsar-listed coastal environments.
- Recognise, protect and enhance the identified areas of biodiversity significance within Cannons Creek, Warneet, Blind Bight and Tooradin.
- Improve the environmental qualities of the farmland surrounding the villages, particularly the condition of watercourses and roadsides.
- Enhance the special, open coastal, rural landscape character of the land south of Baxter-Tooradin Road.
- Extend the ‘Casey Trail Network’ along the Western Port coast that provide opportunities to link the coastal villages with surrounding areas.

Tooradin

- Facilitate the growth of the Tooradin Neighbourhood Activity Centre on land zoned for that purpose to service the surrounding township, rural areas and visitors, ensuring that the centre incorporates a high standard of urban design and functionality.
- Manage new development to retain and enhance the village’s unique and natural qualities, with particular regard to the potential adverse impact of medium-density development on such qualities.
- Manage Tooradin as an “eco-tourism” precinct and centre for boating.
- Encourage and facilitate the development of a regional environmental learning, information and interpretative centre based on nature, history and agriculture.
- Provide for a high amenity service industrial precinct west of Tooradin Station Road that minimises off-site amenity impacts.
- Facilitate improved productivity on Tooradin’s farms by protecting the high quality agricultural land located east of Sawtells Inlet and north of South Gippsland Highway.
- Upgrade the standard of Tooradin Station Road to that of a secondary arterial road.
- Maintain South Gippsland Highway’s valued landscape character free of commercial development.

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Implementation

These strategies will be implemented by the following measures:

Use of policy and the exercise of discretion

- Ensuring that the future use and development of land is generally in accordance with the Casey Coast Local Area Map.
- Ensuring that the new subdivision of land is connected to reticulated sewerage, where available.
- Using the Non-Agricultural Uses in Green Wedge Areas Policy at Clause 22.08 to ensure that productive agricultural land in the Green Wedge Zone, Green Wedge A Zone and Rural Conservation Zone is not adversely affected by the establishment of inappropriate non-agricultural uses.
- Using the Retail Policy at Clause 22.01 to provide for the orderly development and expansion of the Tooradin Neighbourhood Activity Centre.

Application of zones and overlays

- Applying the Township Zone to the coastal settlements of Blind Bight, Cannons Creek, and Warneet to provide for a range of appropriate uses in a township setting.
- Applying the Green Wedge Zone and Green Wedge A Zone to rural areas outside the Urban Growth Boundary to recognise local agricultural and environmental attributes, maintain the viability of rural industry and facilitate sustainable land management practices.
- Applying the Commercial 1 Zone to activity centres with a primary retail function, including the Tooradin Neighbourhood Activity Centre.
- Applying the Rural Conservation Zone to protect and conserve the sensitive coastal areas under private ownership.
- Applying the Public Conservation and Resource Zone to protect and conserve the natural environment of areas under public ownership.
- Applying the Environmental Significance Overlay to areas of identified environmental significance, including the coastal environs.
- Applying the Significant Landscape Overlay to conserve and enhance areas of identified landscape character and value.
- Applying the Heritage Overlay to heritage places of national, State and local significance, as identified in Council's relevant heritage studies and strategic work.
- Applying the Land Subject to Inundation Overlay to land affected by flooding along open watercourses, by tidal inundation and storm surge, and by flooding as a result of poor surface drainage.

Further strategic work

- Preparing township strategies for each of the coastal villages, including preferred neighbourhood character guidelines.
- Preparing a Western Port Green Wedge Management Plan for all land in a Green Wedge Zone and Green Wedge A Zone.
- Reviewing the existing Significant Landscape Overlay and Environmental Significance Overlay provisions that apply within the Casey Coast area.
- Reviewing the Land Subject to Inundation Overlay and other relevant planning provisions to reflect the vulnerability of coastal areas to the impacts of climate change.

- Investigating future trail links through the Western Port coastal area to extend the 'Casey Trail Network'.
- Investigating land at the western end of Hopetoun Road for a potential conservation reserve, given its classification as a site of biodiversity significance.

Other actions

- Implementing the Community Building Initiative in the Casey coastal communities.
- Encouraging the voluntary placement of conservation covenants on private land containing significant native vegetation.
- Encouraging the revegetation of coastal areas using locally indigenous coastal vegetation.
- Supporting community projects consistent with the principles of revegetation and sustainable land management.
- Investigating a range of incentives to progressively expand the North Western Port Nature Conservation Reserve along the Western Port coastline.

21.12-5 Casey Coast Local Area Map

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