Who is the planning authority?

This amendment has been prepared by the Mornington Peninsula Shire Council, which is the planning authority for this amendment.

All of the items have been made at the request of Mornington Peninsula Shire Council.

Land affected by the amendment

This is a general amendment that includes ten (10) amendment requests which are referred to by their respective request numbers – R726, R1086, R1101, R1177, R1180, R1181, R1184, R1186, R1187 and R1189. The ten properties are described in Table 1 below.

What the amendment does

The amendment proposes a number of changes as described in Table 1 below.

Table 1:

<table>
<thead>
<tr>
<th>Request No.</th>
<th>Affected land</th>
<th>What the amendment does</th>
</tr>
</thead>
<tbody>
<tr>
<td>R726</td>
<td>All land subject to Environmental Significance Overlay, Schedule 27 (ESO27) in Merricks Beach</td>
<td>Remove the Environmental Significance Overlay, Schedule 27 (ESO27) – Merricks Beach Environmental Management.</td>
</tr>
<tr>
<td>R1086</td>
<td>The land bounded by Graham Myers Reserve, Creswell Road, Frankston-Flinders Road and Hendersons Road in Bittern</td>
<td>Insert and apply a new Design and Development Overlay, Schedule 23 (DDO23) – Hendersons – Creswell Residential Precinct and Vegetation Protection Overlay, Schedule 1 (VPO1).</td>
</tr>
<tr>
<td>R1101</td>
<td>42 &amp; 44 Holmes Lane, Somerville</td>
<td>Reduce the size of the Heritage Overlay (HO276) by removing it from the land.</td>
</tr>
<tr>
<td>R1177</td>
<td>Land in the Design and Development Overlay, Schedule 14 (DDO14) in Flinders</td>
<td>Insert the Flinders Village Statement of Significance as a reference document to both Clause 21.12 and DDO14.</td>
</tr>
<tr>
<td>R1180</td>
<td>42 Cook Street, Flinders</td>
<td>Rezone the land from part General Residential Zone, Schedule 1 (GRZ1) and part Commercial 1 Zone (C1Z) to Public Park and Recreation Zone (PPRZ).</td>
</tr>
<tr>
<td>R1181</td>
<td>Schnapper Point, Mornington</td>
<td>Extend the Public Park and Recreation Zone (PPRZ).</td>
</tr>
<tr>
<td>R1184</td>
<td>Tootgarook Wetlands Area</td>
<td>Replace the existing Environmental Significance Overlay, Schedule 24 (ESO24) and introduce and apply a new Environmental Significance Overlay, Schedule 30 (ESO30) – Tootgarook Wetlands.</td>
</tr>
</tbody>
</table>
R1186 Part 89 Elizabeth Avenue and part 12 St Elmos Close, Rosebud West
Rezone the land from Special Use Zone, Schedule 4 (SUZ4) and General Residential Zone, Schedule 1 (GRZ1) to Public Conservation and Resource Zone (PCRZ).

R1187 Part 335 Eastbourne Road and 34B Balaka Street, Rosebud West (The Village Glen Retirement Village)
Rezone the land from Special Use Zone, Schedule 4 (SUZ4) to General Residential Zone, Schedule 1 (GRZ1).

R1189 3025, 3051 and 3053 Frankston-Flinders Road; and 6 and 8 Civic Court, Balnarring
Rezone the land from Public Use Zone, Schedule 6 (PUZ6) to Public Park and Recreation Zone (PPRZ).

Strategic assessment of the amendment
Why is the amendment required?

Why is the amendment required
Request R726 – All land subject to ESO27 in Merricks Beach

New environmentally friendly techniques for the installation of reticulated water and sewerage to improve health have made ESO27 redundant.
Request R1086 – Hendersons Road – Creswell Road in Bittern

To better protect the character of the area.

Request R1101 – Holmes Lane, Somerville

The heritage values pertain to a building on an adjoining lot where the HO276 will be retained and this is adequate protection.

Request R1177 – Land in the DDO14 in Flinders

This is consistent with a previous Council resolution dating from its adoption of the DDO14 (Amendment C101).
Request R1180 – Cook Street, Flinders

This is consistent with Council’s adoption of the Flinders Park and Cook Street Open Space Long Term Master Plan.

Request R1181 – Schnapper Point, Mornington

To rectify zoning mapping anomalies.
Request R1184 – Tootgarook Wetlands Area

The development of the Planning Scheme for the southern Mornington Peninsula by the Western Port Regional Planning Authority in the early to mid 1970’s (which was known as the Conservation Plan) included the designation of sites that were considered to be of archaeological, geological, botanical, and zoological significance. With the translation of the previous planning schemes to the Victoria Planning Provision (VPP) format under the Mornington Peninsula Planning Scheme, the four elements were consolidated into one Overlay schedule, ESO24 – Site of Scientific Significance. In regards to the Tootgarook Wetlands, the Conservation Plan identified significant sites but these were clustered on land south of Browns Road and do not acknowledge the values of the wetlands north of Browns Road. It is now proposed to bring all of the Tootgarook Wetlands under one Schedule, to be known as ESO30 – Tootgarook Wetlands.
Replacing these existing zones with the Public Conservation and Resource Zone (PCRZ) will provide a consistent approach to Council owned land along Chinaman’s Creek. These changes are not considered significant and will not materially impact on any person or on Council’s interests as the land manager. It may be noted that the rezoning of the two southern sections already forms part of Amendment C184, a general Amendment is currently on exhibition.
Request R1187 – Eastbourne Road and Balaka Street, Rosebud West

This part of the Village Glen Retirement Village was first developed under the former Shire of Flinders Planning Scheme, at a time when the land was included in the Recreation Zone under the 1979 Conservation Plan. The permits granted at the time will continue to apply. The effect of this proposed change to the zoning will be to apply the GRZ1 consistently across the whole of the Village Glen development, thus removing a historical anomaly. Changing to the GRZ1 will also ensure that other changes such as the proposed Design and Development Overlay (DDO) for the Rosebud West area can be consistently applied.

Request R1187 – Frankston-Flinders Road and Civic Court, Balnarring

To recognise an existing skate park and land to be developed for community use in Balnarring in accordance with Council decision of 27 October 2014.
How does the amendment implement the objectives of planning in Victoria?

The amendment is consistent with the objectives of planning in Victoria below:

- To provide for the fair, orderly, economic and sustainable use and development of land.
- To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.
- To facilitate development in accordance with the objectives set out in the points above.
- To balance the present and future interests of all Victorians.

The amendment does this by ensuring appropriate controls over the subject sites and provides certainty with respect to development, management and conservation as appropriate.

How does the amendment address any environmental, social and economic effects?

<table>
<thead>
<tr>
<th>How does the amendment address any environmental, social and economic effects?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Request R726 – All land subject to ESO27 in Merricks</td>
</tr>
</tbody>
</table>

This amendment will facilitate the timely provision of infrastructure to Merricks Beach. Environmental health concerns have been identified by Council’s Environmental Health Unit regarding septic systems within this area and this deletion will facilitate provision of sewer and water as planning approval will not be required for installation of infrastructure associated with these services.
<table>
<thead>
<tr>
<th>Request Number</th>
<th>Location</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1086</td>
<td>Hendersons Road – Creswell Road</td>
<td>The amendment is expected to have positive social effects, in that the provisions are intended to resolve the issue of the appropriate level of change within the Hendersons – Creswell Residential Precinct and to provide greater certainty regarding the preferred character of the built environment. It is considered that the amendment has no adverse environmental effects and will result in positive environmental benefits by encouraging the retention and further establishment of vegetation throughout the amendment area and providing greater opportunities for water sensitive urban design. The amendment aims to promote a form of development and built environment that reflects the existing and preferred future character in this area of the Bittern township.</td>
</tr>
<tr>
<td>R1101</td>
<td>Holmes Lane, Somerville</td>
<td>The amendment will have no adverse effect on the natural environment, and will have no adverse social or economic impacts because it corrects what amounts to an anomaly in the Planning Scheme and does not propose changes to any other zones or overlays.</td>
</tr>
<tr>
<td>R1177</td>
<td>Land in the DDO14 in Flinders</td>
<td>The amendment will not result in any adverse environmental, social or economic effects and will provide additional guidance for the proper implementation of existing planning scheme provisions.</td>
</tr>
<tr>
<td>R1180</td>
<td>Cook Street, Flinders</td>
<td>The proposed change in zoning will have no adverse effect on the natural, social and economic environment. Rather the amendment ensures that Council owned land is recognised and that it is appropriately zoned.</td>
</tr>
<tr>
<td>R1181</td>
<td>Schnapper Point, Mornington</td>
<td>The amendment will not cause any environmental and social effects. It is likely to have positive economic effects in terms of the impact on Council’s resources as it has a potential to remove the need for a planning permit for certain works that would require the permit under the current zoning.</td>
</tr>
<tr>
<td>R1184</td>
<td>Tootgarook Wetlands Area</td>
<td>The amendment introduces a new schedule to the Environmental Significance Overlay which is particular to the Tootgarook Wetlands and the important social, environmental, cultural, landscape and economic values of the ecosystem. It is recognised that the new ESO may reduce the development potential of land to which it is applied; however, the ESO aims to establish a framework for determining the extent to which further development is environmentally responsible.</td>
</tr>
<tr>
<td>R1186</td>
<td>Elizabeth Avenue and St Elmos Close, Rosebud West</td>
<td>The correction of a planning scheme anomaly will have no adverse economic, social or environmental effects.</td>
</tr>
<tr>
<td>R1187</td>
<td>Eastbourne Road and Balaka Street, Rosebud West</td>
<td>The amendment rezones land which is already developed as a retirement village and associated uses including aged care facility to the General Residential Zone which is consistent with the zoning of the remainder of the retirement village. The current zoning as Special Use Zone, Schedule 4 is a legacy of planning controls which have evolved since the 1970s. The amendment will have beneficial social and environmental effects by applying a single consistent zone to the whole of the land on which the retirement village and its associated uses are located. The amendment will not have any detrimental environmental effects.</td>
</tr>
<tr>
<td>R1189</td>
<td>Frankston-Flinders Road and Civic Court, Balnarring</td>
<td>The amendment will have positive social effects as it reflects a recent Council decision to retain the land for community use. Rezoning the land to the PPRZ is an appropriate way to designate the land for future use as a significant public open space area. The amendment will have no adverse environmental effects.</td>
</tr>
</tbody>
</table>
environmental or economic impacts.

Does the amendment address relevant bushfire risk?

The changes in the amendment are unlikely to result in any increase in the risks to life, property, community infrastructure and the natural environment from bushfire. The views of the Country Fire Authority (CFA) will be sought as required during exhibition.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment is generally consistent with the following Ministerial Directions:

- Ministerial Direction No. 1 Potentially Contaminated Land under section 12(2)(a) of the Act.
- Ministerial Direction No. 9 Metropolitan Strategy under section 12(2)(a) of the Act.
- Ministerial Direction No. 11 Strategic Assessment of Amendments under section 12(2)(a) of the Act.

How does the amendment support or implement the State Planning Policy Framework and any adopted State policy?

**How does the amendment support or implement the SPPF and any adopted State Policy?**

<table>
<thead>
<tr>
<th>Request R726 – All land subject to ESO27 in Merricks</th>
</tr>
</thead>
<tbody>
<tr>
<td>The amendment supports Clause 19.03-2 <em>Water supply, sewerage and drainage</em> that requires insurance that water quality in water supply catchments is protected from possible contamination by urban, industrial and agricultural land uses.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Request R1086 – Hendersons Road – Creswell Road in Bittern</th>
</tr>
</thead>
<tbody>
<tr>
<td>The amendment is consistent with Clause 15 Built Environment and Heritage which, inter alia, requires that Planning should ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.</td>
</tr>
</tbody>
</table>

The Objective of Clause 15.01-5 Cultural identity and neighbourhood character is to recognise and protect cultural identity, neighbourhood character and sense of place. The Strategies relating to this objective include ensuring that development responds to its context and reinforces special characteristics of local environment and place by emphasising:

- The underlying natural landscape character.
- The heritage values and built form that reflect community identity.
- The values, needs and aspirations of the community.

While there are a range of State policies which relate to housing growth and support urban consolidation in some locations, Clause 11.14-1 Localised planning statements and the associated Mornington Peninsula Localised Planning Scheme, highlights that the townships of the Mornington
Peninsula are expected to accommodate at most moderate and generally low levels of housing growth, with many smaller towns and villages intended to accommodate very limited further development.

In addition, development within the Urban Growth Boundary, whether within residential, commercial or other areas, will be of a type and scale that maintains the existing valued character of each town or settlement, or supports a change to a preferred future character that is clearly established through community consultation and the adoption of a relevant local area plan.

In this context, the proposed amendment seeks to recognise the particular characteristics of the subject land, being an area of low density residential development on the western edge of the Bittern township, which adjoins the Urban Growth Boundary on Hendersons Road.

The large lot sizes in this area have the potential to attract relatively high densities of infill development which is contrary to the preferred character objectives for this area and therefore a clear planning framework is necessary to guide future development.

Request R1101 – Holmes Lane, Somerville

The amendment is consistent with the State Planning Policy Framework in particular Clause 15.03-1 Heritage Conservation which seeks to conserve places of heritage significance. The amendment retains the Heritage Overlay over the adjoining property at 18 Eramosa Road East, Somerville but removes the Overlay from 42 & 44 Holmes Lane, Somerville which does not have heritage value. The amendment will therefore rectify an anomaly in the Planning Scheme and will remove an unnecessary planning control from the property.

The Amendment is therefore consistent with Clause 15.03-1 Heritage Conservation.

Request R1177 – Land in the DDO14 in Flinders

The amendment implements the SPPF by supporting appropriate land use and development planning policies and practices.

Request R1180 – Cook Street, Flinders

The proposal makes proper use of the Victoria Planning Provisions.

Clause 10.02 Goal
The State Planning Policy Framework seeks to ensure that the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

Corrections of errors and anomalies will foster more appropriate land use and planning practices, therefore the amendment is in accordance with the SPPF.

Request R1181 – Schnapper Point, Mornington

The amendment implements the SPPF through fostering appropriate land use by rectifying zoning anomalies on the subject land.

Request R1184 – Tootgarook Wetlands Area

The amendment supports the Victorian Waterway Management Strategy (VWMS) and the Port Phillip and Western Port Regional Catchment Strategy in recognising and protecting the Tootgarook Wetlands ecosystem on a catchment basis as a groundwater dependent ecosystem. It also supports the protection of this part of the Mornington Peninsula and Westernport UNESCO Biosphere Reserve proclaimed by the United Nations in 2002. The amendment also supports the Victorian Coastal Strategy, Victorian Biodiversity Strategy, Draft Victorian Floodplain Management Strategy and the State Environment Protection Policy - Waters of Victoria.

The amendment is consistent with Clause 12 of the State Planning Policy Framework (SPPF) in aiming to protect the health of the Tootgarook Wetlands ecological system and the biodiversity it supports (including ecosystems, habitats, species and genetic diversity) and conserving areas with
identified environmental and landscape values.

The amendment implements Clause 14 of the SPPF by requiring the conservation and wise use of natural resources of the Tootgarook to support both environmental quality and sustainable development. It implements the catchment planning and management objectives and strategies of Clause 14.02. The amendment implements the strategy of ensuring stormwater and groundwater entering wetlands do not have a detrimental effect on wetlands, as set out in Clause 19.03-3 by requiring decision makers to assess potential development stormwater impacts on the wetlands and waterways.

The amendment implements the objective and strategies of Clause 19.03-6 regarding pipelines by requiring a planning permit for a pipeline, recognising that several major pipelines now traverse the Tootgarook Wetlands to service the Nepean Peninsula and that future population demands may require additional pipeline infrastructure.

Request R1186 – Elizabeth Avenue and St Elmos Close, Rosebud West

The proposal makes proper use of the Victoria Planning Provisions.

Clause 10.02 Goal

The State Planning Policy Framework seeks to ensure that the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

Corrections of errors and anomalies will foster more appropriate land use and planning practices, therefore the amendment is in accordance with the SPPF.

Request R1187 – Eastbourne Road and Balaka Street, Rosebud West

The proposal makes proper use of the Victoria Planning Provisions.

Clause 10.02 Goal

The State Planning Policy Framework seeks to ensure that the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

Corrections of errors and anomalies will foster more appropriate land use and planning practices, therefore the amendment is in accordance with the SPPF.

Request R1189 – Frankston-Flinders Road and Civic Court, Balnarring

The amendment supports the SSPF by assisting the creation of a diverse and integrated network of public open space commensurate with the needs of the Balnarring community, (Clause 11.03 – Open space).

Where the current Public Use Zone recognises land intended to be used for public utilities and community services and facilities, the purpose of the Public Park and Recreation Zone is to recognise areas for public recreation and open space and is therefore more appropriate for the recreational role planned for this land in future.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

Request R726 – All land subject to ESO27 in Merricks Beach
The amendment supports Clause 22.13 Township environment by ensuring that:

- Infill development proposals, which will result in new or increased waste water discharge, will meet State environmental standards and will not add to the pollution of groundwater or surface waters.
- Best practice environmental management, which has regard to the whole water cycle, must be used in the design, construction and operation of drainage systems to reduce impacts on surface waters, coastal areas and ground water, including the provision, where appropriate, of litter control devices and sediment traps.

<table>
<thead>
<tr>
<th>Request R1086 – Hendersons Road – Creswell Road in Bittern</th>
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</thead>
</table>
The Local Planning Policy Framework (LPPF) Clause 21.07 outlines the strategy guiding future township development and provides for a balance between meeting future housing demand, the need for greater housing choice and protection of neighbourhood character.

In this context the LPPF indicates supports utilising Design and Development Overlays to identify a density of development which is considered to be consistent with maintaining the character and environmental values of specific areas - having regard to the potential cumulative impact of higher density infill and site redevelopment within established areas.

<table>
<thead>
<tr>
<th>Request R1101 – Holmes Lane, Somerville</th>
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</thead>
</table>
The amendment is intended to reflect existing conditions; policy issues are not generally affected. However, removal of the Heritage Overlay from a site which no longer has heritage significance is consistent with Clause 22.04 – Cultural Heritage Places.

<table>
<thead>
<tr>
<th>Request R1177 – Land in the DDO14 in Flinders</th>
</tr>
</thead>
</table>
The amendment simplifies the process of consulting the Flinders Village Centre Statement of Significance when required by referencing it in the planning scheme and thus making it easier to access when needed.

The amendment directly supports Clause 21.12 – Reference documents by adding to it a Statement of Significance that was previously omitted.

<table>
<thead>
<tr>
<th>Request R1180 – Cook Street, Flinders</th>
</tr>
</thead>
</table>
The Municipal Strategic Statement (MSS) of the Mornington Peninsula Planning Scheme has objectives:

- To provide a clear and positive statement of sustainable, long term objectives for the future use and development of land on the Mornington Peninsula and the means by which they will be achieved.
- To provide the basis and justification for the application of zones, policies and overlay provisions in the new Mornington Peninsula Planning Scheme.

Correcting zoning anomalies will support the above MSS objectives. It does not seek to change the objectives or strategies of the MSS and is consistent with strategic directions elsewhere in the MSS.

The amendment does not affect any of the existing Local Planning Policies.

<table>
<thead>
<tr>
<th>Request R1181 – Schnapper Point, Mornington</th>
</tr>
</thead>
</table>
Clause 21.08 – Foreshore and coastal areas specifies as one of its strategies to be: Applying the Public Park and Recreation Zone to areas of Port Phillip Bay to assist in facilitating appropriate development.

The amendment supports this policy by applying the PPRZ to the area of the foreshore that is already appropriately and fully developed. In contrast, the current Public Conservation and Resource Zone is intended to apply to parts of coastline that form part of the General Protection Zone or National Park and Conservation Reserve under the Victorian Coastal Strategy.
Request R1184 – Tootgarook Wetlands Area

The amendment supports and implements the LPPF, specifically the Municipal Strategic Statement contained at clause 21 which identifies the importance of the wetlands in planning for the Mornington Peninsula.

The amendment implements the Mornington Peninsula Land Units policy at Clause 22.14 which has as an objective:

“To promote sustainable use and development of rural land, sustainable land use practices and integrated land management, including the retention and enhancement of habitat corridors along streamlines and the protection of wetlands.”

Request R1186 – Elizabeth Avenue and St Elmos Close, Rosebud West

The Municipal Strategic Statement (MSS) of the Mornington Peninsula Planning Scheme has objectives:

- To provide a clear and positive statement of sustainable, long term objectives for the future use and development of land on the Mornington Peninsula and the means by which they will be achieved.
- To provide the basis and justification for the application of zones, policies and overlay provisions in the new Mornington Peninsula Planning Scheme.

Correcting zoning anomalies will support the above MSS objectives. It does not seek to change the objectives or strategies of the MSS and is consistent with strategic directions elsewhere in the MSS.

The amendment does not affect any of the existing Local Planning Policies.

Request R1187 – Eastbourne Road and Balaka Street, Rosebud West

The Municipal Strategic Statement (MSS) of the Mornington Peninsula Planning Scheme has objectives:

- To provide a clear and positive statement of sustainable, long term objectives for the future use and development of land on the Mornington Peninsula and the means by which they will be achieved.
- To provide the basis and justification for the application of zones, policies and overlay provisions in the new Mornington Peninsula Planning Scheme.

Correcting zoning anomalies will support the above MSS objectives. It does not seek to change the objectives or strategies of the MSS and is consistent with strategic directions elsewhere in the MSS.

The amendment does not affect any of the existing Local Planning Policies.

Request R1189 – Frankston-Flinders Road and Civic Court, Balnarring

The amendment supports the LPPF by contributing to the diversity recreational opportunities available. As stated in Clause 21.06 - Strategic framework and the Peninsula’s settlement pattern: continuing demand for housing on the Peninsula needs to be managed and integrated with the achievement other major planning objectives, including conservation (and) recreation.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victorian Planning Provisions.

How does the amendment address the views of any relevant agency?

The amendment addresses the views of those agencies that have been consulted to date. Other relevant agencies will be consulted during exhibition of the amendment.
Item R1184 has been developed as part of the Tootgarook Wetlands Strategy which has included extensive consultation with all key stakeholders including community groups, individuals and relevant government agencies and departments including Melbourne Water, Southern Rural Water, South East Water, Department of Environment and Primary Industries (DEPI), Department of Transport, Planning and Local Industries (DTPLI), VicRoads, EPA.

**Does the amendment address relevant requirements of the Transport Integration Act 2010?**

Council, as an interface body under the provisions of the *Transport Integration Act 2010*, has an obligation to have regard to specified matters under that Act. In this case, it is considered that the proposal will have no significant impact on the transport system and will not be inconsistent with the transport system objectives nor the decision making principles of the Act.

**Resource and administrative costs**

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The items in this amendment are expected to have only a minor impact (if any) on resource and administrative costs.

**Where you may inspect this Amendment**

The amendment is available for public inspection, free of charge, during office hours at the following places:

Mornington Peninsula Shire Council  
Hastings Office – 21 Marine Parade, Hastings  
Mornington Office – 2 Queen Street, Mornington  
Rosebud Office – 90 Besgrove Street, Rosebud


**Submissions**

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by 16 March 2015.

A submission must be sent to: Manager Strategic Planning, Mornington Peninsula Shire, Private Bag 1000, Rosebud 3939.
Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: To commence in the week of 4 May 2015
- panel hearing: To commence in the week of 25 May 2015