



Schnapper Point Framework Plan



June 2009

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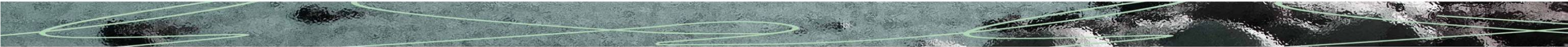
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Introduction

This section outlines the boundaries of the Schnapper Point Area and the purpose of this Framework Plan. It also details the structure of this report.

1.1 Schnapper Point Area

The boundaries of the Schnapper Point area are shown in Figure 1.

The area includes the headlands of Schnapper Point and the Red Bluff. It includes Mornington Pier, Mornington Park, and Mornington Harbour. It also includes Mothers, Scout and Shire Hall Beaches and related foreshore, which extend between the two headlands up to the Esplanade, as well as the waters of the bay just beyond the Mornington Pier. Any further reference to “Schnapper Point” in this document applies to the area in Figure 1 as a whole.

All land within the area is Crown Land. It is under the control of three public land managers. Parks Victoria is the Committee of Management of the Mornington Pier, Fisherman’s Jetty and the adjacent water between these two structures. The Mornington Peninsula Shire is the Committee of Management for the foreshore, part of which is leased to the Mornington Yacht Club (generally the club house and yard) and for other purposes (boat hire, scouts, bathing boxes). The remaining area (part of the waters of and structures in Port Phillip Bay) is under the control of the Government, through the Department of Sustainability and Environment. Parks Victoria also manages boating and other activities on the water. Proposals for the use and development of land generally require consent under the Coastal Management Act and planning permission under the Mornington Peninsula Planning Scheme.

1.2 Purpose of this plan

Melbourne 2030 – Planning for Sustainable Growth indicates that the coastal section of the Mornington (Major) Activity Centre has the status of an **activity node** under the *Victorian Coastal Strategy 2008*.

The Framework Plan confirms that this activity node is defined by the boundaries of the Schnapper Point area.

Schnapper Point accommodates a wide variety of activities and has important environmental attributes and ecological (eco) systems. It is a valuable community asset that gives the community public access to a wide range of recreational pursuits and is a ‘gateway’ to the bay. It is an important component of the Mornington Activity Centre, but also serves a much wider catchment in relation to its recreational opportunities.

Schnapper Point is a limited resource, whereas ongoing growth in its catchment will continue to be expressed in proposals for additional development. The resulting tension creates challenges for the various land managers in assessing the suitability of proposals for the use and development of land (incl. land covered by water). The assessment process involves a range of coastal policies that need to be weighed against other policy imperatives, including activity centre policy.

The purpose of this Framework Plan is to achieve a coordinated approach to the future planning and management of Schnapper Point. It assists land managers, decision-makers and proponents by providing a comprehensive evaluation tool to assess proposals for the use and development of land.

It provides decision guidelines and assessment criteria that assist in the integrated assessment of development proposals and other initiatives. The guidelines and criteria are based on existing government policy instruments and presented in a way that:

- Relates the guidelines and criteria to the attributes of Schnapper Point, the activities that occur within it, and their interdependencies;
- Outlines how higher level (state-wide, regional and activity centre) policies are to be applied to this particular Precinct.

The Framework Plan reflects existing policies and strategies. It does not create any new policies or strategies.

1.3 Structure of this Report

Policy Context

Section 2 provides a brief policy context for Schnapper Point. It lists a range of policies and strategies that apply to the area in a diagram indicating the policy hierarchy. These policies and strategies have been summarised in a separate report: the *Schnapper Point Policy Review – April 2009*.

Section 2 outlines the main policies and strategies of the following documents, as they provide most of the guidance for Schnapper Point and have been referenced in developing decision guidelines and criteria in Sections 3 and 4 of this report:

- Melbourne 2030
- Victorian Coastal Strategy
- Mornington Peninsula Planning Scheme
- Boating Coastal Action Plan
- Mt Eliza to Point Nepean Coastal Action Plan
- Mornington Activity Centre Structure Plan

Precincts

Within the overall area four functional precincts can be recognised:

- Beaches
- Mornington Park
- Boating Access Area and pier
- Red Bluff, Esplanade and Cliffs

Section 3 includes for the area as a whole and for each precinct:

- an overview of its attributes,
- an outline of key policy directions
- decision guidelines that have been taken directly from policy sources to guide land managers in both local and state government.
- Assessment criteria for development proposals that have been derived from these policy sources.

The assessment criteria give more specific guidance and indicate how decision guidelines should be applied to this particular place.

Development and Access

Section 4 applies to buildings and works and traffic and parking arrangements for Schnapper Point as a whole. Decision guidelines and criteria are again provided to assist in assessing and making decisions on the built form and access arrangement for proposals for the development and access of land.



Figure 1: Schnapper Point Activity Node

2

Policy Context

This section provides a brief policy context for the Schnapper Point area. It includes six policy/strategies that have been reviewed in detail to produce the decision guidelines and assessment criteria. Whilst these policies are referred to in Section 3 they also provide guidance that is relevant to Section 4, but are not repeated in that section.

The policy overviews in this section are not extensive and the full policy documents may need to be referred to.

A separate Policy Context Report - the *Schnapper Point Policy Review – April 2009* - has been prepared that provides a full overview of all policies and strategies that relate to Schnapper Point.

2.1 Policy Hierarchy

Acts and Legislation

Planning & Environment Act 1987
 Environment Effects Act 1978
 Crown Land (Reserves) Act 1978
 Coastal Management Act 1995
 Marine Act 1988
 Port services Act 1995
 Fisheries Act 1995
 Heritage Act 1995



State Policy

Melbourne 2030 (2002)
 Victorian Coastal Strategy 2008
 Siting and Design Guidelines for Structures on the Victorian Coast (1998)



Mornington Peninsula Planning Scheme



Regional Policy

Boating Coastal Action Plan (March 2007)
 Mt Eliza to Point Nepean Coastal Action Plan 2021 (2005)
 Port Phillip and Western Port Regional Catchment Strategy 2004-2009 (Port Phillip and Western Port CMA)



Local Policy

Mornington Activity Centre Structure Plan 2007
 Mornington Coastal Management Plan (to be completed)
 Assessment Guidelines – EES – Proposed Safe Harbour Development
 Mornington Harbour Mornington Yacht Club (May 2006)

This hierarchy should be used as a guide to align the outcomes of various policies when they are applied to the Schnapper Point area.

2.2 Melbourne 2030 – Planning for Sustainable Growth / Melbourne @ 5 Million

Mornington has been designated as a Major Activity Centre (MAC), where continual development should supplement the network of Principal Activity Centres, and is critical to Melbourne's economic viability.

The following Melbourne 2030 Directions and Policies are relevant and should be taken into account in relation to Schnapper Point:

- 1.2: Broaden the base of activity centres that are currently dominated by shopping to include a wider range of services over longer hours, and restrict out of centre development.
- 5.2: Recognise and protect cultural identity, neighbourhood character and sense of place.
- 5.4: Protect heritage places and value.
- 5.8: Improve the environmental health of the bays and their catchments.
- 5.9: Protect coastal and foreshore environments, and improve public access and recreational facilities around Port Phillip Bay and Western Port.

Melbourne 2030 states that *continued development at Major Activity Centres supplements the network of Principle Activity Centres and provides additional scope to accommodate ongoing investment and change in retail, office, service and residential markets.*

Melbourne 2030 envisages improved recreational and tourism precincts including facilities for boating and cruising yachts.

2.3 Victorian Coastal Strategy 2008 (VCS)

The Victorian Coastal Strategy 2008 (VCS) provides a comprehensive integrated management framework for the coast of Victoria and provides policies and actions to guide decisions about its management over the next five years.

The strategy aims to protect and manage the coastal environment, recognising that human needs are an integral part of the system. It seeks to manage human impacts in an ecosystem (Ecosystem-based Management). The strategy advocates an integrated approach to coastal planning and management across land/sea and the private/public interfaces, where coastal decision-making and management is considered within a broader geographical and administrative framework to ensure best possible outcomes.

The VCS establishes a set of hierarchical principles to guide strategic planning at the regional, local and site level. Coastal development decisions must first consider protecting significant environmental and cultural features foremost, then the intentions of plans, and how to ensure sustainable use.

The VCS has identified a range of activity nodes along the Victorian coast. These are to provide a focus for access to the coast, services, and social interaction within existing settlements and urban areas. They are also to link and integrate the public and private realms within these areas. In general, activity nodes along the coast of Port Phillip Bay correlate with designated activity centres under M2030.

The VCS provides specific policy for suitable development on the coast. It includes guidelines for such development in the form of criteria for use and development on coastal Crown land that must be applied to all future land use and development proposals in the Schnapper Point area

2.4 Mornington Peninsula Planning Scheme

State Planning Policy Framework

The section of the SPPF most relevant to the Schnapper Point area is Clause 15.08 - Coastal Areas and Clause 12.05 - A Great Place to Be.

Clause 15.08 states that land use and development planning should be coordinated with the requirements of the *Coastal Management Act 1995* and should apply the hierarchy of principles for coastal planning and management as set out in the *Victorian Coastal Strategy 2008*.

Under Clause 12.05, the objective “to create urban environments that are of better quality, safer and more functional, provide more open space and an easily recognisable sense of place and cultural identity” applies to the Schnapper Point.

Local Planning Policy Framework

Specifically to Schnapper Point, the Municipal Strategic Statement provides relevant objectives and strategies in the Mornington Peninsula Strategic Framework Plan (Clause 21.04) and in Clause 21.08 – Foreshores and Coastal Areas.

The Mornington Peninsula Strategic Framework Plan shows that Schnapper Point is part of Mornington as a Major Town.

Relevant strategic directions include:

- *Recognising the coastal activity nodes and tourism priority areas identified in the Victorian Coastal Strategy;*
- *Recognising and protecting strategic landscape areas between and around townships, due to their strong influence on the Peninsula’s sense of place;*
- *Maintaining rural areas for their environmental, landscape/recreational and agricultural values; and*
- *Distinguish between the Port Phillip foreshore as an area capable, in selected locations, of sustaining recreational opportunities for large numbers of people and Western Port and Bass Strait/Wild coast, which are more fragile environments, with greater sensitivity to modification.*

Clause 21.08 Foreshores and Coastal Areas outlines key issues and goals for the foreshore and coastal areas within the Shire. The key objectives and strategies outlined in this clause relevant to Schnapper Point include:

- *To protect and enhance the natural ecosystems and landscapes of the coast for the benefit and enjoyment of present and future generations;*
- Ensure the design of new development takes account of scenic and visual qualities of coastal areas; and
- *To achieve coordinated development of public and private facilities that increases the sustainable social, economic and recreational value of the coast and foreshore to the community.*

Zones and Overlays

Public Park and Recreation Zone (PPRZ)

The Schnapper Point foreshore reserve is located within a Public Park and Recreation Zone. The purpose of this zone is to: recognise areas for public recreation and open space; protect and conserve areas of significance; and provide for commercial uses where appropriate. A planning permit is required for most use and development within the PPRZ unless carried out by or on behalf of a public land manager.

Pubic Conservation & Resource Zone (PCRZ)

The area between the water’s edge and 600 metres offshore is a Pubic Conservation & Resource Zone. The purpose of this zone is to: protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values; also to provide facilities which assist in public education and interpretation of the natural environment with minimal degradation of the natural environment or natural processes; and further to provide for appropriate resource based uses. A planning permit is required for most use and development within the PCRZ, unless carried out by or on behalf of a public land manager.

Environmental Significance Overlay 25

The Environmental Significance Overlay 25 applies to area affected by the PCRZ within Port Phillip Bay. It recognises the significance of cultural and natural features within the coastal area and adjoining foreshore. The environmental objectives to be achieved by this overlay include:

- *To protect and enhance the natural features, vegetation, ecological diversity, landscape quality, heritage values and recreation opportunities of the Port Phillip Bay coastal area and associated intertidal and marine habitats;*
- *To promote excellence in design of buildings, facilities and structures in the coastal area; and*
- *To promote coordinated management of the Port Phillip coastal area.*

A permit is required under the provisions of this overlay to subdivide land, construct a fence and for vegetation removal and works not relating to routine maintenance and repair.

Heritage Overlay (including HO228, HO57, HO55 and HO59)

The Heritage Overlay applies to 4 significant sites/areas within the Schnapper Point Area, these include Mornington Park - Esplanade (HO55), Football Disaster Memorial - Off Esplanade (HO59), Mornington Pier –Schnapper Point Drive (HO228) and Schnapper Point Exploration Site – Schnapper Point Drive (HO57).

The Heritage Overlay Schedule outlines the individual requirements for each heritage place listed above. A permit is required under the provisions of this overlay to subdivide land, construct or carry out works, alterations and signage, vegetation removal and externally painting a structure, unless specified in the schedule.

Design & Development Overlay 13

This overlay applies to the central activity centre (along Main Street) immediately inland and adjacent to the Schnapper Point. The objectives of this overlay are to achieve high quality design, with active frontages, whilst respecting the existing character of the area. In order to achieve these outcomes, detailed design guidelines and requirements are provided in the overlay.

2.5 Boating Coastal Action Plan (BCAP)

The BCAP provides a regional policy basis and strategic direction for the planning and management of recreational boating facilities in Port Phillip and Western Port Bays. It provides guidance for public and private investment to support boating, whilst recognising other important coastal uses and the need to protect significant environmental and cultural features of the coast.

Mornington harbour (included in the Schnapper Point area) is identified in the BCAP as a regional boating facility that is capable of expansion, improved harbour facilities and achieving an efficient and safe boating precinct. The BCAP recommends that the strategic focus for investment in this area is to significantly upgrade facilities and that “these improvements, whilst recognising environmental constraints, will be encouraged to focus on providing a safe harbour”. BCAP states that “Safe harbours will be promoted as an essential part of the network of boating facilities, particularly at regional facilities. They will be “... Designed and developed to provide haven and safe launching and retrieval facilities from the weather conditions that are most severe at that particular location; ...”

The BCAP also acknowledges that the Mornington harbour area has limited capacity for land based infrastructure and highlights the importance of ensuring that Mothers Beach is not adversely affected by development.

The BCAP designates ‘boating area planning precincts’, within which Schnapper Point forms part of the overall ‘Mornington’ area. This area includes the entire Port Phillip Bay Coast within the Mornington Peninsula Shire. The Mornington boating area is acknowledged for its challenging topography in terms of access, its susceptibility to storms and wind, and its high value coastal environment, with limited public land.

Specific to Schnapper Point, the boat launching facilities are considered good and as having the potential to be considered for a larger role in the future.

2.6 Mt Eliza to Point Nepean Coastal Action Plan 2021 (MEPNCAP)

In the MEPNCAP Schnapper Point is located within the ‘Cliffs’ (Mt Eliza to Safety Beach) area. The environmental, recreational and landscape qualities of this area are considered to be Highly Valued and Very Highly Valued.

Of all areas within the Cliffs precinct, it is noted that Schnapper Point is the most highly developed, with activities including: boating, fishing, dining, sight-seeing, swimming and walking.

Key issues relating to the future planning of Schnapper Point include connections with Mornington Park, in a visual sense, through pedestrian/cycle access and design themes and improving the access and movement throughout the precinct, including parking and signage. The Cliffs precinct is also susceptible to marine erosion, particularly in Mornington, and land based erosion along cliff tops.

The MEPNCAP provides a context for coastal management plans and guidelines that should be considered when planning for new infrastructure, upgrades or access/parking improvements and other development concepts.

The MEPNCAP adds the concept of ‘net community benefit’, as a policy basis for decision makers on the form, scale and mix of development in coastal areas and specifies a number of criteria to assess this.

Key guidelines of relevance to Schnapper Point include:

Emphasis needs to be given to precincts to develop, preserve and highlight cultural and environmental values. This includes a significant improvement in interpretive signage and the retention and enhancement of landscape viewing opportunities at selected car parking sites.

Beach side activity nodes should be developed with no net loss in green space.

Reduced car parking on the coast where and when alternative inland parking is available or required.

Strong connection to appropriate activity generators planned on the foreshore.

2.7 Mornington Activity Centre Structure Plan

The Mornington Activity Centre Structure Plan provides a planning policy framework for the area including Schnapper Point and the Main Street commercial area up to the Nepean Highway. The activity centre area is broken down into six precincts; Schnapper Point correlates with the 'Foreshore Precinct'.

Mornington's 'seaside setting' is seen as one of the activity centre's most important strengths and the Schnapper Point area is considered a key identifier for the wider Mornington township.

The following Policy Directions have been developed for Schnapper Point in the Structure Plan:

- *Enhance the environmental qualities, recreational functions and iconic values of the foreshore and harbour;*
- *Improve opportunities for views to the harbour and pier;*
- *Protect views from the foreshore, harbour and pier back to the retail core precinct;*
- *Enhance and extend the small park/picnic area on the corner of the Esplanade and Schnapper Point Drive;*
- *Establish a new pedestrian route to the foreshore, through Tasma Lane via new north-south pedestrian pathway;*
- *Encourage pedestrian access between Main Street and the foreshore reserve through the instalment of zebra-style crossings on either side of the roundabout; at Tasma Lane; and midblock on Schnapper Drive between Flinders Drive and the Esplanade;*
- *Retain Schnapper Drive as the key vehicular route through the precinct;*
- *Retain the foreshore reserve as Mornington's most extensive open space resource; and*
- *Investigate opportunity to further develop the playground in Mornington Park as a regional facility.*

In the Implementation Framework improvements to the Foreshore are considered a high priority and to be undertaken by Council. Improvements to car parking, bicycle and pedestrian access are also outlined with a 'medium' priority.



Precincts

The overall study area has four functional precincts:

- Beaches
- Mornington Park
- Boating Access Area and pier
- Red Bluff, Esplanade and Cliffs

This section of the Framework Plan includes for the Schnapper Point area as a whole and for each precinct:

- An overview of the attributes and the activities that contribute to that location.
- An outline of key policy directions.
- Decision guidelines that have been taken directly from policy sources to guide land managers in both local and state government. The policy source for each guideline is indicated in an abbreviated form (e.g. M2030 for Melbourne 2030).
- Assessment criteria for development proposals that have been derived from these policy sources.

The assessment criteria give more specific guidance and indicate how decision guidelines should be applied to this particular place.

3.1 Schnapper Point



Figure 2: Schnapper Point - Precincts Map

Schnapper Point

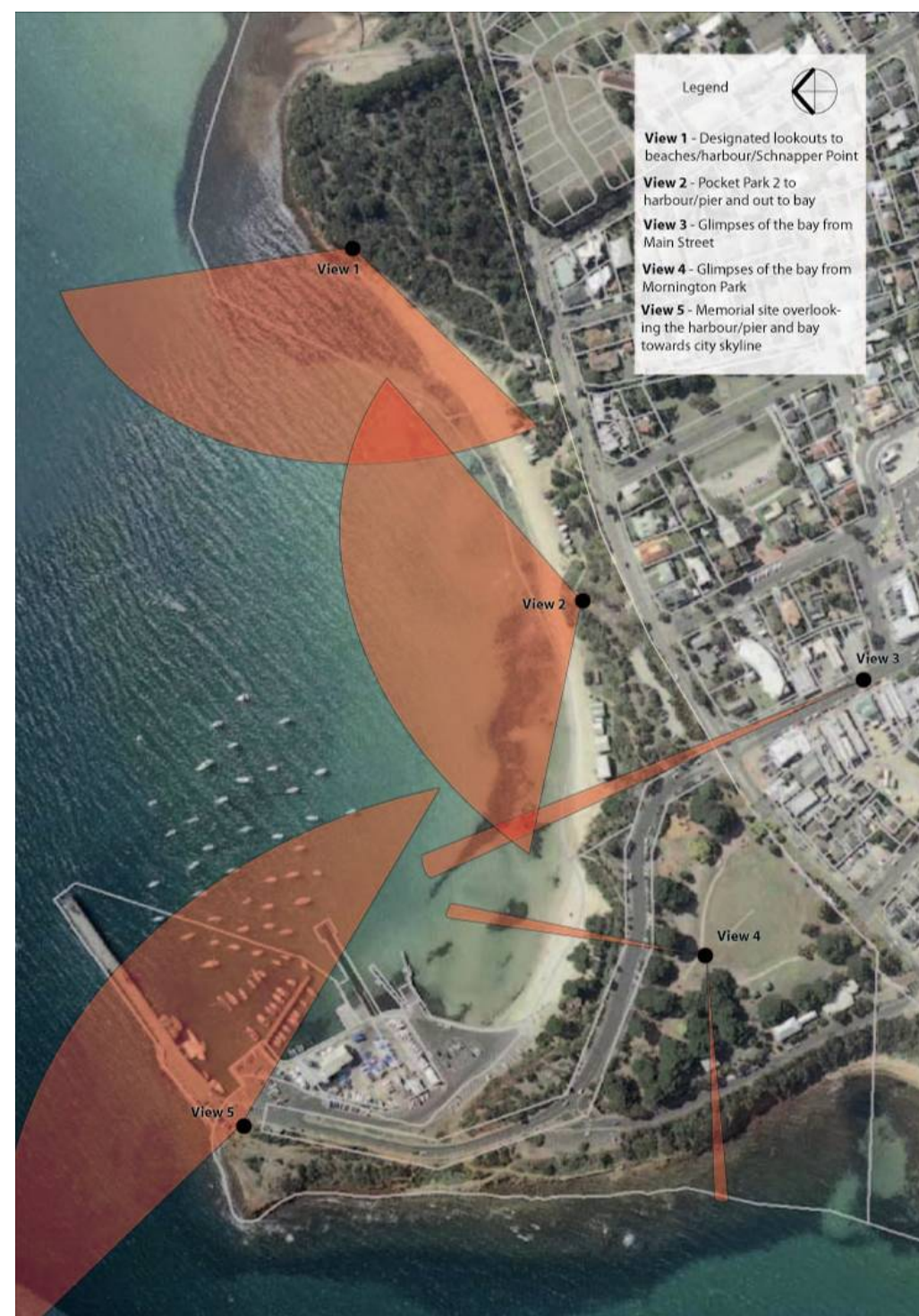


Figure 3: Significant Views



Glimpses of the Bay from Main Street (View 3)



Beaches from designated lookout (View 1)



Mornington Pier from the Schnapper Point access stairs (View 5)

Schnapper Point Attributes

Schnapper Point has a variety of attributes that are highly valued by the community and, in the context of Port Phillip Bay, a unique set of opportunities for enjoying recreational pursuits. It is a major landmark, important to the sense-of-place for Mornington.

The natural landscape characteristics of the Schnapper Point and Red Bluff headlands frame the beaches with vegetated cliffs and combined with the pier and harbour create a well-defined place.

Views of the bay, towards Queenscliff and the city skyline and views of the coastlines of Mount Martha, Mount Eliza and beyond are key features of Schnapper Point, setting the scene for Mornington as a coastal town.

Schnapper Point complements and forms an attractive 'bookend' to the Activity Centre and is essential to the 'seaside' character of the centre.

It includes some of the safest and most accessible beaches, most extensive boating access, most picturesque harbour views, most extensive foreshore dining facilities, largest formal parks on the foreshore and some of the best fishing and promenading opportunities.

Within the Schnapper Point area, natural landscape characteristics that include the bushland experience of Red Bluff, complement the more formal and manicured style of Mornington Park and the built up 'hard' edge of the Yacht Club and car/trailer parking areas.

The Schnapper Point area has a unique combination of these attributes and it is the synergies between these that make it such an attractive area for recreational pursuits and such a special place for the community to enjoy.

Schnapper Point has a high proportion of land devoted to car access. Schnapper Point Drive provides car parking on both sides and the main access to the water's edge. Flinders Drive provides further access to Mornington Park. Car parking and trailer parking is located between the pier and Mothers Beach.

Schnapper Point is publicly accessible and comprises beaches, open spaces and coastal trails through coastal scrub vegetation. A number of structures are privately managed/leased, including bathing boxes, boat hire sheds, scout venue, a kiosk/cafe and the Mornington Yacht Club; the latter includes a boat yard and a restaurant.

Schnapper Point Activities

Play/BBQ's/picnics/unstructured outdoor recreation

Community and group events

Promenading/sightseeing/landscape and heritage appreciation

Swimming/sunbathing

Pier based and off shore recreational fishing

Boating access, boat hire, fishing charter services, sailing, kayaking

Scuba Diving

Dining

Schnapper Point

The following summarises key policy statements relating to Schnapper Point for each of the listed policies/strategies. However, the full policy documents should be referred to further for a comprehensive policy outline. The table also provides decision guidelines and assessment criteria for proposals in Schnapper Point.

Policies and Strategies

Melbourne 2030 (M2030)

- Designates Mornington as a Major Activity Centre.
- Protect coastal and foreshore environments
- Improve public access to the coast and maintain a range of recreation facilities

Victorian Coastal Strategy (VCS)

- Activity Nodes provide a focus for access to the coast, services, and social interaction within existing settlements and urban areas.
- Mornington harbour is an activity node.
- Provides policy and actions for suitable development on the coast.
- Provides criteria for use and development on coastal Crown land with an emphasis on coastal dependence.
- Supports investment in activity nodes with significant community benefit outcomes, and where a genuine need is identified.

Mornington Peninsula Planning Scheme (MPPS)

- Protect and enhance the natural ecosystems and landscapes of the coast for the benefit and enjoyment of present and future generations.
- Ensure the design of new development takes account of scenic and visual qualities of coastal areas.
- Achieve coordinated development of facilities that increases the sustainable values of the coast and foreshore to the community.

Boating Coastal Action Plan (BCAP)

- Identifies the existing regional boating facility at Mornington as having the potential for expansion to provide better boating facilities.
- Recommends Mornington as a strategic location for public and private investment in improved boating facilities where this also brings maximised public benefit. Encourages provision of a safe harbour.
- Acknowledges limited capacity to accommodate land based infrastructure and the importance of ensuring no adverse impact on Mothers Beach.

Mt Eliza to Pt Nepean Coastal Action Plan (MEPNCAP)

- Of all areas within the Cliffs precinct, Schnapper Point is the most highly developed
- Beach side activity nodes should be developed with no net loss in green space.
- Coastal development is designed and constructed in a manner which respects and enhances the coastal environment and the experience of enjoyment of the coast by the community

Mornington Activity Centre Structure Plan (MACSP)

- Schnapper Point provides a 'seaside setting' that is one of the activity centres' most important strengths; a key identifier for centre and township.
- Enhance the environmental qualities, recreational functions and iconic values of the foreshore and harbour.
- Improve and protect views to/from the foreshore, harbour and pier.
- Retain the foreshore reserve as Mornington's most extensive open space resource.

Decision Guidelines

Whether any use/development contributes to the role of the Mornington Activity Centre within the network of centres on the Peninsula. (M2030)

Whether any use/development enhances the environmental values, recreational facilities and public access to the area. (M2030)

Whether any use/development complies with the Hierarchy of Principles for Coastal Planning and Management contained in the VCS.

Whether any use/development complies with the provisions for suitable development on the coast and the criteria for use and development on coastal Crown land contained in the VCS.

Whether any use/development adequately plans for sea level rise. (VCS)

Whether the Siting and Design Guidelines for Structures on the Victorian Coast have been complied with. (VCS)

Whether the scenic quality of the coastal landscape is enhanced for the long term. (MPPS)

Whether – in the context of other facilities – any use/development can be accommodated within the capacity of the coast and foreshore. (MPPS)

Whether the area's role as a regional boating facility is enhanced and boating facilities are improved. (BCAP)

Whether any use/development contributes to a safe harbour. (BCAP)

- Whether any use/development achieves net community benefit by (MEPNCAP):
- Avoiding the construction of additional structures on the foreshore except where substantial net benefits to the community and/or coastal environment are clearly demonstrated.
 - Ensuring coastal development is designed and constructed in a manner which respects and enhances the coastal environment and the experience of enjoyment of the coast by the community.
 - Maintaining public access and enjoyment of the coast.
 - Limiting the number of structures within foreshore areas to those that meet demonstrated community needs.
 - Ensuring that environmental effects of construction and operation of a proposed development are assessed.

Whether the proposal enhances Schnapper Point's contribution to the sense-

of-place of the Mornington Activity Centre. (MACSP)

Whether the size and scale of the use would be more appropriately located within the retail core of the Mornington Activity Centre. (MACSP)

Whether a proposal maintains and protects iconic view lines from various vantage points. (MACSP)

Whether the area is retained as a public open space resource. (MACSP)

Assessment Criteria

The use and development of land (incl. water) should:

- ✓ Enhance the attributes of the area and provide a demonstrable net community benefit.
- ✓ Ensure there is an improvement in opportunities for recreational pursuits in an equitable, safe and efficient manner.
- ✓ Contribute to the overall attractiveness of Schnapper Point for coastal recreation and to the balance between the various coastal based recreational pursuits in the area.
- ✓ Enhance the coastal landscape features of the area and respect the existing views of the coastal landscape of the Schnapper Point area (from all vantage points, including the pier and views to the pier) and of the coastline beyond.
- ✓ Enhance and protect all natural features and qualities of the ecosystem of the area, including flora and fauna, marine ecology, water quality and sand movement.
- ✓ Not exceed the capacity limit(s) of the area to host a particular recreational pursuit; such limit(s) must be established in the course of the relevant use/development approval.
- ✓ Enable improvements to any individual recreational pursuit, without causing material detriment to other existing forms of recreation and without unduly limiting the potential for other existing forms of recreation to expand in the future.
- ✓ Enhance the Schnapper Point's role in providing a 'sense of place' for the Mornington Activity Centre.
- ✓ Enhance public access to and public safety for the area's various opportunities for recreational pursuits.
- ✓ Respect the heritage values of the area.
- ✓ Ensure there is no net loss of open space.
- ✓ Rationalise the provision of car parking and boat trailer parking.

3.2 Beaches

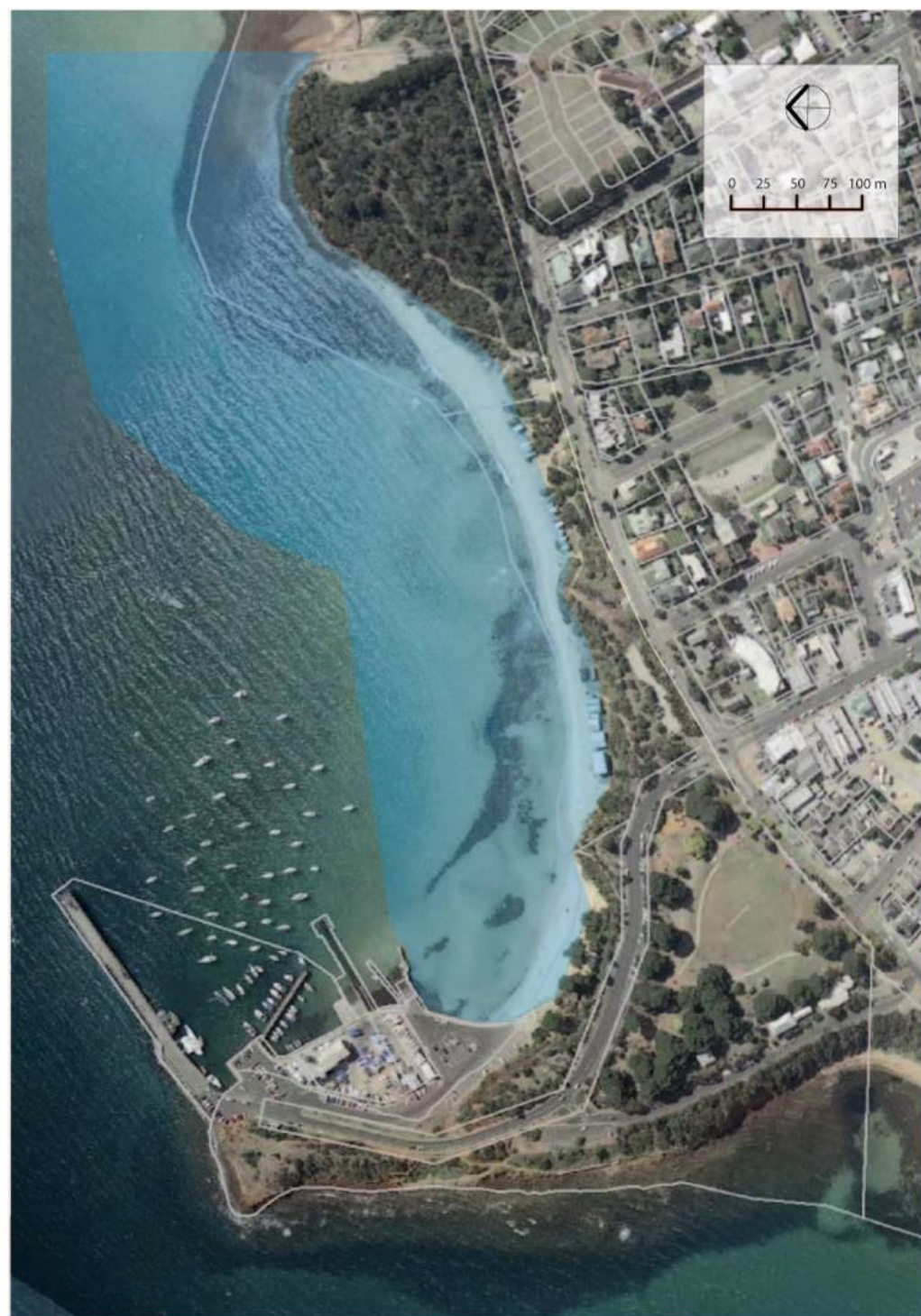


Figure 4: Beaches Precinct Map



Shire Hall Beach



Scout Beach



Mothers Beach

Beaches Attributes

Mothers Beach is known as one of the safest beaches on the Peninsula. It is sheltered and is characterised by shallow waters and large trees offering shade opportunities.

Of the three beaches within the precinct, Mothers Beach is the most popular, as it is safe and provides BBQ facilities, a toilet block and is located close to car parking. It is also close to Mornington Park with ramp access off Schnapper Point Drive.

Views from the beach are predominantly of the harbour, yacht club, the Red Bluff headland and more distantly the Mt Eliza coastline.

Scout Beach is experienced as a more passive space, as its sand area is narrower and rocks are present in the water, restricting some forms of water play/swimming.

Scout Beach provides for a number of activities, with the boat hire/fishing bait & tackle and sea scouts located here. There is a channel for boat access to serve these uses.

Pedestrian access is provided from the top car park (along the Esplanade).

Shire Hall Beach displays a distinct change in level, as it is not as sheltered behind steep cliffs like the first two beaches. It is conveniently accessible from the adjacent residential areas and provides excellent beach recreation and swimming opportunities.

The quiet nature of this beach is enhanced by its location adjacent to the Red Bluff to the east, where there is also the beginning of the pedestrian trail to Mills Beach further east.

Several bathing boxes are located along the beach, however the beach is the widest of the three offering space for a range of informal play opportunities.

Beaches Activities

Swimming, kayaking and other water-based activities

Beach recreation and play

Bathing boxes

Picnics

Fishing

Boating (boat hire and launching from beach)

Walking

Beaches

The following summarises key policy statements relating specifically to the Beaches for each of the listed policies/strategies. Policy statements relating to the Schnapper Point as a whole are outlined in section 2 of this report. However, the full policy documents should be referred to further for a comprehensive policy outline. The table also provides decision guidelines and assessment criteria for proposals in the Beaches area.

Policies and Strategies

Melbourne 2030 (M2030)

- Protect coastal and foreshore environments
- Improve public access and recreation facilities

Victorian Coastal Strategy (VCS)

- Provide access to the coast in a way that is safe, can be maintained in the long-term, and protects the ecological integrity and biodiversity of the surrounding environment.
- Strategically plan for and deliver sustainable and equitable recreation opportunities on the coast that respond to identified demand
- Manage demand for coastal recreation, including Crown land access to protect natural and cultural values and optimize visitor experience
- Ensure public safety considerations are addressed where public access to the coast is provided, readily available or encouraged
- Apply the policy of planning for sea level rise of not less than 0.8 metres by 2100.

Mornington Peninsula Planning Scheme (MPPS)

- Protect and enhance landscapes of the coast for the benefit and enjoyment of present and future generations.
- Coastal development is to enhance the coastal environment and the enjoyment of the coast by the community.

Boating Coastal Action Plan (BCAP)

- Acknowledges that it is important to ensure that Mothers Beach is not adversely affected by any development.

Mt Eliza to Pt Nepean Coastal Action Plan (MEPNCAP)

- Actively eroding coastal cliffs. The impact of erosion on access and visitation must be considered.
- Boating activity has an impact on the way in which the foreshore is used including access for boats across the beach.
- Detailed attention to seating, lighting, high quality public conveniences, high quality BBQ areas, weather cover and user pays heating will help to promote greater walkability.
- Avoid the construction of additional structures on the foreshore except where substantial net benefits to the community and/or coastal environment are clearly demonstrated.

Mornington Activity Centre Structure Plan (MACSP)

- The foreshore is a key identifier for the town, however it interfaces poorly with the Activity Centre.
- Better integration between the core retail and foreshore is important (especially pedestrian connections).
- Enhance the environmental qualities, recreational functions and iconic values of the foreshore and harbour.

Decision Guidelines

Whether recreational facilities around Port Phillip Bay are improved. (M2030)

Whether any use/development complies with the Hierarchy of Principles for Coastal Planning and Management contained in the VCS.

Whether any use/development complies with the provisions for suitable development on the coast and the criteria for use and development on coastal Crown land contained in the VCS.

Whether any use/development ensures that off site impacts do not detrimentally affect coastal and marine natural and cultural values. (VCS)

Whether a use or development is located as far as practicable from the shore. (VCS)

Whether the recreational values of the beaches are enhanced. (MPPS)

Whether the foreshore reserve are retained as a public open space resource. (MACSP)

Whether the iconic values of views to the beaches are protected. (MACSP)

Assessment Criteria

The use and development of land (incl. water) should:

- ✓ Enhance the synergies between the use of the beaches and other precincts of Schnapper Point.
- ✓ Contribute to opportunities for recreational pursuits specific to the beaches, the water's edge and the water, up to the interface with the boating access to the public boat ramp.
- ✓ Ensure a safe interface between boating and other uses of the water, in particular swimming.
- ✓ Respect the environmental and landscape values of the beaches and their green/cliff backdrop and the marine values of the water's edge
- ✓ Not detract from natural coastal processes or water quality
- ✓ Minimise and where possible reduce the foot print of buildings and structures.
- ✓ Not detract from the views from the beaches to the other precincts and beyond.
- ✓ Improve pedestrian links between the beaches and the Esplanade /Schnapper Point Drive

3.3 Mornington Park

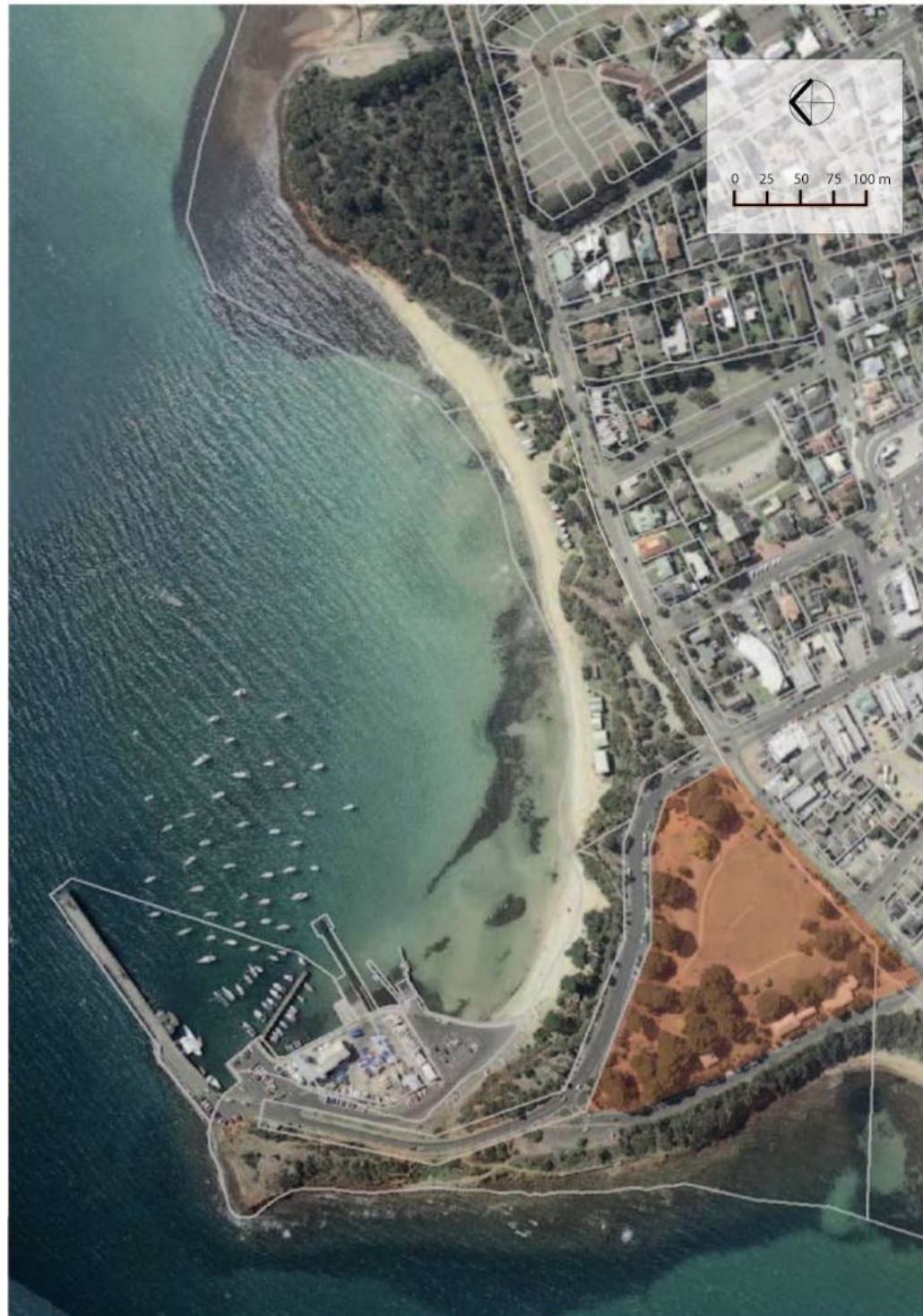


Figure 5: Mornington Park Precinct Map



Heritage Values



Pedestrian Links and Shady Spaces



Open Spaces and glimpses of water

Mornington Park Attributes

Mornington Park is a large area of public open space that is available for a wide range of unstructured outdoor recreation and community events. It is well used by the general community, school and other groups, sporting groups and for other more informal activities, such as Tai-chi.

It is also the location for the Mornington Elderly Citizens Centre.

Several leisurely paths meander between the Esplanade, Schnapper Point Drive and Flinders Drive through Mornington Park, providing pedestrian links between the Esplanade and Schnapper headland. Entry into the park is via three stone arches, located at each corner, which form a part of this heritage listed park.

The park is characterised by quiet, shady picnic areas, as well as large lawn areas available for informal recreation. It offers good surveillance and safety, with street frontage on three sides and offers toilet and barbeque facilities. It includes a substantial and well equipped playground. Car parking is conveniently located adjacent to the park on the street.

Mornington Park is a unique public open space resource, because of the combination of its size, shape, elevation, landscaping, facilities, accessibility and its location so close to the beaches, the town centre, restaurants, cafes and residential precincts. Its glimpses of Port Phillip Bay contribute to its identity and its coastal setting.

The park performs both a wider public open space function for the community/visitors and a local open space function for the activity centre and the nearby residential areas, with the centre being earmarked for residential growth.

Mornington Park Activities

Playground

Unstructured outdoor recreation

BBQ's/Picnics

Promenading

Walking

Community events

Social activities and interaction

Mornington Park

The following table summarises key policy statements relating specifically to Mornington Park for each of the listed policies/strategies. Policy statements relating to the Schnapper Point as a whole are outlined in section 2 of this report. However, the full policy documents should be referred to further for a comprehensive policy outline. The table also provides decision guidelines and assessment criteria for proposals in Mornington Park.

Policies and Strategies

Melbourne 2030 (M2030)

- Improve the quality and distribution of local open space
- Ensure long term protection of public open space

Victorian Coastal Strategy (VCS)

- Ensure provision of buildings and infrastructure on coastal Crown land is coastal dependent, sustainable, accessible, equitable and meets community need s for coastal and water-based experiences.
- Apply the criteria for use and development on coastal Crown land
- Relocate non-coastal-dependent uses away from coastal Crown land where the opportunity arises.
- Sustainable coastal communities should promote walking and plan for well integrated pathways and connections to foreshores.

Mornington Peninsula Planning Scheme (MPPS)

- Open Space should be accessible for all, be restricted to activities consistent with management objectives of the park, remain in public ownership along coastlines and accommodate sports groups in a way that is not detrimental to other park activities.

Mt Eliza to Pt Nepean Coastal Action Plan (MEPNCAP)

- Detailed attention to seating, lighting, high quality public conveniences, high quality BBQ areas, weather cover and user pays heating will help to promote greater walkability
- Beachside activity nodes should be developed with no net loss in green space.
- Consider pedestrian/cycle connections to/from Mornington Park
- Design themes in the overall precinct must be common with Mornington Park
- Improve the visual connection and pedestrian circulation between Schnapper Point and Mornington Park

Mornington Activity Centre Structure Plan (MACSP)

- Better integration between the core retail and foreshore is important (especially pedestrian connections)
- Ensure adequate shade and shelter is provided in open spaces and parks
- Retain the Mornington Foreshore Precinct as the most extensive open space resource
- Investigate opportunities to further develop the regional playground at Mornington Park

Decision Guidelines

Whether the ability of open space to accommodation the needs and aspirations of people of all abilities, cultures and ages is protected. (M2030)

Whether any use/development complies with the Hierarchy of Principles for Coastal Planning and Management contained in the VCS.

Whether any use/development complies with the provisions for suitable development on the coast and the criteria for use and development on coastal Crown land contained in the VCS.

Whether the environmental qualities, recreational functions and iconic values of Mornington Park are enhanced. (MPPS)

Whether equitable public access for all is provided. (MPPS)

Whether the design of structures, outdoor furniture, signs and utilities are visually coordinated. (MEPNCAP)

Whether access to recreational and open space areas is encouraged and improved. (MEPNCAP/MACSP)

Whether the area is retained as a public open space resource. (MACSP)

Whether a use or development maintains and protects key views and avoids reducing or impinging on any key views. (MACSP)

Whether visual connections to Schnapper Point are improved. (MACSP)

Whether pedestrian and cycle circulation within and to/from Mornington Park is enhanced. (MACSP)

Assessment Criteria

The use and development of land should:

- ✓ Enhance the synergies between the use of Mornington Park and other precincts of Schnapper Point.
- ✓ Respect the community values of Mornington Park and facilitate the continuation of a range of unstructured outdoor recreational activities and community events.
- ✓ Minimise and where possible reduce the foot print of buildings and structures.
- ✓ Not detract from views to the park or views from the park to the bay or the retail core of the activity centre.
- ✓ Ensure that commercial land uses, other than small food and drink premises catering for the existing users of the open space, are directed to the retail core of the activity centre.
- ✓ Enhance pedestrian links between the park and the other localities of the precinct, and to the retail core of the activity centre.
- ✓ Improve safety for pedestrians crossing the Esplanade and Schnapper Point Drive.

3.4 Boating Access Area and Pier

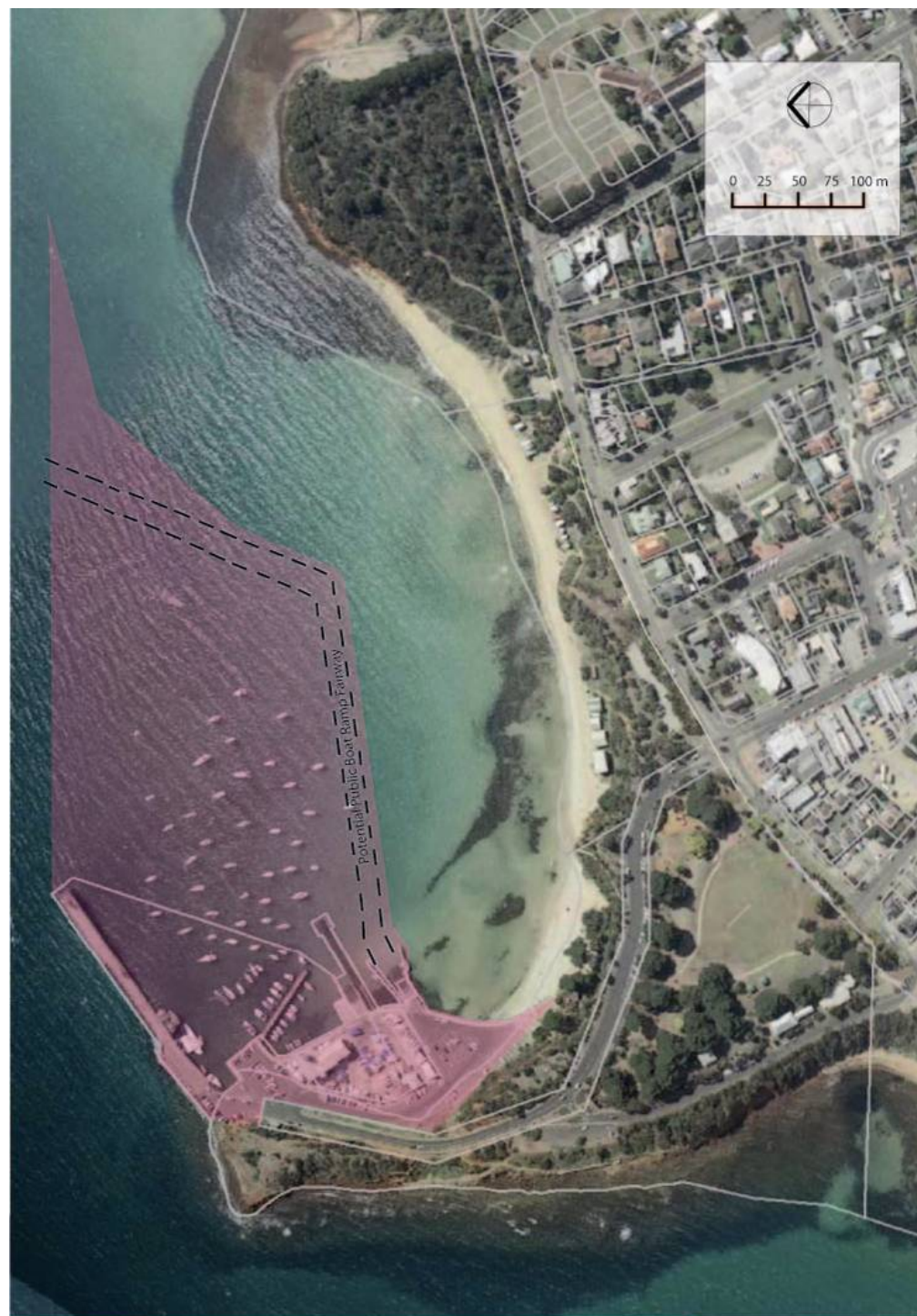


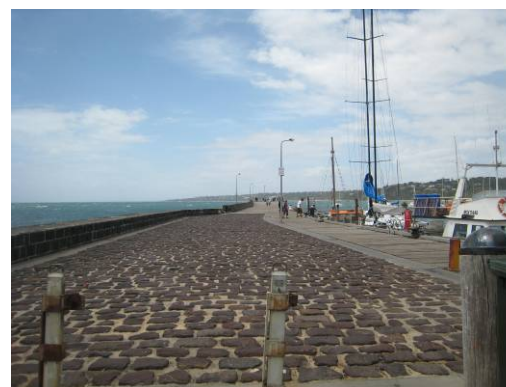
Figure 6: Boating Access Area and Pier Precinct Map



Boat ramp and car/trailer parking area



Car park and Yacht Club



Heritage Mornington Pier

Boating Access Area and Pier Attributes

Bay/Harbour

The deep harbour at Mornington allows for a range of boating opportunities and is a central element in attracting activity to Schnapper Point.

The harbour comprises strong structural elements being the Mornington Pier, Fishermans Jetty and bluestone seawall.

It currently provides shelter for approximately 41 berths and 60 swing moorings mostly for sailing boats; the most extensive mooring facility in the region. It is protected from the prevailing south-westerly winds by the pier. However, it is exposed to potentially damaging northerly winds and hence sailing boats are stored on land during winter.

The harbour has an unstructured character that contributes to its picturesque and iconic coastal setting.

Mornington Pier and Fisherman's Jetty

The heritage listed Mornington Pier was once a primary mode of transport for ferries and is valued for its current and historic role in Mornington. Promenading, fishing, scuba diving and some fixed moorings all occur on or from the pier.

The pier offers 360 degree views, including the beaches with their green backdrop, Schnapper Point headland, the harbour, the bay/city sky-line, and the Mornington/Mt Eliza coastline and beyond.

Pier construction is primarily of timber decking, with some paving at its landward end. A car parking area is located at the landward end of the pier.

Fisherman's Jetty is a smaller structure located in front of the Mornington Yacht Club. It has some fixed moorings and is also used for fishing.

Boat ramp and parking area

A dual lane public boat ramp with queuing lane is located adjacent the Mornington Yacht Club's yard. Two jetties allow boaters to moor temporarily, while the ramp is in use. This is the most popular boat ramp in the region.

The area also provides for car/trailer parking, car parking and access to Mothers Beach.

Mornington Yacht Club building and yard

The Mornington Yacht Club provides a boat ramp, a launching crane and a slipway for its members. Other club facilities are located in an attractive double storey building. Part of this building is used for a restaurant. Adjacent to this building is a kiosk/café.

The Yacht Club area includes a yard that is used for the maintenance/storage of boats.

Boating Access Area and Pier Activities

Fishing/promenading/sightseeing/scuba diving

Boating - commercial and recreational boating; keel boats moored in harbour and trailer boats; boat storage and maintenance

Car and boat trailer parking

Dining/socialising/community activity

Boating Access Area and Pier

The following table outlines some key policy statements relating specifically to the Boat Access Area and Pier for each of the listed policies/strategies. Policy statements relating to the Schnapper Point as a whole are outlined in section 2 of this report. However, the full policy documents should be referred to further for a comprehensive policy outline. The table also provides decision guidelines and assessment criteria for proposals in the Boating Access Area and Pier.

Policies and Strategies

Melbourne 2030 (M2030)

- Improve public access and recreational facilities around the bay.

Victorian Coastal Strategy (VCS)

- Protect and sustain coastal processes.
- Strategically plan for and deliver sustainable boating facilities and infrastructure on the coast via Coastal Action plans that respond to a demand assessment, safety considerations, conservation objectives and quality of experience for all beach users.
- Provide new access and review existing inappropriate access in accordance with the recreational boating facilities hierarchy.
- Understand and strategically manage increasing demand for improved and new boating facilities.
- Provide safe access to, from and on the water while ensuring impacts on the natural environment and coastal processes are minimised.

Mornington Peninsula Planning Scheme (MPPS)

- Coastal development to respect coastal environment and the experience and enjoyment of the coast by the community.

Boating Coastal Action Plan (BCAP)

- Design upgrades of existing facilities or new boating facilities will ensure that safe access is provided to and from the water, will minimise risk and maximise the ability to safely and efficiently launch and retrieve vessels.
- Safe harbours will be promoted as an essential part of the network of boating facilities, particularly at regional facilities.
- The strategic focus for investment to significantly upgrade facilities will be Mornington. These improvements will be encouraged and focus on providing a safe harbour.
- Private investment in the redevelopment of the Mornington Harbour will be encouraged where this also brings maximised public benefit.

Mt Eliza to Pt Nepean Coastal Action Plan (MEPNCAP)

- Key issues relating to the future planning of Schnapper Point include improving the access and movement throughout the precinct, including parking and signage.
- Coastal and marine environments are long term public assets and should not be compromised by inappropriate short term decisions/developments.
- Development should improve environmental, social and economic outcomes.

Mornington Activity Centre Structure Plan(MACSP)

- Improve opportunities for views to harbour and pier.
- Protect views from the foreshore, harbour and pier back to the retail core.
- Better integration between the core retail and foreshore is important (especially pedestrian connections).

Decision Guidelines

Whether any use/development enhances Melbourne’s role as a bayside city. (M2030).

Whether any use/development complies with the Hierarchy of Principles for Coastal Planning and Management contained in the VCS.

Whether any use/development complies with the provisions for suitable development on the coast and the criteria for use and development on coastal Crown land contained in the VCS.

Whether a use or development facilitates multi-use of sites without resulting in over-use. (VCS)

Whether the use or development ensures that off site impacts do not detrimentally affect coastal and marine natural and cultural values. (VCS)

Whether structures are sited and designed to integrate with and complement the surrounding coastal landscape. (MPPS)

Whether equitable public access for all is provided. (MPPS)

Whether any use/development contributes to the role of Mornington as a regional boating facility. (BCAP)

Whether any use/development improves the safety of Mornington harbour. (BCAP)

Whether the foreshore reserve is retained as a public open space resource. (MACSP)

Whether the environmental qualities, recreational functions and iconic values of the harbour area are enhanced. (MACSP)

Whether the use or development maintains and protects key views and avoids reducing or impinging on any key views. (MACSP)

Whether the size and scale of the use would be more appropriately located within the retail core precinct. (MACSP)

Assessment Criteria

The use and development of land (incl. water) should:

- ✓ Enhance the synergies between the use of the Boating Access and Pier area and other precincts of Schnapper Point.
- ✓ Respect the iconic role of the views to and from this precinct for the sense-of-place and coastal setting of the activity centre and township.
- ✓ Respect the community and heritage values of Mornington Pier and facilitate the continuation its range of recreational opportunities.
- ✓ Respect the marine ecology and coastal processes of the precinct.
- ✓ Recognise the area’s limited capacity for land-based infrastructure for boating.
- ✓ Contribute to the public accessibility of facilities, including facilities that provide for visiting yachts.
- ✓ Contribute to the provision of safe boating facilities.
- ✓ Enhance the capacity and efficiency of motor boat launching facilities and the access to these facilities both from land and water.
- ✓ Enhance the capacity and efficiency of facilities for the mooring of sailing boats.
- ✓ Ensure the attributes of Mothers Beach are not adversely affected.
- ✓ Ensure a safe interface between boating and other uses of the water, in particular swimming.
- ✓ Contribute to a net reduction in on-land boat storage.
- ✓ Enhance opportunities for food and drink premises
- ✓ Minimise and where possible reduce the foot print of buildings and structures.
- ✓ Protect the profile of the Schnapper Point headland when viewed from the beaches.
- ✓ Rationalise car and boat trailer circulation and parking.
- ✓ Improve pedestrian priority over cars and enhance pedestrian links within this precinct and to adjacent precincts.

3.5 Red Bluff, Esplanade and Cliffs

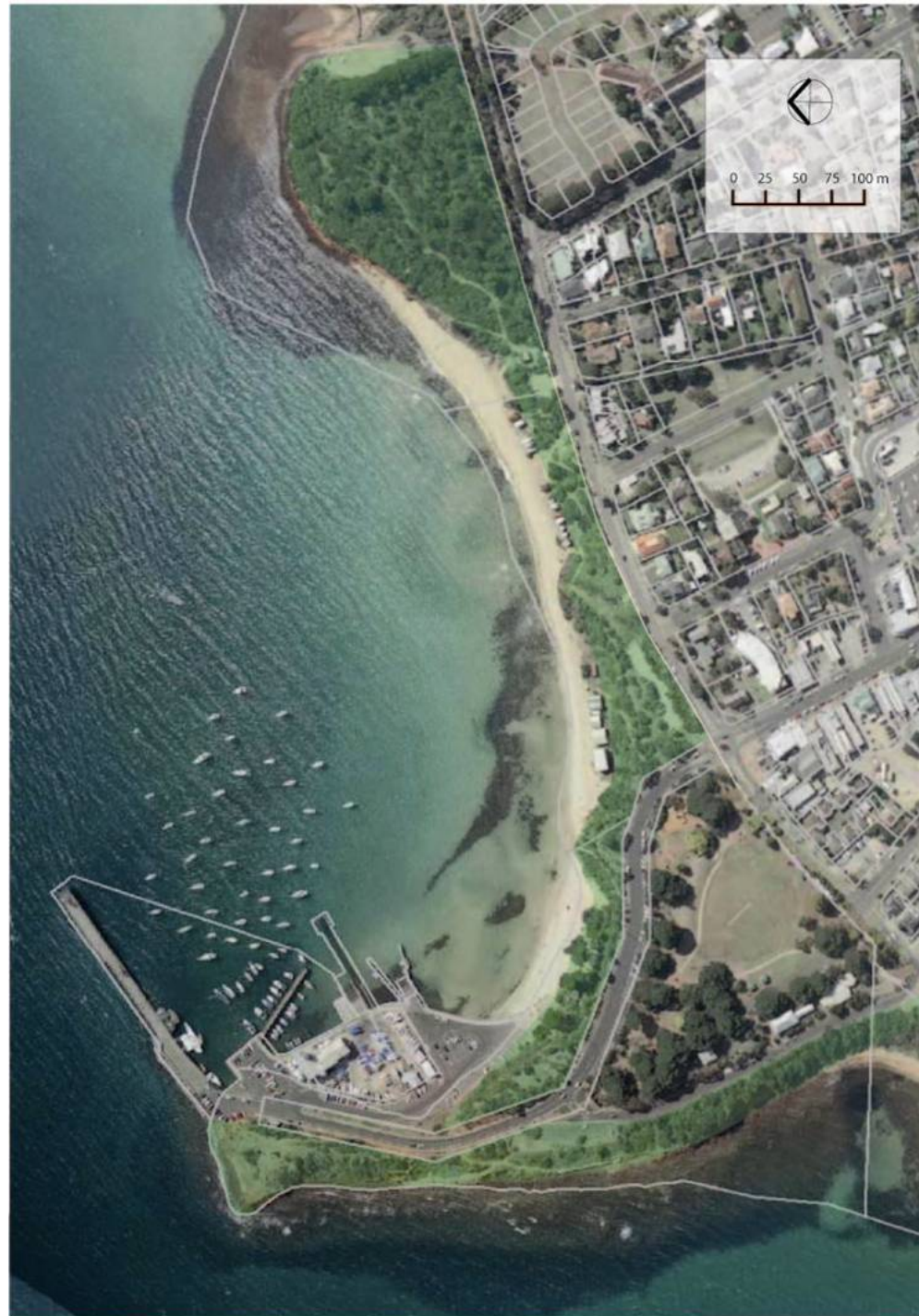


Figure 7: Red Bluff, Esplanade and Cliffs Precinct Map



Formal Lookout on Red Bluff Peninsula



Picnic areas with views of the bay/harbour



Boardwalk trail

Red Bluff, Esplanade and Cliffs Attributes

Pocket Park 1

Pocket park 1 includes the area of land at the north east corner of the Esplanade and Schnapper Point Drive. It is a passive space that is a small open area surrounded by bushes/trees and car parking. It does not provide for a formal path, however is used as a pedestrian link between the town centre and beaches/car park.

The park also provides for narrow views out to the bay and views to the harbour.

Pocket Park 2

Pocket park 2 is located south of Scout Beach and provides for a rotunda, seating, bbq facilities in a larger grassy setting.

It includes a pedestrian track linking all three beaches above the cliffs and provides framed views of the harbour and bay; and full views of the Mount Eliza coastline and beyond.

It accommodates good pedestrian access and parking to all three beaches and the Esplanade.

Red Bluff

The Red Bluff headland is located to the east of the Schnapper Point, providing a brief bushland experience. It is characterised by low lying scrub and small bushes, with some larger trees, so the pedestrian tracks are well hidden from the street and the bay.

Pedestrian tracks provide a link between Shire Hall Beach and the Surf Life Saving Club at Mills Beach further north. They also direct pedestrians to three formal lookouts with seating, which provide panoramic views of the harbour, bay and surrounding coastline.

Cliffs Area

The cliffs area includes Schnapper Point headland and is located along the western edge of Schnapper Point Drive/Flinders Drive, with the monument area at the tip of the headland. The area provides paths with scenic views of the bay and coastline towards Mount Martha and beyond.

Access is provided down to Schnapper Point Drive via stone stairs at the beginning of the pier and level at Flinders Drive.

The car parking area offers opportunities to enjoy scenic views from cars.

Red Bluff, Esplanade and Cliffs Activities

BBQ's/Picnics

Promenading (trail walks)/Sightseeing

Landscape appreciation

Red Bluff Peninsula, Esplanade and Cliffs

The following table summarises key policy statements relating specifically to the Red Bluff Peninsula, parks along the Esplanade and Schnapper Point Cliffs for each of the listed policies/strategies. Policy statements relating to the Schnapper Point as a whole are outlined in section 2 of this report. However, the full policy documents should be referred to further for a comprehensive policy outline. The table also provides decision guidelines and assessment criteria for proposals in the Red Bluff, Esplanade and Cliffs area.

Policies and Strategies

Melbourne 2030 (M2030)

- Existing public land that immediately adjoins the coast must remain in public ownership, and any development through which public access along the foreshore is prohibited will not be permitted.

Victorian Coastal Strategy (VCS)

- Ensure a well managed, comprehensive and representative system of coastal parks and reserve.
- Reduce the fragmentation of the natural coastal environment and improve the connectivity of habitat corridors across Crown land and private land and between coastal and inland vegetation.
- Sustainable coastal communities should promote walking, and plan for well integrated pathways that include quality connections along foreshores to public spaces.

Mornington Peninsula Planning Scheme (MPPS)

- Open Space should be accessible for all, be restricted to activities consistent with management objectives of the park and remain in public ownership along coastlines.

Boating Coastal Action Plan (BCAP)

- Boating facilities and other coastal dependent uses will be given priority over non-coastal dependent activity.

Mt Eliza to Pt Nepean Coastal Action Plan (MEPNCAP)

- Detailed attention to seating, lighting, high quality public conveniences, high quality BBQ areas, weather cover and user pays heating will help to promote greater walkability.
- Activity nodes should be developed with no net loss in green space.
- Pedestrian/cycle connections with Mornington Park are important.
- Public risk situations in the form of dangerous and unstable cliffs, resulting from coastal processes and/or storm damage, require active management.

Mornington Activity Centre Structure Plan (MACSP)

- Better integration between the core retail and foreshore is important (especially pedestrian connections).
- Ensure adequate shade and shelter is provided in open spaces and parks.
- Retain the Mornington Foreshore Precinct as the most extensive open space resource.
- Enhance and extend the small park on the corner of the Esplanade and Schnapper Point Drive (Pocket Park 1)

Decision Guidelines

Whether the proposal complies with the Hierarchy of Principles for Coastal Planning and Management contained in the VCS.

Whether the proposal complies with the provisions for suitable development on the coast and the criteria for use and development on coastal Crown land contained in the VCS.

Whether the use or development ensures that off site impacts do not detrimentally affect coastal and marine natural and cultural values. (VCS)

Whether equitable public access for all is provided. (MPPS)

Whether the environmental qualities, recreational functions and iconic values are enhanced. (MEPNCAP)

Whether the foreshore reserve is retained as a public open space resource. (MACSP)

Whether the use or development maintains and protects key views and avoids reducing or impinging on any key views. (MACSP)

Assessment Criteria

The use and development of land should:

- ✓ Enhance the synergies between the use of the Red Bluff, Esplanade and Cliffs area and other precincts of Schnapper Point.
- ✓ Respect the community values of the Red Bluff, Esplanade and Cliffs area and encourage the continuation of a range of informal activities.
- ✓ Protect the environmental values and ecosystems of the precinct.
- ✓ Enhance the view lines to and viewing opportunities of the harbour, the pier, and the Schnapper Point and Red Bluff headlands and beyond.
- ✓ Enhance the public open space opportunities that complement the activity centre and Mornington Park.
- ✓ Enhance the area of publicly usable open space by rationalizing the area available for car parking and improving landscape amenity.
- ✓ Respect and enhance the indigenous and non-indigenous heritage values, including the setting of the two heritage listed monuments.
- ✓ Minimise and where possible reduce the foot print of buildings and structures.
- ✓ Enhance pedestrian links within this precinct and to adjacent precincts.
- ✓ Enhance safety for visitors to the Red Bluff headland.

4

Development and Access

This section details decision guidelines and assessment criteria for the Schnapper Point area, which apply to all proposals for buildings and works and access arrangements.

The decision guidelines have been taken directly from policy sources to guide land managers in both Local and State Government.

Assessment criteria for development proposals that have been derived from these policy sources.

The assessment criteria give more specific guidance and indicate how decision guidelines should be applied to this particular place.

These decision guidelines and assessment criteria are complementary to those specified in Section 3.

4.1 Buildings and Works

In considering development proposals within the Schnapper Point, the following built form details must be considered.

Note development refers to all buildings and works including; buildings, fences, paved areas, signs, landscaping and infrastructure.

Siting and Envelope

Decision Guidelines

Whether siting, location, height and massing respond to the landscape. (VCS)

Whether the Siting and Design Guidelines for Structures on the Victorian Coast have been complied with. (VCS)

Whether the Criteria for Use and Development on Coastal Crown Land have been complied with. (VCS)

Whether development is located as far as practicable away from the shoreline. (VCS)

Whether public access to and along the shoreline is unnecessarily impeded (unless this is the intended primary role of the structure). (VCS)

Whether the proposal makes use of existing infrastructure and contributes to the rationalisation of existing buildings and car parks. (VCS)

Whether the proposal facilitates improvements of sites or existing developments that have poor environmental or social performance. (VCS)

Whether the proposed development ensures that off site impacts do not detrimentally affect coastal and marine natural and cultural values. (VCS)

How the proposal responds to the anticipated sea level rise of not less than 0.8m by 2100. (VCS)

Decision Guidelines Cont...

Whether the proposal allows for the combined effects of tides, storm surges, coastal processes and local conditions such as topography and geology when assessing risks and coastal impacts associated with climate change. (VCS)

Whether key views are maintained and protected and the extent to which any key views are reduced or impinged on. (MACSP)

Assessment Criteria

The development of land (incl. water) should:

- ✓ Contribute to the coastal and iconic character of the Schnapper Point area in terms of its siting, size, height, and design.
- ✓ Contribute to measures to improve the land-based and marine environmental qualities of the precinct
- ✓ Not detract from key view lines that are attributes to localities within the precinct
- ✓ Not detract from heritage attributes.
- ✓ Meet best practice ESD requirements.

Design Detailing

Decision Guidelines

Whether the design addresses the 'Criteria for use and development on coastal Crown land'. (VCS)

Whether the design addresses the 'Siting and Design Guidelines for Structures on Victoria's Coast'. (VCS)

Whether the ICOMOS Burra Charter design and planning procedures have been applied to identified heritage structures. (MPPS)

Assessment Criteria

The development of land (incl. water) should:

- ✓ Contribute to the coastal and iconic character of the precinct in terms of its colours, materials and other design details.
- ✓ Include design details that respect and incorporate heritage structures/elements where appropriate.

4.3 Access

The following is a list of access arrangements that may be affected within the Schnapper Point to indicate the scope of what may be envisaged.

Possible access uses/activities (uses that are bold are defined terms within the Planning Scheme) include but are not limited to:

- Boats (on water)
- **Boat Launching Facility**
- Bus Parks
- Car Park
- Charter Services
- Cyclists
- Pedestrians
- Trailer Parks
- Vehicular Access

Decision Guidelines

Whether modes of access other than private vehicle are encouraged. (VCS)

The extent to which rationalisation of existing buildings and car parks has been incorporated, without resulting in overuse. (VCS)

Whether public access for all is maintained. (VCS)

Whether the Criteria for Use and Development on Coastal Crown Land has been complied with. (VCS)

Whether an extension or establishment of a road is proposed in a sensitive coastal location. This should be avoided. (VCS)

Whether new pedestrian paths are designed and provided in a high quality, safe and attractive environment. (MPPS)

Whether sufficient car parking is provided or alternative transport arrangements proposed. (MPPS)

The extent to which pedestrian paths provide a clear accessible path of travel for people with specific access requirements and limited mobility. (MPPS)

Whether access is compliant with the requirements of the Disability Discrimination Act. (MPPS)

Whether a Car Parking Precinct Plan is provided. (MPPS)

Whether a traffic management plan has been prepared to address safety and access for all. (MPPS/MEPNCAP)

Whether the ability to provide other facilities required to support a regional boating facility is compromised. (BCAP)

Whether access for boat trailers is maintained. (BCAP)

Whether the pedestrian access between the foreshore and Main Street is improved. (MACSP)

Whether Schnapper Point Drive is maintained as the main vehicular route. (MACSP)

Assessment Criteria

The use and development of land (incl. water) should:

- ✓ Contribute to the public accessibility of all areas within the precinct for non-vehicular traffic
- ✓ Contribute to measures to improve the management of vehicular and non-vehicular access and circulation within the precinct, including signage.
- ✓ Contribute to measures to improve the management of boat movements and the interface between boat movements and other users of the water.
- ✓ Provide for measures to accommodate any additional demand in car and boat trailer parking it causes, without a net increase in the area used for car and boat trailer parking within the precinct
- ✓ Provide for the parking of bicycles and other non-vehicular modes of transport.
- ✓ Contribute to the improvement of pedestrian pathways and of pedestrian linkages between areas within the precinct, particularly along the water's edge.
- ✓ Contribute to opportunities to enhance public transport links.