MORNINGTON PENINSULA SHIRE

INTERIM GREEN WEDGE MANAGEMENT PLAN

SEPTEMBER 2012
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1 INTRODUCTION

The rural area of the Mornington Peninsula is one of Melbourne’s most important long term assets. It is a key element in the sustainability and liveability of metropolitan Melbourne, as well as being critical to the Peninsula’s character and the amenity of its residents. Virtually all of the towns on Peninsula have a rural landscape backdrop and no area is more than ten minutes drive from a major reserve, an area of bushland or the coast.

The special value of the Peninsula’s rural area has been recognised over a long period, being Melbourne’s “playground” since the 19th Century and the first area to be subject to a Statement of Planning Policy in the late 1960’s.

In the 1970’s the area was the focus of intensive planning with the preparation of the Conservation Plan by the Western Port Regional Planning Authority.

More recently the value of the Peninsula has been recognised by the introduction of an Urban Growth Boundary and the designation of the Peninsula’s rural area as a permanent Green Wedge. The area is designated as a major part of the Mornington Peninsula and Western Port Biosphere Reserve and is proposed as a separate reporting area in the soon to be released Regional Catchment Strategy. The current State government has also made a commitment to prepare a Planning Statement specifically for the Mornington Peninsula.

The rural Peninsula in fact supports a wide range of values, with:

- Areas of local, state, national and international conservation significance,
- Landscapes that are classified by the National Trust and which provide significant opportunities for outdoor and unstructured recreation that makes the Peninsula one of Victoria’s most visited regions,
• Agricultural land generating more than $650 million per year in primary production,

• Attractions making a substantial contribution to the $850 million per year gained from Peninsula tourism with the associated local employment,

All together with a rural population of approx 10,000 people (2011).

The planning provisions that have been in place since the mid 1970’s, with the effective support of land owners, government and the community more generally, have achieved a delicate balance between potentially competing and sometimes conflicting interests – and this diversity adds to the interest and attraction of the Peninsula – it is a place where you can “get away” but still find a wide range of activities and opportunities.

However, as Melbourne’s population continues to grow the very attractions of the Peninsula’s rural area add to the pressures and challenges. In short the key question is one of resource management – how many demands can the rural Peninsula accommodate, what is the sustainable capacity, without the shared resources being eroded.

The basic resources – whether environmental systems, land productivity or landscape qualities are often more sensitive to change than is appreciated – and the cumulative effect of individual decisions can lead to a tipping point, where the important qualities of a place cannot be easily recovered.

In this context it is important to have a strong strategic framework in place to ensure that the values of the Peninsula’s Green Wedge are appreciated, that the potential “threatening processes” and impacts are recognised and that there a combination of strategies that will manage pressures and maintain the balance. This is the role of the Mornington Peninsula Green Wedge Management Plan (GWMP).

The current document is in fact an interim Plan that has been produced by Council to establish a baseline which reflects existing planning strategies and policies, together with initial feedback from a broadly based community consultation process held in mid 2012, known as PLANPENINSULA, as well as feedback received in response to proposals from the State government relating to Planning Zone reform.

It is intended that a further significant consultation process will be undertaken resulting in a comprehensive review of this interim plan with 12 months. However, as an interim Plan it provides a point of reference for other planning processes that are in train, including the development of the Peninsula Planning Statement.

The Interim GWMP generally represents a continuation of well established policy directions, particularly in regard to excluding urban development, but there are also some substantive new directions:

• A change in approach to the question of rural living. Dwellings will not be accepted virtually as of right – they will be subject to a policy requiring an understanding of the agricultural or conservation value of the land and a proposal for land utilisation/land management (refer Appendix 1). This should be combined with sufficient flexibility to enable landowners to change the farming uses without an onerous re-application process. The land ownership pattern on the Peninsula is well established and rural living/lifestyle farming is likely to remain a strong element of land use – therefore the aim is also to harness rural living as far as possible to improved land management. The plan also raises the “land
broker” concept as a means of promoting use of under utilised land.

- More emphasis on productive agricultural use – agriculture, within the capacity of the land, is viewed as a sustainable use even on small lots. This does not assume that farming can generate a family income on small lots, only that it can generate a return on investment. The interim GWMP includes a plan to build on the Shire’s 2010 Agricultural Audit and a number of recent state government reports to test the opportunities for future farming on the Peninsula, particularly utilising recycled water and including value adding/capturing via farm sales, farmers markets, events etc. The GWMP also supports the development of a food (security) strategy for Melbourne which would highlight the value of agriculture on the Peninsula.

- Clarifies the relationship between the core green wedge activities of conservation, agriculture and unstructured recreation and secondary or complementary uses, such as tourism development and rural living.

- Proposes further investigation in relation to the provisions regarding the expansion of existing restaurants and tourist accommodation that would link the maximum level of development to the size of the property and the scale of the “core” green wedge activity on site

- Proposes the closure of loopholes in relation to caravan parks (refer Appendix 2) – and the clarification of the “in conjunction with” test.

- Foreshadows controls to regulate the location of hedges, earthworks and other structures that detract from landscape quality.

- Promotes the conversion of broiler farms to free range operation as a means of increasing compatibility with adjoining owners/residents.

- Places substantial emphasis on water and water management – both stream flows, ground water and recycled water.

- Identifies a range of environmental risks – bush fire, flooding and erosion which may be exacerbated by climate change and directs identification of areas at risk and the development of a policy response.

- Proposes that specific targets need to be established for net gain as a step towards effective implementation of the Regional Vegetation Strategy. The Interim GWMP also promotes net gain offsets within the local area.

- Foreshadows a review of the Land Sustainability Rate to ensure environmental value for the investment.

- Advocates for greater integration between public land managers in the Shire – both in terms of research and availability of information, policy development and implementation/performance monitoring.

The Interim Green Wedge Management Plan also incorporates policies which have been previously adopted by Council, particularly the Interim Policy in Relation to Rural Dwellings – Including Bed and Breakfast Accommodation (14 June, 2011) and the Local Policy in relation to Camping and Caravan Parks.
BACKGROUND

Green Wedges

The non urban areas of metropolitan Melbourne that lie outside the Urban Growth Boundary are known as Green Wedges. There are 12 designated Green Wedge areas that collectively form a ring around the city.

Green Wedges, including the Mornington Peninsula and Yarra Valley, were first identified in the 1960s and successive governments have expanded them to include other non-urban areas surrounding metropolitan Melbourne.

Melbourne’s green wedges in their current form were formally designated as part of the Melbourne 2030 strategy which was released in 2002. Melbourne 2030 aimed to create a more sustainable city by curbing outward growth and consolidating development within a defined Urban Growth Boundary. In this sense the designation of Green Wedges is as much about shaping pattern of metropolitan growth as well as recognising the value of Green Wedge areas.

About one third of the total Green Wedge area is public land, including national parks, other parks and reserves and the closed protected catchments from which much of Melbourne’s water supply is harvested.
Other important functions provided by the Green Wedges include biodiversity, agriculture, open space, protection of attractive landscapes, tourism and recreation, cultural heritage and infrastructure that supports the city, such as reservoirs, sewage treatment plants, quarries and airports.

A number of planning changes have been introduced over the past ten years to establish and protect the Green Wedges including:

- establishment of an Urban Growth Boundary (UGB) under the Planning and Environment Act 1987, restricting urban related development to within the UGB
- new Green Wedge Zones to replace the previous rural zones over Green Wedge land
- introduction of a core planning provision for Green Wedges to tighten the range of uses and subdivision allowed on Green Wedge land

The Green Wedges as a whole are essential for the liveability, environmental health and prosperity of the city and the State. However, each Green Wedge is unique with its own range of key features and related values.

Although they are set aside as non-urban land through the Planning Scheme, green wedges are subject to intense pressures for urban development and change. There are often competing pressures from urban development, hobby farms, tourism, intensive agriculture, and infrastructure because they are close to the metropolitan area. A proactive approach is therefore required to ensure that these pressures are managed properly and to ensure that their scenic and natural qualities are not eroded over time.

**The Mornington Peninsula Green Wedge**

The Mornington Peninsula Green Wedge occupies an area of approx 520 km² of which 98% is within the Mornington Peninsula Shire, and the remaining 2% is within the City of Frankston.

This Interim Green Wedge Management Plan addresses the 51,204 ha (512 km²) which is located within the Shire of Mornington Peninsula and which comprises approximately 70% of the area of the Shire.
The City of Frankston has been consulted in the preparation of this Plan. However, it will prepare its own Green Wedge Management Plan for that part of the Green Wedge which is within the City of Frankston, possibly as part of a Plan for its other Green Wedge areas which are located within the adjoining South East Green Wedge.

The Mornington Peninsula Green Wedge is comprised of natural and semi-natural rural areas that are used for highly productive agriculture, National and State Parks, small holdings, and a variety of other rural businesses and land uses. There are a mix of agricultural enterprises in the Green Wedge including beef cattle grazing, large scale horticulture, broiler chicken farming and wineries.

The Mornington Peninsula Green Wedge is recognised for its biodiversity. It contains a number of important bushland reserves including the Mornington Peninsula National Park, the Arthurs Seat State Park, and Green Bush, as well as wetlands that are recognised by several international treaties, notably the Ramsar agreement. It is unique among Melbourne’s green wedges in being bounded on two sides by Western Port and Port Phillip Bays and having 192 km of coastline. The coastal panoramas and viewpoints to the sea are a important feature of the Green Wedge.

Recreational opportunities are largely based on the natural attributes of the Green Wedge and include leisure driving, bushwalking and horse riding.

The settlement pattern in the Green Wedge includes townships such as Arthurs Seat, Red Hill, Flinders, Balnarring, Shoreham and Somers as well as settlements such as Moorooduc, Merricks, Point Leo and Main Ridge.

The Melbourne 2030 Green Wedge implementation report identifies the particular values of the Mornington Peninsula Green Wedge as set out below:

<table>
<thead>
<tr>
<th>Mornington Peninsula</th>
<th>Values</th>
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<tr>
<td>Internationally recognised wetlands, such as Western Port</td>
<td>Environmental</td>
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<tr>
<td>Locations with productive agricultural potential</td>
<td>Economic</td>
</tr>
<tr>
<td>Areas with potential for waste-water recycling</td>
<td>Economic, environmental</td>
</tr>
<tr>
<td>Areas of significant landscape, seascapes and environmental qualities</td>
<td>Social, environmental</td>
</tr>
<tr>
<td>Mornington Peninsula National Park</td>
<td>Environmental, social</td>
</tr>
<tr>
<td>Tourism and recreational facilities such as golf courses, beaches and horse riding</td>
<td>Economic, social</td>
</tr>
</tbody>
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The following plans are extracted from the Melbourne 2030 review and highlight particular values of the Mornington Peninsula Green Wedge.
Figure 2. Significant environmental resources and constraints

- Existing urban area
- Flood-prone land
- Ramsar wetlands
- Environmentally significant area
- Rural use/landscape values

Source: Department of Infrastructure, Department of Natural Resources and Environment, 2001
Report Structure

The structure for this Interim Green Wedge Management Plan is based around the key themes that have emerged through previous research and consultation, namely:

- Occupation and Settlement (Chapter 4)
- Agriculture and Land Management (Chapter 5)
- Biodiversity and Environment (Chapter 6)
- Landscape, Recreation, Tourism and Heritage (Chapter 7)

The next chapter considers the Policy and Planning Context for the Plan (Chapter 2) followed by the Vision and Principles (Chapter 3). Chapters 4 – 7 are based on the themes noted above and the final chapter, Chapter 8, addresses Implementation of the Plan.
Chapter 2

Green Wedge Management Plans – Policy and Planning Context

Green Wedge Management Plans have been introduced as the means by which green wedges can be planned and managed to ensure their long term protection for non-urban uses.

On one level they are intended to implement State Planning Policy. The metropolitan strategy, Melbourne 2030, is formally expressed in the State Planning Policy Framework (SPPF) which is found in the Mornington Peninsula Planning Scheme.

The key reference is Clause 11.04-6 which sets out objectives and strategies for green wedges as follows:

11.04-6 Green wedges

Objective

To protect the green wedges of Metropolitan Melbourne from inappropriate development.

Strategies

• Ensure strategic planning and land management of each green wedge area to promote and encourage its key features and related values.
• Support development in the green wedge that provides for environmental, economic and social benefits.
• Consolidate new residential development within existing settlements and in locations where planned services are available and green wedge area values can be protected.
• Plan and protect major transport facilities that serve the wider Victorian community, such as airports and ports with their associated access corridors.
• Protecting important productive agricultural areas such as Werribee South, the Maribyrnong River flats, the Yarra Valley, Westernport and the Mornington Peninsula.
• Protect areas of environmental, landscape and scenic value.
• Protect significant resources of stone, sand and other mineral resources for extraction purposes.

In addition the M2030 Implementation Plan relating to Green Wedges states:

Green Wedges are an important legacy of past metropolitan planning. They include areas that have strong environmental and landscape value for Victorians - many of which are of State, national or even international significance.

The green wedges accommodate agricultural and recreational uses, and include major assets such as airports, sewage plants, quarries and waste disposal sites – uses that support urban activity but which cannot be located among normal urban development.

They provide important resources for recreation and tourism. The significance of areas such as the Dandenong Ranges and the Mornington Peninsula has been recognised in the planning system for years.
In terms of value of agricultural production, for instance, the Port Phillip region is the second highest in the State. Its planning and management will recognise that contribution, with protection for important productive agricultural areas such as Werribee South, the Maribyrnong river flats, the Yarra Valley, Westernport and the Mornington Peninsula.

Green wedges are not another type of park. They are active, living areas that include agriculture and many other nonurban activities. The green wedges include the rural areas and small communities around Melbourne that make significant contributions to the Victorian economy and to society.

Small communities that are located in the green wedges will have restricted development opportunities. Settlements in these areas will be allowed to expand only to the extent indicated in current Municipal Strategic Statements.

In future, change in the amount of urban zoned land will only be allowed if there is no adverse impact on the role and features of the green wedges. Local councils will be encouraged to consider the possibilities for urban intensification within their existing urban areas, subject to environmental and servicing constraints, rather than adding to the total urban area.

Rural living development, if permitted at all, will be subject to more stringent requirements.

Some of the many rural living lots now available for housing development, both within and surrounding metropolitan Melbourne, are in locations that may not satisfy the guidelines for rural residential development as outlined in Ministerial Direction No. 6.

They may have high environmental values, or have a significant impact on water quality or agricultural production. The suitability for rural living purposes of areas with these qualities will be reassessed.

Councils, in consultation with DOI, will be asked to review existing isolated small lots in rural areas which have significant constraints or bring the likelihood of undesirable off-site effects. DOI will help councils determine the best way to discourage development of these lots, including restructure plans, to encourage or require consolidation.

The State Planning Policy in relation to the protection of agricultural land (14.01-1) also aims to protect productive farmland which is of strategic significance in the local or regional context.

The policy reinforces the point that subdivision of productive agricultural land should not detract from the long-term productive capacity of the land, and that where inappropriate subdivisions exist on productive agricultural land, priority should be given by planning authorities to their re-structure.

The policy states that in considering a proposal to subdivide or develop agricultural land, the following factors must be considered:

- The desirability and impacts of removing the land from primary production, given its agricultural productivity.
- The impacts of the proposed subdivision or development on the continuation of primary production on adjacent land, with particular regard to land values and to the viability of infrastructure for such production.
- The compatibility between the proposed or likely development and the existing uses of the surrounding land.
- Assessment of the land capability.
Provisions which are specific to Mornington Peninsula can be found in the Local Planning Policy Framework (LPPF).

The Municipal Strategic Statement includes clear guidance for the Green Wedge in Clause 21.09 (Planning for Rural Areas) as follows:

21.09 Planning for Rural Areas

21.09-1 Conserving environmental values

Objective 1
To maintain and enhance the natural values and ecological systems of the Peninsula.

21.09-2 Supporting Agriculture and Primary Production

Objective 1
To support the use of rural land for farming to the maximum extent that is environmentally sustainable and consistent with maintaining landscape character.

21.09-3 Maintaining and enhancing landscape, cultural and recreational values

Objective 1
To maintain the recreational role of the Peninsula by protecting the qualities of its landscapes, natural environment and cultural heritage.

Policies which address specific Green Wedge planning issues can be found in Clause 22 and include the following:

- Dwelling Densities Excisions and Realignments in Rural Areas (22.03)
- Aboriginal Cultural Heritage (22.05)
- Development On Highways, Main Roads And Tourist Routes (22.06)
- Commercial and Industrial Uses in Rural Areas (22.07)
- Integrated Recreation and Residential Developments in Rural Areas (22.08)
- Mornington Peninsula Fire Protection Policy (22.11)
- Mornington Peninsula Land Units (22.14)
- Landscape Protection and Broiler Farms (22.15)
- Green Wedge Camping and Caravan Parks (22.19)

These provisions support land management which conserves the significant natural resources of the Green Wedge through sustainable agriculture and biodiversity conservation.

Opportunities for tourism are also recognised in the Local Planning Policy Framework but only to the extent that it does not undermine the primary values of the Green Wedge i.e. agriculture, rural landscapes, and biodiversity. Copies of these local policies are included in Appendix 1.

Other Plans and Policies

Apart from the planning scheme and associated planning policies, there are many other plans and strategies that inform this Green Wedge Management Plan.

There are local, regional, state and commonwealth strategies that provide the policy context for the Plan and even international agreements for bird and wetland protection that are relevant. Some key strategies and statements are as follows:

International and Commonwealth
- Environment & Protection and Biodiversity Conservation Act
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- JAMBA/CAMBA/RAMSAR (international bird and wetland agreements)
- National Strategy for Biological Diversity

State Policies and Strategies
- Healthy Rivers, Health Communities and Regional Growth: The Victorian River Health Strategy
- Policy for Sustainable Recreation and Tourism on Victoria's Public Land
- Sustaining Our Living Wealth: Victoria’s Biodiversity Strategy
- The Victorian Coastal Strategy
- The Victorian Pest Management Framework
- Victoria’s Native Vegetation Management Framework
- Victoria’s Salinity Management Framework

Regional Strategies and Policies
- Linking People and Spaces: A Strategy for Melbourne’s Open Space Network
- Great Parks for a Liveable City
- Mornington Peninsula Biodiversity Action Plan
- Mornington Peninsula National Park Management Plan
- Port Phillip and Western Port Regional Catchment Strategy
- Port Phillip and Westernport Native Vegetation Management Plan
- Port Phillip and Westernport Regional River Health Strategy
- Regional Fire Protection Plans

Council Strategies and Policies
- Land Protection Incentives
- Municipal Fire Management Plan
- Open Space & Trails Strategy
- Rural Planning Strategy
- Sustainable Rural Strategy
- Sustainable Tourism Strategy
- Wastewater Management Strategy
- Weed Management Strategy

Council also provides policy guidance for the Green Wedge Management Plan through its Community Plan and the Council Strategic Plan 2009-2013. These have common goals which are relevant as follows:

- Nurturing our local character and sense of place
- Protecting our environment and tackling climate change
- Creating safe, healthy and engaged communities
- Supporting a sustainable Peninsula economy

Outcomes which are relevant to the Green Wedge Management Plan are listed in the Council Plan and include the following:

- A sustainable development pattern consistent with the regional role of the Peninsula (1.1)
- Protected coastal and rural landscapes (1.4)
- Sustainable natural systems (2.1)
- An active connected and informed community (3.5)
- Prosperous rural economy (4.1)
- Sustainable tourism (4.2)

Agencies

Apart from the Council, there are many other public agencies which have responsibilities in the Green Wedge. They include:

- Department of Primary Industries (agriculture, minerals, and forest industries)
- Department of Sustainability & Environment (park management, biodiversity, fire management)
- Melbourne Water (river health and water management)
- Mornington Peninsula and Western Port Biosphere Project
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- Parks Victoria (management of national and state parks)
- Port Phillip & Western Port Catchment Management Authority (land/catchment management)
- South East Water (water and sewerage)
- Southern Rural Water (including licensing for groundwater extraction and water diversions)

The Port Phillip and Western Port Catchment Management Authority and the Mornington Peninsula and Western Port Biosphere Project deserve particular mention.

The Catchment Management Authority is the agency with specific responsibilities for catchment management and their role is closely linked to green wedge management plans. Their Regional Catchment Strategy is an important statement with goals for water, land, biodiversity and community. A revised Regional Catchment Strategy is due to be released for comment by the end of October 2012 and it is anticipated that the actions of the Catchment Strategy and the GWMP will be further coordinated.

The Biosphere Project is a voluntary project but is internationally recognised through UNESCO and has wide recognition and standing in the Western Port environment.

Collaboration and partnerships with these organisations may be fruitful in terms of attracting funding, forming partnerships, and ultimately improving land management and conservation in the Green Wedge.

**Zoning and Planning Scheme Provisions**

Zones to control land use and development in the Green Wedge in accordance with the State Planning Policy Framework and local circumstances have been introduced, primarily through the Green Wedge Zone.

- The Green Wedge Zone limits new subdivision by requiring a minimum lot area of 40 hectares. Although there are special provisions for consideration of subdivision of land that is substantially covered by native vegetation, these provisions are very infrequently utilised and may be reviewed in view of the increased awareness of bushfire risk management.
- The Zone land use provisions reinforce the role of the Green Wedge as a primarily rural area, by excluding the majority of uses which primarily service an urban population.
- The Green Wedge Zone does make provision for the consideration of tourism based development, including restaurants, function centres and group (visitor) accommodation, but provides a strong framework of criteria which must be satisfied, including minimum lot size requirements, limits on the scale of activities (in terms of seat numbers or accommodation units), requirements that tourism activities can only operate in conjunction with agriculture, outdoor recreation facilities, rural industry or a winery.
- The “in conjunction with” test requires proponents to demonstrate that
  - there is an essential association between the two uses; and
  - the proposed use must have a genuine, close and continuing functional relationship in its operation with the other use.
- In addition accommodation, is generally limited to the provision of accommodation for people away from their usual place of residence i.e. visitors.

There are provisions for smaller scale uses such as bed and breakfast accommodation, which are not subject to these limits.
In addition to the zone controls, there are a wide range of overlays which identify particular environmental features, such as bushland and streamlines, or areas prone to erosion or inundation, where particular development controls are applied. Similarly further overlays identify cultural (landscape) elements, such as escarpments and significant tree lines, and apply development controls to the protect these features.

Chapter 3  Development of the Mornington Peninsula Green Wedge Management Plan

In addition to responding to State policy in the local context, the process of preparing a Green Wedge Management Plan involves working with the local community to develop a shared vision and values which are distinctive to each green wedge, to set priorities, and to develop proposals for planning and management to achieve the vision.

Previous consultation has occurred through the following processes:

- A community based Green Wedge Reference Group (2009)
- Consultations which were carried out for the Community Plan (*Your Community, Your Future*)
- Consultation with State Government’s Green Wedge Technical Reference Group and a Green Wedge Steering Group which included representatives from the DPCD and City of Frankston.
- Consultation with the DPCD Peri-Urban Unit in relation to the State government’s Green Wedge Audit.
- Council also previously considered (in December 2010) and adopted for the purpose of consultation a draft Action Plan which included 166 actions grouped under the themes that form the basis for this Interim GWMP.

Most recently (July – August 2012) Council has held sixteen community meetings – the PLANPENINSULA meetings – to hear from the community about their aspirations for the future, the things they value and the issues which need to be resolved.

These meetings were primarily directed towards providing input to a future Peninsula Planning Statement (as well as informing a range of other Shire plans and strategies). Significantly, the protection of the Green Wedge was a common theme at these meetings, although there are differences between some groups and individuals on appropriate policy settings.

At this stage, having regard to the need to establish a clear position in response to proposed Zone Reforms, as well as in anticipation of the development of the Peninsula Planning Statement, it has been considered appropriate to bring forward the adoption of an interim GWMP prior to a further comprehensive exhibition process.

This approach obviously has limitations in terms of the opportunity to reflect on alternative options with the benefit of public submissions. Accordingly, it is recognised that it will be appropriate to proceed with consultation following adoption of the interim GWMP, and to formally review the plan within 12 months.
VISION AND OBJECTIVES

A vision for the Mornington Peninsula Green Wedge was previously developed in consultation with the Green Wedge Reference Group. The vision for the Mornington Peninsula Green Wedge is as follows:

VISION

- A place that keeps about seventy percent (52,181 hectares) of the Peninsula’s land mass as a rural land resource in recognition of its value for current and future generations.
- A place that protects, conserves and enhances the diversity, quality and extent of natural systems for their international, national, regional and local significance.
- A place where sustainable agriculture is supported and the productive capacity of land is conserved and enhanced for the future.
- A place that retains a rural character, defined by agriculture and natural systems land uses, heritage places, attractive vistas, unobtrusive buildings and a low population settled in relatively few buildings that is:
  - At its strongest in key locations including: significant landscapes, land with coastal frontage, land adjoining urban growth boundaries and separations between closely located townships, and
  - Protected by population, industrial and commercial growth being located inside the Urban Growth Boundary.
- A place for all people to access a high quality regional open space network and diverse rural and coastal landscapes for their health, wellbeing and learning, in particular their need for outdoor, unstructured recreation.
- A place that supports a township-centred approach to tourism that has most accommodation, retail premises and the like located in townships, but will, in the rural areas, provide limited support for:
  - Outdoor-based leisure and recreation uses;
  - Small scale host farm and bed and breakfast accommodation;
  - Primary produce sales and, in conjunction with established large scale rural enterprises (ie farming, wineries or outdoor leisure and recreation), other retail premises; and,
  - Other uses that will bring regionally significant and sustainable improvement to the protection and enhancement of natural systems or heritage places.
- A place that supports landowners to provide sustainable land stewardship.
The vision takes account of the distinctive character of the Green Wedge – its location between the two Bays, its townships and villages, agricultural productivity, biodiversity, landscapes and recreation opportunities – and feedback from the community.

This vision is perhaps unusual in the level of detail that it provides, not only relation to what is desired but how it will be achieved.

In addition, a number of principles have also been develop to guide how Council will work with the community to implement the Green Wedge Management Plan. These principles are as follows:

1. Open Communication - between stakeholders
2. Building Capacity - local residents, businesses and other organisations
3. Information Sharing - between organisations, whether private or public sector
4. Coordination and Partnership Building - to help maximise value from scarce resources
5. Resourcing for Responsibilities
6. Minimising Local Regulation
7. Robust and Integrated Information Systems
8. One Stop Shopping - a single enquiry for multiple approvals
9. Encouraging Learning - based on monitoring and research, and
10. Supporting Best Practice

Future management of the Green Wedge will require a cooperative and committed approach based on partnership working between Council, agencies and the community.

Chapter 4 OCCUPATION AND SETTLEMENT

Objective 1
Retain the Green and Rural Character of the Green Wedge by Minimising any Further Subdivision and Development.

The current occupation and settlement pattern of the Green Wedge is an expression of the Mornington Peninsula’s particular development history and cultural heritage.

It is important in responding to the issues and pressures which result from the existing pattern of land ownership and occupation to emphasize that this is a plan for the Mornington Peninsula Green Wedge, and not a general strategy for rural land use planning. The Peninsula already has a very mixed and diverse land use and occupation pattern, and therefore relevant strategies need to respond to this.

The land use and subdivision pattern reflects a movement from early pastoral leases on Crown Land which date back to the 1840s, to the subdivision and sale of land in 30-40ha parcels later in the 19th century, and on to the later closer settlement and subdivision of the early 1900s.

Over time, grazing on the original pastoral leases was replaced by more intensive agriculture and horticulture around the Red Hill / Dromana area and extensive orchards in the northern parts of the Shire between Somerville and Red Hill. Many of the smaller rural towns were established as rural service centres or fishing villages.

The post war period saw a number of critical trends –

- Significant immigration and population growth in Melbourne, expanding the urban fringe.
The terms of trade for agricultural production continued to tighten, with previous trade patterns (e.g. with the U.K) changing significantly. This has tended to result in the need for ever increasing economies of scale for broad acre farming/cropping. Notable exceptions have been for more intensive uses – such as broiler chicken farming and some horticulture, where proximity to markets and processors seems to be a more significant factor.

- Improvements in roads and greater use of motor vehicles extending the commuting belt of Melbourne.
- Increasing emphasis on environmental values – and the beginning of sea change/tree change trends.

The combined effect of these changes was a decline in the predominance of agricultural land use and shift towards the more diverse and mixed pattern that exists today. This was accompanied by increasing land values and a period of relatively small lot rural subdivision e.g. a number of patches of 10 acre lots created in the 1950’s and 60’s.

By the mid 1960’s the potential impact of Melbourne’s growth pressures was obvious and the government of the time engaged in a process of regional planning to determine the role of the Peninsula in the future pattern of metropolitan development – in short, whether the Peninsula would become an urban growth corridor.

In 1970 the first Statements of Planning Policy (SoPP) were introduced and SoPP2 determined that the Mornington Peninsula would be planned and managed for its conservation and recreation values, and would not become an urban extension of Melbourne.

Planning controls were subsequently developed and introduced in the mid 1970’s by the Western Port Regional Planning Authority (WPRPA) to manage and control development pressures, particularly, and most controversially at the time, through the introduction of rural subdivision controls. The Planning Scheme produced for the southern Peninsula by the WPRPA was also known as the Conservation Plan.

The key land use provisions of the Conservation Plan were based on the notion of “Land Units”, or landscape types, and a form of holistic land capability assessment, which had regard to land use capacity, environmental systems and landscape character in assessing land use capability.

Under this scheme average lot areas in the order of 20 ha to 40 ha (although as low as 10 ha in the undulating landscape around Red Hill) were the minimum required for new subdivision, reflecting the limited ability of the Peninsula to “absorb” more development while still achieving the aims of State policy. This, in effect, provided an upper limit to the level of further development on the Peninsula.

In addition policies were introduced with the aim of containing the existing small rural towns and coastal villages within their existing boundaries and to ensure that any new use and development is consistent with their existing size, function and character. They are not intended to accommodate any significant level of change. These policies are still considered valid and consistent with the Shire’s general settlement and activity centre strategies which direct the majority of new development to the major activity centres which are better able to accommodate development and in turn provide a higher level of service to a larger population.

In the mid 1970’s a further review of the extent of metropolitan development occurred. This time the Land Requirements and Recommended Designated Areas report (1975) concluded that
the Baxter Balcombe valley was not a preferred area for urban expansion, essentially extending the Conservation Plan policy directions to the whole of the Peninsula, while at the same time separate policies were developed for the port area to the north of Hastings and east of Crib Point.

The Western Port Regional Planning Authority at the time explained the justification of rural subdivision controls in the following terms:

- They are necessary to achieve the State government’s policy objectives. Conservation, retention of agricultural production and the value of the Peninsula for outdoor unstructured recreation cannot be achieved while still allowing urban (or even rural residential) development.

- There is no “right to subdivide”. In Australian law, the government retains the legal right to decide where the creation of new titles can occur and under what conditions. Given there is no right to subdivide there is no compensation necessary for the regulating subdivision.

In addition, the impact from the introduction of rural subdivision controls on long term farm owners was to some degree alleviated by provision for house lot “excisions” and the ability to create a further excised lot for family purposes. These excision provisions remained in the planning scheme until 2002.

It was recognised that this approach would potentially see a shift in ownership away from those who valued the land primarily on the basis of production value to those with greater ability to subsidise farming activity from off farm income.

However, continuing increases in the value of rural land on the Peninsula after strict subdivision controls were introduced demonstrate that there is still a strong market – and that landowners also benefit, in economic terms from a planning scheme which protects shared amenity in terms of landscape quality and open green space.

The Mornington Peninsula Planning Scheme retains many of the features from the original Conservation Plan and the form of the Conservation Plan, with land use zones complemented by “overlays” indicating important environmental and cultural heritage features was a forerunner of the structure now applied across the State through the Victoria Planning Provisions.

Existing Occupation Pattern of the Mornington Peninsula Green Wedge.

The existing pattern is important to future planning as it highlights the potential pressures on the Peninsula’s “resource base” i.e. the potential level of future development, and the need for a policy response to key issues, particularly the increase in rural living as form of land use.

The following maps and tables are intended to provide a snapshot of the current distribution of lot sizes, vacant land and land use across the Peninsula.
The above plan highlights the mixed pattern of occupied (i.e. land containing a dwelling) and unoccupied land on the Peninsula.

In terms of the distribution of land uses there is equally no clear correlation between lot sizes and land use that can be established by mapping, although of course in terms of broad acre grazing larger properties are able to support greater animal numbers (subject to other land capacity factors).

There is no clear breakdown of the Peninsula into specialised land use districts or precincts where one form of agriculture is obviously dominant, although there are clusters of activity such as market gardening in Boneo and east of Tyabb, in part based on soil types and water supply.

The following map illustrates the general mixed use pattern which is characteristic of the Peninsula...

Figure 1: Distribution of occupied (Pink) and vacant (blue) lots on the Mornington Peninsula – a dispersed pattern
Figure 2 – Land Use Pattern – West of Hastings (2002)

Figure 3 below indicates the distribution of dwellings within a comparable area, and again this is representative of most of the Peninsula, as shown in Figure 1, where the majority of lots contain dwellings interspersed with remaining vacant lots.

There are some clusters of vacant lots, either forming landholdings in the same ownership, or in other cases areas of old and inappropriate subdivision which have never been developed.

As land values and demand increases some of these “remnant” lots are coming onto the market – and their development is in conflict with the State and local policies which aim to limit further consumption of rural land purely for quasi – residential purposes.
This has been reflected in a number of recent decisions by VCAT. There is some evidence that land management is improved where land is occupied rather than held by absentee owners.

However these findings need to be considered in the context of the size of the property and whether approval of a dwelling is required to best manage the environmental and landscape values of the site or reasonably necessary to conduct a proposed agricultural use.

These factors are discussed in more detail in a later section of this report in relation to Council’s Dwellings in Rural Areas policy.

Figure 3  Distribution of dwellings in the Green Wedge west of Hastings

In terms of the potential impact of development from vacant lots, the following tables provide a brief overview (based on 2011 estimates). Table 1 indicates that of approx 4,879 lots within the Green Wedge approx 864 or 18% remain vacant. This is roughly comparable with the situation in Nillumbik however Yarra Ranges, which is the largest of the Green Wedge areas have by far the largest number of remaining vacant lots.
Table 1 - Total lots in Green Wedge areas and total vacant lots

<table>
<thead>
<tr>
<th>Area</th>
<th>Total GW lots</th>
<th>Total Vacant</th>
<th>% vacant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mornington Peninsula</td>
<td>4,879</td>
<td>864</td>
<td>18</td>
</tr>
<tr>
<td>Nillumbik</td>
<td>5,510</td>
<td>710</td>
<td>13</td>
</tr>
<tr>
<td>Manningham</td>
<td>979</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Yarra Ranges</td>
<td>NA</td>
<td>6,815</td>
<td>NA</td>
</tr>
</tbody>
</table>

In terms of the size of the 864 vacant lots, Table 2 indicates that approx 296 (34%) are less than 4 ha in area, 343 (40%) are between 4 ha and 20 ha in area and 226 (26%) are more than 20 ha in area.

Table 2 – Lot Areas of vacant and developed lots

<table>
<thead>
<tr>
<th>No of vacant</th>
<th>&lt;0.4 ha</th>
<th>At least 0.4 ha &lt; 2 ha</th>
<th>At least 2 ha &lt; 4 ha</th>
<th>At least 4 ha &lt; 10 ha</th>
<th>At least 10 ha &lt; 20 ha</th>
<th>At least 20 ha &lt; 40 ha</th>
<th>More than 40 ha</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>No of developed lots</td>
<td>943</td>
<td>664</td>
<td>773</td>
<td>1,196</td>
<td>445</td>
<td>323</td>
<td>81</td>
<td>4,015</td>
</tr>
</tbody>
</table>

| Total vacant | 659 | 739 | 878 | 1,365 | 609 | 491 | 138 | 4,879 |
| % vacant     | 17  | 10  | 12  | 13    | 26  | 34  | 41  | 18   |

Table 3 assesses the actual area of land involved, indicating that while small lots (< 4 ha) account for 34% of the vacant lots, they represent 4% of the remaining vacant land area, whereas lots greater than 20 ha account for 26% of the number of vacant lots but represent 50% of the vacant land area.

Table 3 – Land Area in vacant and developed lots

<table>
<thead>
<tr>
<th>Area of vacant</th>
<th>&lt;0.4 ha</th>
<th>At least 0.4 ha &lt; 2 ha</th>
<th>At least 2 ha &lt; 4 ha</th>
<th>At least 4 ha &lt; 10 ha</th>
<th>At least 10 ha &lt; 20 ha</th>
<th>At least 20 ha &lt; 40 ha</th>
<th>More than 40 ha</th>
<th>Total (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>15</td>
<td>68</td>
<td>230</td>
<td>1,134</td>
<td>2,463</td>
<td>4,290</td>
<td>3,054</td>
<td>11,820</td>
<td></td>
</tr>
<tr>
<td>82</td>
<td>746</td>
<td>2,141</td>
<td>8,950</td>
<td>6,329</td>
<td>3,237</td>
<td>4,760</td>
<td>29,216</td>
<td></td>
</tr>
<tr>
<td>Total area</td>
<td>96</td>
<td>814</td>
<td>2,431</td>
<td>8,094</td>
<td>6,796</td>
<td>12,497</td>
<td>83,14</td>
<td>40,036</td>
</tr>
<tr>
<td>% area</td>
<td>0.2</td>
<td>2</td>
<td>6</td>
<td>20</td>
<td>21.8</td>
<td>30</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>% vacant</td>
<td>0</td>
<td>1</td>
<td>3</td>
<td>10</td>
<td>20</td>
<td>36</td>
<td>30</td>
<td></td>
</tr>
</tbody>
</table>

These tables indicate that a substantial number of larger lots (over 20 ha) are currently vacant – though the majority in terms of number are less than 10 ha in area.

In terms of retaining land area for agriculture, it could be argued that more would be achieved by excluding dwellings from larger lots. However, this does not take into account that it is not only the land area directly involved that is of concern but the constraints imposed on the use of adjoining...
land from the amenity expectations of those seeking a “rural” lifestyle – but not engaged in agricultural production.

Figure 4 below shows areas of land affected by a notional dwelling buffer with a radius of only 200 metres. Based on this kind of assessment, the introduction of additional dwellings on small lots may well constrain the use of much larger areas of rural land as well as the site of the dwelling itself.

It is important therefore to consider the effect of siting on adjacent land as well as the purpose of dwelling in assessing applications in the Green Wedge Zone.
Although there are now very limited opportunities to create additional lots, there remain a significant number of vacant lots in the Mornington Peninsula Green Wedge, only some of which may be suitable for a dwelling.

As noted in previous sections the protection of green wedge areas from further rural residential development is strongly supported by the State Government’s planning framework, Melbourne 2030.

In line with the State’s planning policy, Council has developed a policy which seeks to manage the demand for further rural living, which is based on an understanding that it is essential for proposed dwellings to be carefully assessed and regulated so that they will not significantly prejudice, either by themselves or through incremental change, the implementation of State and local policies.

In addition, while a strong justification for the construction of a dwelling based on existing or prospective agricultural activity may not be appropriate in all cases, it is considered that the proposed use and development of dwellings in the Green Wedge Zone and Special Use Zone must demonstrate a significant positive contribution to the achievement of green wedge objectives. There should be no presumption that a dwelling will be approved on every existing title within the Green Wedge.

Equally, there should be recognition that the residential use of rural land i.e. without associated farming or habitat conservation activity (i.e. one of the ‘core’ Green Wedge Uses) is not an objective of the Zone

Applications which propose the use and development of a dwelling on the remaining vacant lots must avoid:

- Adversely affecting the landscape character of the rural area.
- Direct or indirect changes that can adversely affect biodiversity and natural systems.
- Changes which unnecessarily exclude or significantly limit agricultural land use and farm management practices, both on site and on adjoining land.
- Creation of demand for services and infrastructure that is often difficult to provide in the rural area.

These impacts are exacerbated where the break up of an existing landholding comprised of several titles may result in the effective unplanned conversion of rural land to a low-density residential cluster.

Council proposes to investigate mechanisms to retain these larger landholdings, to discourage their disposal as separate lots for the purpose of rural living, and to encourage their consolidation.

Council’s Interim Policy in Relation to Rural Dwellings – Including Bed and Breakfast Accommodation (14 June, 2011) is attached as Appendix 1.
Further Settlement Pattern and Occupation Issues

On a number of levels planning has been successful in achieving the original policy aims relating to settlement pattern and occupancy, which reflects the enduring value of the Peninsula that has attracted bi-partisan support for more than 50 years.

The boundaries to urban development have been held and if anything strengthened by the introduction (in 2002) of Urban Growth Boundary legislation.

The subdivision controls have also held, and in fact the minimum lot area requirements were increased (to no less than 40 ha – and up to 80 ha in some locations) initially under the Rural Zone and more recently through the introduction of the Green Wedge Zone.

While changes in vegetation cover are relatively difficult to assess, it appears that drastic declines in vegetation cover have at least been halted and net gain in vegetation has become a plausible policy objective.

Perhaps most significantly, the planning provisions have facilitated the establishment of a balance between a diverse range of land uses and land owner interests, without major amenity conflicts between agricultural producers, recreational visitors and rural residents – suggesting that the density of development and competing uses has not passed a threshold where it is no longer possible for this range of activities to co-exist.

Even with the issue of broiler farming, a concerted effort by the industry (the Chicken Care Initiative) government (through the Broiler Code) and Council liaison has largely achieved workable outcomes and a low level of complaint.

There has been some loss of agricultural land to other rural and non-rural uses such as golf courses, tourist accommodation, restaurants, (as will be discussed in later chapters), and particularly, rural living (as discussed above).

However, it is considered that the primary landscape qualities and land use capability of the Green Wedge have not been fundamentally compromised by change to date. A key issue at this time, some 30 years after the introduction of the Conservation Plan, is whether current planning provisions are adequate to sustain long term values.

The pressures for development and subdivision in the Green Wedge are likely to continue as Melbourne continues to grow and as access to the Peninsula improves with new freeways and bypasses including EastLink and the Frankston Bypass. Population growth within the Shire will also generate its own pressures with projected population growth from 150,000 to 180,000 over the 2001-2031 period, and household growth of 52% to 80,000 over the same period.

In addition, despite what may be considered a relatively successful planning strategy, the argument over future subdivision control and land use is never fully resolved.

Some land owners would assert that lot sizes are too small to support commercial agriculture and therefore residential or rural residential development should be allowed – otherwise the landowners are simply providing green space for the benefit of Melbournians without compensation. In addition, Melbourne needs more housing/land supply and infrastructure is available – it should be utilised.

The MPSC does not support these arguments, and has previously indicated to the Minister for
Planning that it considers that no change to the Urban Growth Boundary is warranted.

it is apparent that there is no lot size that can automatically guarantee an ability produce an average family income from broad acre farming/grazing. In addition, the value of land on the Peninsula tends to act against the consolidation of large areas for commercial farming – although the presence of some significant market gardening and horticultural operations utilising secure water supply demonstrates that opportunities do exist.

In addition:

- The value of agricultural production on the Peninsula exceeds $850 million.
- 1273 properties claim the farm rate on the basis of operating a commercial agricultural activity – of these 429 (33%) are on lots of between 0.4 ha and 20 ha.
- The value of a non-urban Peninsula to Melbourne includes biodiversity, recreation, and growth management – not solely commercial agriculture.
- The limitations of producing income on (relatively) small lots from broad acre farming is by no means a new phenomenon. The long history of planning controls on the Peninsula (including the previous opportunity for excisions) should be mean that few current owners have a basis to expect further subdivision.
- While there are ongoing arguments about the extent to which land supply effects the cost of housing arguments to increase land supply do not justify the expansion into all Green Wedge areas.
- It is not simply a matter for individual land owners to decide that they no longer wish to retain a “large” property – the Peninsula represents a pool of lots suitable for many purposes – but it depends on people moving when their situation changes – not simply reducing all lots to a “manageable” size as people continue to age.

There have been some arguments put forward that different parts of the Green Wedge should be subject to different provisions, particularly different subdivision requirements, on the basis that the land use pattern in some areas is clearly dominated by “rural living”. Some proponents of this view suggest that Green Wedge objectives may be better achieved by allowing a reduction in the minimum site area e.g. promoting more intensive land management and potential habitat restoration.

These arguments are not fully addressed in this interim plan, however, it may be noted that while previous planning scheme provisions did provide for variation in lot sizes according to local land capacity, none of the land units on the Peninsula had a lot size of less than 8 hectares and in most areas requirements of at least 20, 40 and 80 hectares were applied. As previously noted, there are no clear distinctions in terms of lot size or land use patterns across most parts of the Peninsula, and this suggests that a precinct based approach is more likely to result in expectations of creeping development rather than achieve any positive outcomes.

While the containment of the existing settlements and the establishment of a clear policy in relation to rural living are major elements of this GWMP, it is also important to address the potential for cumulative changes to the character and function of the Green Wedge through tourism based development and uses/facilities which are related to serving an urban population, such as service stations, medical centres, schools and places of assembly.
The policy framework in relation to tourism based development is discussed in a later section of this report, and generally aims to utilise the economic benefits of tourism to provide support for ongoing land management by requiring minimum lot sizes and a connection between tourism and agricultural or conservation activity on the site (the “in conjunction with” test e.g. tourism based activities must be conducted in conjunction with agriculture, conservation, or an outdoor recreation facility on the same site).

In regard to other service type uses, particularly service stations, takeaway food restaurants, and medical centres, which have no requirement for larger site area, it is considered these are more likely to create strip development along the main rural roads in an effort to gain commercial exposure to passing trade, with a significant impact on the character of the rural landscape, as well as displacing agricultural use. In this context, these service uses are more appropriately directed to township areas.

Equally while schools may have a requirement for larger sites, in terms of sustainable development patterns they are better located in closer proximity to their student catchment and potentially would impose larger buffers on surrounding rural land.

**Objective 2**

*Foster Opportunities for a Positive Relationship Between the Farming Community and other Green Wedge Residents*

Agriculture is an important land use and activity in the Green Wedge and is part of the Mornington Peninsula way of life.

Although the land area used for commercial agriculture has declined over the years, productivity has increased and agriculture is still an important component of the local economy, and the mixed use farming and tourism activities are significant.

With the development an of land that has occurred over the last 50 years, farms which in the past might previously have had similar farming neighbours, may now have new rural living neighbours with different values and expectations. The new neighbours may have not be familiar with the smells, noise, dust, sprays and late night operations that are a necessary part of modern farming and sometimes these can lead to conflict.

Similarly, new activities such as restaurants, bed and breakfasts, and other tourism based businesses may have expectations that do not include important agricultural operations.

Legitimate rural activities and farming can be constrained by these disputes adding further to the pressures to displace agriculture from the landscape.

Education and information programs are needed to ensure that Green Wedge residents have realistic expectations of living in the Green Wedge, and to foster a positive relationship between those residents, tourism based businesses and the farming community. This is in part addressed through Council’s Interim Policy on Rural Dwellings but as this will only apply to new development it is important to reinforce the need for cooperation on a more general level.
<table>
<thead>
<tr>
<th>ACTIONS : OCCUPATION AND SETTLEMENT PATTERN</th>
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<tbody>
<tr>
<td>ref Actions</td>
</tr>
<tr>
<td>1. Rigorously oppose any amendments to the urban growth boundary that would result in a loss of green wedge land, with particular attention to the high exposure areas around and between townships which are critical to the distinctive settlement pattern on the Peninsula and maintaining the relationship between rural and township areas.</td>
</tr>
<tr>
<td>2. Rigourously oppose any amendments to the Green Wedge Zone which would reduce the minimum lot size requirements or introduce excision provisions for dwellings.</td>
</tr>
<tr>
<td>3. Ensure all development within Green Wedge settlements is of a type, scale and form consistent with the existing size, role and character of these settlements and that larger scale development is directed to a Major Activity Centres.</td>
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<tr>
<td>4. Complete the Low Density Residential Zones Review and undertake follow-up studies and amendments to more clearly define the appropriate form of interface between Green Wedge and township boundary areas in particular locations</td>
</tr>
<tr>
<td>5. Review regional waste disposal requirements that may impact on the Green Wedge.</td>
</tr>
<tr>
<td>6. Ensure that purchasers of land in the Green Wedge clearly understand the need to maintain productive use in the Green Wedge and that proposals to construct dwellings should demonstrate consideration of agricultural or habitat restoration for the balance of the property through the preparation of an appropriate farm land use plan. The interim Dwellings in the Green Wedge Policy (June 2011) clarifies Council’s position in relation to rural dwellings including bed and breakfast accommodation, and is attached as Appendix 1</td>
</tr>
<tr>
<td>7. Continue to advocate for Camping and Caravan Park provisions which prevent defacto residential villages in the Green Wedge.</td>
</tr>
<tr>
<td>8. Develop design policies and guidelines for the green wedge townships.</td>
</tr>
<tr>
<td>9. Produce a “Living in the Green Wedge” kit and advisory note to address the potential conflicts between farmers and non-agricultural residents of the rural areas, to provide advice to new and existing residents in the GW, and to the real estate industry, on the objectives of the Green Wedge, including the promotion of sustainable agriculture and the emphasis on land stewardship.</td>
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Note: The funding and timing of all projects will be subject to approval through Council’s annual budget process. All planning scheme changes will be subject to the statutory process for planning scheme amendments, including public consultation outlined at Part 3 of the Planning and Environment Act 1987.
5 AGRICULTURE AND LAND MANAGEMENT

Objective 1
Promote and Support Farming and Agricultural Productivity in the Green Wedge

Farming is the dominant land use in the Green Wedge with about half the land mass of the Green Wedge used for agricultural purposes. 

Most of this land is used for livestock grazing on treated pastures but vegetable and fruit growing are the dominant activities in the vicinity of Red Hill/Merricks and Hastings/Somerville.

The total value of agriculture was estimated at $450 million in 2012, up from $142 million in 1997. The most recent figures indicate that vegetable production has now outstripped chicken meat as the most valuable commodity, but still remains an important agricultural activity as shown in the table below (source Mornington Peninsula Agricultural Audit 2010).

<table>
<thead>
<tr>
<th>Commodity – MP Shire</th>
<th>Value of agricultural commodities produced* ($m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Vegetables</td>
<td>170</td>
</tr>
<tr>
<td>2. Poultry</td>
<td>90</td>
</tr>
<tr>
<td>3. Wine</td>
<td>75</td>
</tr>
<tr>
<td>4. Livestock</td>
<td>30</td>
</tr>
<tr>
<td>5. Berries</td>
<td>20</td>
</tr>
<tr>
<td>6. Fruit</td>
<td>10</td>
</tr>
<tr>
<td>7. Nurseries</td>
<td>20</td>
</tr>
<tr>
<td>8. Aquaculture</td>
<td>10</td>
</tr>
<tr>
<td>9. Other</td>
<td>25</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>450</strong></td>
</tr>
</tbody>
</table>

*The value placed on recorded production at the wholesale prices realised in the market place (2010 ABS)

Grapes for wine growing are becoming increasingly important on the Peninsula and were estimated to be worth at least $75m to the local economy in 2010. Their value of winemaking to the tourism industry is probably at least as important as its agricultural value with 200 vineyards and 58 cellar doors in an industry which is dominated by small winemakers who generally produce fewer than 60,000 bottles pa.

The Green Wedge is well suited to a variety of crop types and production methods with well structured soils, a mild and temperate climate, reasonably predictable rainfall and water availability, and a varied topography. Vegetables and fruits are particularly suited to this growing environment. Land versatility, as a
A combination of soil types, climate and other factors is indicated on Map 4 below. This highlights that from a land capability point of view the Peninsula provides many opportunities for agricultural use.

**Rural Industry**

Agriculture often involves some level of rural industry to handle, process and pack products or to repair or service plant or equipment. Local examples include wine making, servicing farm equipment and the treatment and packaging of produce such as fruit or vegetables.

These are all legitimate activities within a farming area, but with ongoing expansion of rural living there is more sensitivity about such operations.

In addition, there are other types of rural industries which may not be associated with an agricultural activity on the same land as which they are located. There are opportunities to address problems arising from rural industries and better guidance is needed to encourage the use of locally grown produce in such industries, rather than using products imported from outside the Peninsula.

**Land Management**

In a rural setting, land management will typically address the following:

- Land capability and soil management
- Weed and pest control
- Water resources
- Native vegetation and biodiversity, and
- Bushfire prevention

Most of the Green Wedge is privately owned and so successful land management will necessarily involve the commitment and support of private landowners.

While there will be many landowners who have a
strong land management ethic and the necessary knowledge and resources to manage their land sustainably, others will require active engagement and persuasion through measures such as education, information, training, and financial incentives. Ultimately the goal will be to foster a sense of land stewardship among all landowners and a commitment to their role as long term custodians of the Green Wedge.

Landcare networks provide an important avenue for improving land management on private land in terms of providing land management advice and access to funds for appropriate projects. The number of groups has doubled in recent years and Council has an important role in coordinating their activities through its Land Protection Officer.

Financial Assistance
There are a number of local, state and national financial measures available to assist farmers. At a local level, there is the Farm Rate which is available to farms which are run as a business on properties over 2ha.

There is also assistance available for improvements such as fencing of watercourses, revegetation, and weed control as well as the Land Protection Incentive Scheme and the Land Sustainability Rebate.

At a state and national level there are incentives available through programs such as EcoTender and the Carbon Farming Initiative. The Carbon Farming Initiative commenced in December 2011 and allows farmers and land managers to earn carbon credits by storing carbon or reducing greenhouse gas emissions on the land. These credits can then be sold to people and businesses wishing to offset their emissions.

EcoTender is a Victorian initiative which invites landholders to tender for contracts that deliver environmental benefits, for instance through native vegetation management and revegetation on their properties.
Objective 2
Support Information Sharing and Networking for the Green Wedge Farming Community

There is a variety of information and training opportunities to new and established farmers in the Green Wedge.

At a local level, Council offers environmental and land management opportunities through workshops for landowners and Friends Groups, teaching sessions at local schools, information packs and Fact Files which address a number of environmental and planning issues.

Landcare networks and Friends Groups may be of particular value for small landowners and newcomers to the Shire. They are frequently responsive to “horizontal” social networks such as through Landcare which can assist their land management operations, and also provide the local contacts they may be seeking to improve their knowledge of land management and farming, and to enable them to be a part of the local community. They may also be interested in new ideas and learning, but particularly if it is delivered in a practical, hands-on style by local people.

Local information, personal contacts, practical training courses with a strong local content, and opportunities to visit other farms are all popular initiatives.

For the full-time farmer, there are many training and development opportunities available through agricultural colleges, through Rural Skills Australia and the National Farmers Federation, or through commercial providers such as Elders and Landmark.

Nevertheless there are opportunities for Council to develop local networks for producers and agencies to identify and progress local farming issues and to provide networking opportunities for local operators. Council can provide a useful service to these producers by distributing relevant statistics and research on local agriculture and farming with up to date advice about financial assistance that is available from local, state and national agencies.
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<tr>
<td>1.</td>
<td>Develop a program to implement the recommendations of the Mornington Peninsula Agricultural Audit (2010), including opportunities for Peninsula/Biosphere/Bunyip Food Belt branding.</td>
</tr>
<tr>
<td>2.</td>
<td>Review and develop an appropriate response to the recommendations of the Outer Suburban/interface Services and Development Committee <em>Inquiry into local economic development in outer suburban Melbourne</em> and the Victorian Government response to its recommendations. This should particularly include advocacy in support of the metropolitan food strategy. (Note: DIIRD have indicated that a Victorian Food Strategy is to be released in late 2011).</td>
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<td>3.</td>
<td>Review and develop an appropriate response to the recommendations of the Future Farming – Improving rural land use report (Rural Planning Group December 2009) and the National Food Plan.</td>
</tr>
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<td>4.</td>
<td>Engage with DPI, the VFF and relevant industry groups to investigate opportunities for existing and emerging farming systems on the Peninsula, which have regard to the land ownership pattern, maintaining environmental values, land capability, potential access to recycled water, trends in regional agribusiness, availability of labour, farm diversification, proximity to markets and regional distribution centres, opportunities to capture visitor expenditure, improved transport links, adaptation to future climate change and other relevant factors. This study should consider the scope/market for “bush tucker”, aquaculture, hydroponic production and production utilising dispersed land holdings/ shared farm management.</td>
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<tr>
<td>5.</td>
<td>Explore options to support growth of locally based food production and marketing, including the establishment of farmers markets and greater integration between local production and local consumption to reduce food and shopping miles e.g. through support for the MP gourmet program.</td>
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<td>6.</td>
<td>Engage with DPI, the VFF and relevant industry groups to identify opportunities and best practice for small farms/lifestyle farms, including development of a good practice guide.</td>
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<td>7.</td>
<td>Develop network and methodology to obtain sectoral industry data and statistics, specifically gross value production outputs, production levels, water usage and employment numbers, (including upstream and downstream employment impacts), to facilitate monitoring of the health of the agricultural sector on the Peninsula.</td>
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<td>8.</td>
<td>Continue to investigate the opportunities for waste water reuse through the Bunyip Food Bowl project, with the development of the Tyabb/Somerville region as Stage 1 of the project.</td>
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<td>9.</td>
<td>Explore demand and opportunity for carbon sinks/re-vegetation as an alternative income stream in the GW and support research to determine locations where carbon sinks may be most appropriate.</td>
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<td>10.</td>
<td>Promote the conversion of older broiler farms on the Peninsula to free range operation (with a lower stocking density) and work with the industry on this basis to identify opportunities for additional shed floor space.</td>
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<td>11.</td>
<td>Maintain a broiler farm liaison officer and promote membership of broiler farmers in the Chicken Care program or equivalent Environmental Management System and audit process.</td>
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<td>12.</td>
<td>Investigate the opportunities for a sustainable equestrian industry on the Peninsula.</td>
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<td>13.</td>
<td>Advocate to all levels of government and relevant industry groups for waste water recycling availability and partnership projects for the Mornington Peninsula, as demonstrated through the Southern Peninsula Water Recycling Initiative.</td>
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<tr>
<td>14.</td>
<td>Investigate the potential for a “land broker” across the Peninsula to help promote agricultural partnerships and to encourage the lease of underutilised land for agricultural purposes.</td>
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<td>15.</td>
<td>Investigate the best ways in which to communicate with landowners and farmers on land use and land management issues.</td>
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<td>16.</td>
<td>Investigate opportunities for an agricultural producers network/information exchange on the Peninsula.</td>
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<td>17.</td>
<td>Sponsor a primary producers forum with Council officers to discuss issues that arise from agricultural operations.</td>
</tr>
</tbody>
</table>
18. Prepare public information material in relation to land capability, and the emerging opportunities for productive and sustainable agriculture on the peninsula.

19. Promote awareness of the Victorian Farmers Federation and to encourage landholders to participate in VFF training opportunities.

20. Advocate to the Department of Primary Industries for increased support for land management, advice on best practice farming methods and financial resources.

21. Identify opportunities for agricultural displays, field days, agricultural shows, farm expos, innovative festivals and the like, to engage urban residents in Mornington Peninsula agricultural industry and appreciation of the green wedge productive value.

22. Investigate support for property management workshops for properties in the Low Density Residential Zone and Green Wedge.

23. Investigate need for a code of practice for the use of scatter guns.

24. Undertake a review of sustainable stock carrying capacity, including horse agistment, on small lots.

25. Investigate an “farm open day” scheme to promote sustainable land management and better appreciation of farms amongst town dwellers.

26. Continue lead supporting and coordinating role for International Cool Climate Wine Show.

27. Continue to offer a farm rate over land areas actively used for agriculture, excluding the dwelling curtilage, and explore opportunities to better promote productive use of rural land.

28. Continue to support a rural business officer position within the Economic Development Unit.

29. Advocate to State Government to provide discretion to consider sale of value added products in the Green Wedge Zone or modifying definitions to allow expanded farm gate sales.

30. Review and revise the local planning policy related to agriculture to consider emerging issues such as transport energy costs, food security and water availability. Ensure planning controls seek to maintain a sustainable farming sector on the Peninsula.
Objective 1
Protect and Enhance Biodiversity in the Green Wedge

Mornington Peninsula has a significant and varied biodiversity base, although a Natural Systems Study produced in the mid 1970’s concluded that the biological systems of the Peninsula were precariously balanced, due to the impacts of previous development and land clearance, and even then were very sensitive to further disturbance.

Important steps have been taken in recent decades to reduce and reverse this decline through better land management, the purchase and expansion of national parks and bushland reserves, and stronger planning controls.

Despite the extensive clearing the Green Wedge still retains significant areas of native vegetation in terms of quality, rarity, and range of species.

Ecological habitats are classified and rated as ecological vegetation communities (EVCs). There are 23 EVCs represented on the Mornington Peninsula.

Significant representative communities are protected through the Mornington Peninsula National Park, the Arthurs Seat State Park, and the network of publicly owned bushland reserves, but about 90% of EVCs occur on privately owned land where the support of landowners is needed to protect and manage these habitats.
The conservation status of all EVCs has been assessed and rated as Endangered, Vulnerable, Depleted, Least Concern, Rare, and Naturally Restricted.

EVCs within the Green Wedge are generally classified as Depleted and Vulnerable where less than 30-50% and 10-30% of the original pre-European extent remains. Vegetation communities that are even more at risk are the swamp scrub near Somers (endangered) and the sand heathlands and lowland forests near Crib Point and around Red Hill respectively (Rare).

The coastal habitats - particularly along the Western Port coast – are extremely important ecologically although most of the Port Phillip coastline and much of the Western Port coast is not within the Green Wedge. Environmental issues for these areas are therefore more appropriately considered through coastal management plans or the like. However their environmental importance as wetlands and bird habitats is enormous and has been recognised through a number of international treaties, for instance the Ramsar Convention, and migratory bird agreements with Japan and China (JAMBA and CAMBA).

Fauna species face many challenges, and it is likely that without active intervention, many species will face critical challenges over the next 20 years.

Species may often be present in a landscape but their populations are not viable ie they are not large enough for long-term survival. Over the last 30 years we have seen a major decline in species such as the Southern Brown Bandicoot, Growling Grass Frog and the Dwarf Galaxias because of loss of habitat, predation by foxes and cats, and habitat displacement by the introduced Black Rat. Bushland areas which are isolated pockets and below 8ha in size now lack several key species.

The isolation of fauna species through land fragmentation and loss of habitat linkages (linked vegetation and habitat corridors) is the most serious concern.

For most species, single patches of bush are not enough for viable populations to survive in the long term - they need planned and managed networks of habitats across the landscape which will clearly involve the support and cooperation of private landowners in land management and revegetation initiatives.

The Victorian Native Vegetation Framework sets out principles and measures to stem the loss of native vegetation through a system of protection and “offsets” to ensure that an ecological net gain is achieved when development takes place.

In addition the Shire has developed its own more detailed vegetation mapping and fauna atlas to identify the location and quality of potential habitat areas and the opportunities for the enhancement of both core areas and biodiversity corridors (or “bio-links”).

This work will be pursued through the development of a Biodiversity Action Plan. At the same time the Port Phillip and Western Port Regional Catchment Authority has prepared a draft revised Regional Catchment Strategy (due for release in Oct/Nov 2012).

The Regional Catchment Strategy (RCS) similarly identifies environmental resources and provides an assessment of current condition together with proposed future targets (whether in terms of extent or condition), having regard to potential landscape level connections.

The Green Wedge Management Plan will be further integrated with the RCS to ensure consistent targets and cooperative implementation.
**Objective 2**

*Improve Management of Green Wedge Bushland*

There are some 185 native bushland reserves on the Peninsula which are protected and managed by public bodies such as Parks Victoria and Mornington Peninsula Shire. However the majority of native bushland is located on private land and so a coordinated, cross-landscape approach which brings together public agencies and private landowners is required to manage bushland across the Shire.

There are some 120 Council-owned bushland reserves in the Shire. Areas of high quality vegetation need to be treated regularly to control weeds and to assist their biological complexity and Council’s approach is to concentrate its resources on the best areas of park and bushland with priorities based on ecological, social and public interest criteria. Ideally the vegetation in all of all of these bushland reserves would be mapped to show the species and quality of vegetation and this may be possible over the long term.

Roadside reserves are important for native vegetation and there are opportunities to preserve and enhance them as biolinks and habitat corridors for fauna movement between isolated biodiversity core areas.

The majority of native bushland is located on private land and its protection and improvement over time will be dependent on the good will and cooperation of landowners. There are financial incentives through the Land Protection Incentive Scheme and Land Sustainability Rebate to support this process through habitat protection and enhancement. The Council’s Land Protection Kit also provides information to landowners to encourage best practice land management.

As far as possible vegetation should be retained as viable units capable of supporting new growth and maintaining animal and bird populations i.e. to provide habitat areas.

Although small farms sometimes place pressures on habitats and native bushland, landowners often have higher disposable incomes and access to external funds to help improve the environment and may support a conservation and land management ethic which will improve the environment through activity in local groups and entering into Conservation Agreements.

There are also opportunities to develop and work with local community groups to protect and enhance native bushland. Landcare and Friends Groups are the most prominent such groups and they are very active on the Peninsula with its strong community ethos for volunteering and a significant retired population. Council supports these groups through direct grants, training courses, and a dedicated Landcare Facilitator.
**Objective 3**
*Control and Limit Damage Caused by Weeds and Pests in the Green Wedge*

Weeds are a major threat to native vegetation and threatened habitats. Infestations can begin from garden escapes, dumping of garden refuse in native bushland, and poor choice in planting species in rural areas and they can spread exponentially. Council’s Weed Management Strategy identifies priority weeds and actions to control weeds on the Peninsula.

*Phytophthora cinnamoni* (cinnamon fungus) is a particular threat which can spread easily in bushland areas and attacks and destroys plant root systems. As a result plants die because they cannot absorb sufficient water and nutrients. It is present across the state including Greens Bush and the Arthurs Seat State Park and measures are needed to stop it spreading further. The recent identification of Myrtle Rust in Victoria raises further concerns.

Animal pests are also threatening the shore’s biodiversity in many ways. The damage from foxes, cats, and rabbits is well known, but native fauna and flora are also threatened by many other introduced species. For instance, introduced birds such as the sparrow and turtle dove compete for food from bronzing pigeons and rosellas, and the starling and myna take over breeding hollows and spread lice to native fauna.

The introduced mosquito fish eats baby native fish and frog eggs and introduced mammals such as black and brown rats take over the hollows of native animals such as the agile antechinus.

**Objective 4**
*Manage the Water Assets of the Green Wedge to Improve Water Quality, Reduce Flooding, and to Enhance Wetland Habitats.*

One of the major resources of the Mornington Peninsula Green Wedge is a relatively stable and available high quality water supply, from rainfall and ground water, as well as opportunities to access recycled water. These resources are likely to become even more significant over time as climate change poses further the threat of a hotter and drier regime.

While water supply provides a clear competitive advantage for agricultural industry on the Peninsula it is also important to have regard to the condition of streams and wetlands ensuring appropriate environmental flows to maintain and improve their condition over time.

In addition, there are two important groundwater resources in the Shire – the Nepean and Boneo aquifers which are collectively known as the Nepean Groundwater Management Area. Licenses to extract water from these aquifers are issued for livestock, domestic purposes, irrigation and industry. Excessive extraction can threaten the long term viability of an aquifer by causing it to compact and reduce its capacity, or by promoting water intrusion from sea water or polluted surface water. It is therefore important for water management agencies to monitor aquifer condition.

Most of the shire’s sewage is processed at three treatment facilities based at Somers (serves a population of approx 15,000), Mount Martha (51,000), and Boneo (29,000). From these facilities, the treated effluent is released into the South East Outfall pipeline and thence to the marine outfall at Gunnamatta.

However there are still 44,000 unconnected properties in the shire and this is the largest number of septic tanks for any municipality in Victoria. Many of these properties are concentrated in the Portsea/Rye area as well as at Shoreham and Flinders but many are also located in the Green Wedge.
South East Water has developed a program to eliminate this backlog with piped sewerage and treatment systems for the townships, although rural areas will remain on septic tank systems.

Council has also produced a Wastewater Management Plan for the Shire which aims to protect public health and reduce impacts on the water quality of streams and aquifers. The Plan is targeted mainly at unsewered urban areas but also applies to the Green Wedge with regulations about the location and size of waste water treatment areas.

Treated effluent from the Shire’s three treatment facilities can be recycled and used locally as an affordable substitute for potable water supplies. Class C effluent is already used in the Green Wedge for golf courses and market gardens, in the Boneo area. However, there are plans for the large scale uses of Class A effluent through a project known as the Bunyip Food Bowl, which would see access to recycled class A water in the areas east of Tyabb.

The extent and nature of salinity problems has not been investigated properly yet but is known to be a problem in some areas. There are high risks to agricultural production in the northern parts of the Peninsula and salinity problems are expected to worsen with increased urbanisation, intensive agriculture, the construction of farm dams, and land use changes.

**Objective 5**  
*Reduce Threats and Damage from Bushfires and other Natural Hazards*

Bushfire management has become a top priority across the state since the Black Saturday fires of 2009. Nearly the entire Shire is a Designated Bushfire Prone Area and Township Protection Plans have been prepared for four high risk areas at:

- McCrae/Arthurs Seat
- Main Ridge
- Rye/St Andrews Beach, and
- Blairgowrie

**Objective 6**  
*Provide Accurate, Up To Date and User-Friendly Environmental Information*

Robust research, monitoring, and information is needed to inform better land management in the Green Wedge by both public agencies and by private landowners.

The needs of each group may be different with

In addition, a draft Mornington Peninsula Municipal Fire Management Plan (January 2012) has been developed in conjunction with the Country Fire Authority, Department of Sustainability and Environment, and Victoria Police.

Many areas are subject to Bushfire Management Overlays in the Planning Scheme and are thus subject to planning controls and requirements to ensure that fire risks are minimised.

accurate, up to date, technical data a priority for public agencies, while private landowners may be more concerned with information that is practical, local, and presented in an easy to use, plain English style.

In terms of technical information to inform public agencies, there is current information for many characteristics including soils, vegetation, net gain requirements, and weed infestations. Mapping is
currently being progressed to identify areas of important remnant vegetation across the Shire and the condition of that vegetation. This information will then be used to inform a review of the Environmental Significance Overlays and Vegetation Protection Overlays in the Planning Scheme, and information on rare and threatened species can inform Council’s priorities for financial incentives and management measures as well as the development of a Biodiversity Action Plan.

Long term priorities are for further information and research on matters such as salinity, weed and vermin spread, and rare and threatened fauna and flora species and their habitat requirements.

There are many sources of accessible information for landowners and the general public. Council supports the provision of local environmental information through its series of Fact Files, the Land Protection Kit for landowners, and a number of vegetation and planting guides for the whole peninsula. The vegetation guides are intended to help landowners identify local native plants which will enhance remnant vegetation and landscaping on their properties and are based on seven local vegetation regions.

Information is also disseminated direct to the community through training programs which are sponsored and coordinated by the Shire, liaison and advice for local Landcare and Friends Groups, through The Briars public nursery, and through local schools programs.
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<th>Actions</th>
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<tr>
<td>1.</td>
<td>Develop existing vegetation mapping as an accessible resource available to assist decision making by land owners and Council.</td>
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<tr>
<td>2.</td>
<td>Complete Fauna Mapping/Fauna Atlas project.</td>
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<td>3.</td>
<td>Complete the Biodiversity modelling project.</td>
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<td>3A</td>
<td>Review the Green Wedge Management Plan when the Regional Catchment Strategy is released to ensure consistent targets and cooperative implementation.</td>
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<td>4.</td>
<td>Seek opportunities for information and data exchange with other land management agencies.</td>
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<td>5.</td>
<td>Develop a program to maintain the integrity of the Shire’s biodiversity information and mapping.</td>
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<td>6.</td>
<td>Investigate opportunities to improve and achieve consistency in the methodology for assessing the effectiveness of land management operations on the Peninsula by all public land managers.</td>
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<td>7.</td>
<td>Continue to develop partnerships with tertiary and research institutions, including the Mornington Peninsula and Western Port Biosphere Foundation, to encourage, sponsor or otherwise facilitate relevant environmental research within the municipality.</td>
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<td>8.</td>
<td>Continue to advocate at state and regional level for increased monitoring programs on the Mornington Peninsula in relation to key environmental indicators.</td>
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<td>- Stream heath</td>
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<td>- Water quality</td>
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<td>- Groundwater health</td>
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<td></td>
<td>- Vegetation cover (quantity and quality) on public and private land</td>
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<td></td>
<td>- Fauna on public and private land</td>
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<td></td>
<td>- Land (including coastal areas) subject to instability and erosion</td>
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<td></td>
<td>- Salinity</td>
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<td>- Coastal acid sulphate soils</td>
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<td>- Land subject to inundation</td>
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<td>- Weed and feral animal control</td>
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<td>- Threatened species</td>
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<td>10.</td>
<td>Advocate to the State government for the need to establish a Fauna Management Framework (similar the Native Vegetation Framework) for the assessment of fauna and habitat needs at a regional landscape scale.</td>
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<td>11.</td>
<td>Advocate to DSE for a research program to identify and understand causes of dieback, with priority focus on public land with high conservation value</td>
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<td>12.</td>
<td>Exhibit an amendment to ensure that the Environmental Significance Overlay Schedule 28 – Mornington Peninsula Bushland, provides appropriate protection for all significant areas of native vegetation.</td>
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</table>
| 13. | Complete the Peninsula Biodiversity Action Plan, including the development of relevant indicators and provision for ongoing performance monitoring. The plan should, inter alia, aim to:  
- Maintain the total extent of indigenous vegetation to at least 2006 coverage.  
- Retain all Ecological Vegetation Class (EVC) recorded to occur in the Shire (based on 2006 data)  
- Set targets for each EVC coverage.  
- Achieve an increase in indigenous vegetation cover on private land of 5% by 2030, by introducing property-specific EVC ‘net-gain’ targets and removal controls.  
  - Achieve Net gain in the quality of 5% (35 ha) of indigenous vegetation in Shire-managed bushland reserves by 2030.  
  - Establish priorities and decision guidelines for the protection or acquisition of private land containing EVC remnants. |
| 14. | Support net gain principles and seek to achieve offsets within the municipality. |
| 15. | Maintain the Vegetation E Team to coordinate Council policy and practice in relation to net gain policy. |
| 16. | Identify opportunities to achieve native vegetation offsets on Council controlled land and other land. |
| 17. | Investigate the establishment of a register of  
  - net gain off-sets  
  - areas subject to voluntary re-vegetation and conservation covenants  
  - planted native vegetation such as shelter belts, agroforestry, which may be subject to future removal. |
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<th>Establish an inventory of all flora and fauna on Council land that is designated as significant by Commonwealth or State.</th>
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<tr>
<td>19.</td>
<td>Progressively prepare and review bushland management plans for all Council bushland reserves.</td>
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<td>20.</td>
<td>Undertake review the biodiversity condition of Shire-managed bushland reserves (707 ha) and prioritise bushland management work program.</td>
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</table>
| 21. | Advocate review of the Regional Catchment Strategy and Regional Native Vegetation Plan to include, for each municipality, specific targets in relation to:  
- To the protection of each EVC by way of inclusion in public land or other protective measures on private land.  
- The extent of native vegetation cover.  
- Achieving a net gain in the quality of native vegetation condition. |
<p>| 22. | Continue to work with State government agencies to encourage cross landscape approach to bushland management. Reinforce partnerships with other agencies and land managers to ensure coordinated management across boundaries. Support MOUs to provide for joint funding where appropriate. |
| 23. | Compete a review of the Roadside Vegetation Management Plan in conjunction with the Biodiversity Action Plan. |
| 24. | Investigate the application of the Environmental Significance Overlay to protect and extend habitat links/bio-corridors in conjunction with the Biodiversity Action Plan. |
| 25. | Support identification of opportunities to increase biodiversity protection on private land on the Peninsula through the development of financial incentives and “market based” programs. |
| 26. | Encourage the fencing of streamside areas and other areas of remanent vegetation to prevent stock damage but allow the reasonable movement of fauna. |</p>
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<tr>
<td><strong>27.</strong></td>
<td>Develop partnerships and seek funding from State and Commonwealth agencies for the development of conservation management and recovery plans in relation to threatened and endangered flora and fauna species on the Peninsula.</td>
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<td><strong>28.</strong></td>
<td>Encourage the use of conservation covenants in conjunction with Land for Wildlife.</td>
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<td><strong>29.</strong></td>
<td>Investigate opportunities to increase community involvement in the ongoing management of Council bushland reserves.</td>
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<td><strong>30.</strong></td>
<td>Encourage landowners (and schools) in the Green Wedge to participate in the DSE Land for Wildlife program.</td>
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<tr>
<td><strong>31.</strong></td>
<td>Advocate that Melbourne Water establish a comprehensive baseline research and monitoring program for Stream health (Index of Stream Condition), with priority watercourses (and catchments): Balcombe Creek, Tanti Creek, Stony Creek, Merricks Creek, Warringine Creek, Watson’s Creek and Dodds Creek.</td>
</tr>
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</table>
| **32.** | Advocate for a regional risk assessment with DSE, Melbourne Water and Southern Rural Water to identify the level of risk facing water assets, specifically advocating:  
- Investigation of the environmental flows necessary to maintain stream health on the Peninsula.  
- Establish a Directly Connected Impervious (DCI) target for each significant waterway  
- Restrict the level of ground water extraction to sustainable yield levels – including use from domestic and stock bores.  
- A review of the pricing levels for groundwater in relation to recycled water to encourage fit for purpose use.  
- Review of the criteria for issuing extraction licences and stabilisation and/or reduction of ground water extraction from the Nepean groundwater management area at sustainable levels by 2020. This may involve the metering of usage of existing private domestic and stock bores and establishment of a ‘user pays’ system’ by 2012.  
- Review of the criteria for issuing permits for dams and waterway diversions to ensure there is no significant adverse impact on stream flows to tributaries or riparian habitat areas. |
| **33.** | Assist the protection of streams and waterways by implementation of the Domestic Waste Water Strategy, including advocacy for accelerated implementation of the backlog sewerage program. |
34. Require high standards of treatment for any waste water discharge associated with commercial /industrial uses located within the Green Wedge.

35. Support and promote Melbourne Water programs that educate landowners to protect waterways by greater use of recycled water and reduced nutrient inputs into waterways.

36. Continue to support and promote the Water Watch program.

37. Develop a wetland research project, with Melbourne Water, Department of Sustainability and Environment and landholders that:
- Identifies important wetlands
- Forms a baseline for no net loss of each wetland type.
- Establishes priorities for management and investment.

38. Develop management plans for Shire-managed wetlands.

39. Prepare an Integrated Fire Management Plan

40. Continue to improve the information based relevant to bushfire risk and to revise the WMO accordingly


42. Increase awareness of options and encourage vegetation management for fire hazard reduction in such a way as to maintain, as far as possible, biodiversity and landscape values

43. Work cooperatively with Melbourne Water in the modelling of areas that are liable to flooding.

44. Exhibit a planning scheme amendment to apply relevant overlays to land that is liable to flooding as it is progressively identified by relevant Council and Melbourne Water modelling.

45. Exhibit a planning scheme amendment that updates the extent of the Erosion Management Overlay on the basis of recent modelling.

46. Advocate that Melbourne Water and Department of Sustainability and Environment establish a research program to map areas prone to salinity, develop a management plan and provide ongoing monitoring.
| 47. | Develop a comprehensive coastal process monitoring system for high risk coastlines in conjunction with State government agencies that:  
  
  - Establishes baseline data for future change for areas prone to coastal instability  
  - Includes identification of potential for acid sulphate soils  
  - Prioritises Flinders and Somers foreshores and low lying areas of Western Port.  
  - Includes environmental, engineering and planning recommendations. |
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<td>48.</td>
<td>Continue the weed control, feral animal and insect control programs</td>
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<td>49.</td>
<td>Complete a review of the Weed Strategy in conjunction with the Biodiversity Action Plan.</td>
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<td>50.</td>
<td>Investigate the development of a policy to restrict planting of environmental weeds within bushland environments.</td>
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<td>51.</td>
<td>Encourage landowners to prioritize weed and feral animal control on their properties</td>
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</table>
| 52. | Establish a Phytophthora (Cinnamon fungus) Regional Working Group for the Mornington Peninsula with a view to developing:  
  
  - a Regional Phytophthora Management Plan.  
  - A community engagement strategy |
<p>| 53. | Encourage the preparation of local area management plans, as appropriate, for Phytophthora cinnamoni to provide for operational land management procedures for hygiene, surveillance and quarantine having regard to the DSE (2008) Victoria’s Public Land Phytophthora cinnamomi Management Strategy. |
| 54. | Revise and amend the Environmental Significance Overlays in accordance with best available information over time |
| 55. | Investigate the use of an Environmental Significance Overlay to manage the interface between private properties and major public reserves. |
| 56. | Develop biodiversity protection measures for Council owned land, including land leased to other parties. |
| 57. | Provide information to rural residents on their responsibilities under the Domestic Animals local law. |
| 58. | Complete Environmental Code of Best Practice for construction and maintenance works |
| 59. | Investigate opportunities to reduce light pollution with impact on habitat values in rural areas, including consideration of light emissions from new developments and associated works. |
| 60. | Include mapping of areas subject to biodiversity |</p>
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<th>conservation programs on the GIS system</th>
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<tr>
<td>61.</td>
<td>Provide public access to reliable environmental management information.</td>
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<td>62.</td>
<td>Continue to maintain the position of a Sustainable Rural Land Officer as part of the Natural Resources Team</td>
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<tr>
<td>63.</td>
<td>Maintain a range of public information on re-vegetation and pest plant and animal control</td>
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| 64. | Develop fauna education kit/brochure for landholders, which would include:  
  - Information on fencing impacts  
  - Need for habitat restoration  
  - Importance of habitat corridors  
  - Domestic pets  
  - Ways landholders can help fauna – e.g. breeding boxes, water troughs, retaining mature hollows and understorey.  
  - Contacts for injured fauna |
| 65. | Continue operation of Shire indigenous nursery at the Briars as a source of indigenous plants and planting advice to assist landholders meet biodiversity gain. |
| 66. | Support provision and distribution of information on the use of indigenous vegetation species through local nurseries including at the Briars. |
| 67. | Support the local Land Care network to provide land management advice to landowners on sustainable land management practices |
| 68. | Continue to provide the Land Sustainability Rebate pending the review of this program. |
| 69. | Investigate the efficacy of the Land Sustainability Rebate scheme and alternative options. |
7 LANDSCAPE, RECREATION, TOURISM AND HERITAGE

Objective 1
Protect the Amenity and Attractiveness of the Green Wedge Landscapes

The landscapes of the Mornington Peninsula are a clear example of a shared resource. Landscapes are made up of many individual properties and areas of public land and the quality of the whole landscape often depends on decisions made on these individual elements. Poor decisions lead to changes, sometimes subtle and sometimes obvious, where there is a gradual loss of landscape value.

Quantifying landscape quality and value is difficult in both theory and practice; however the concept of landscape character and identification of the elements that contribute to a particular character or landscape type is one potential approach. Equally, the notion that landscapes have a certain capacity to absorb change is a useful concept - and raises the key question of whether an area is already at capacity or is likely to be changed in character by further development.

It is important to recognise that it is not only the quality of individual landscapes which is the significant resource of the Peninsula but also their diversity, within a relatively small area the landscape changes from the relatively open areas of the Moorooduc Plain, with the backdrop of the Mount Eliza escarpment, to the valley of the Kangerong Basin, through the rolling hills of Red Hill, Arthurs Seat and Main Ridge to the coastal areas of Western Port.

Each of these areas is different, with different combinations of agricultural land use, native bushland and coastal scenery, but the diversity provides a contrast that adds to the appreciation of the differences. In this context, the relationship between landscapes, and the experience of the succession of different landscape types, is as important as the quality of individual areas.

In addition, the scenic landscapes of the Mornington Peninsula provide a beautiful setting and sense of place for the villages and settlements scattered through the Green Wedge. Indeed, these settlements and townships are part of that scenic landscape and their position in the landscape gives them a strong identity.

Much work has been done to protect and enhance the landscapes of the Peninsula since the studies that were carried out by the National Trust in 1974 and by the Conservation Strategy Committee in 1989.

Largely as a result of these studies, the Peninsula’s distinctive landscapes are protected in the Planning Scheme through six “Significant Landscape Overlays” (SLOs), and to a lesser extent by 29 “Environmental Significance Overlays” (ESOs).

The SLOs control development in relation to six main cultural landscape elements as follows:

- Scenic Roads
- Scenic Recreation Sites
- Scenic Vantage Points
- Coastal Landscapes
- Ridge and Escarpment Areas, and
- National Trust Classified Landscapes

The ESOs cover a number of environmental attributes including landscape qualities and are based on the Land Unit classifications which were produced under the Conservation Plan.

Finally, the vegetation protection controls also have an important landscape role, identifying the importance of native bushland for landscape as well as environmental value, the contribution of significant tree lines, and the importance of vegetation within township areas in blending these areas into surrounding landscape as well as providing local amenity.

Collectively, these Planning Scheme controls
deservedly provide the Mornington Peninsula with a greater level of landscape protection than any other area in Victoria.

However these provisions are based on the original assessments conducted in preparation of the Conservation Plan and an update and review is justified. Furthermore, specific controls over advertising signs, buildings, structures, and infrastructure are necessary to ensure that the landscapes are not downgraded incrementally over the years – the “death of a thousand cuts”.

Objective 2
Maintain the long term recreational value of the Green Wedge

The scenic landscapes are partly what draws visitors (and residents) to the Peninsula and the nature based recreation facilities, such as national parks and trails are also part of the attraction.

The Mornington Peninsula’s landscapes are closely linked to recreation, and this was a key driver for the original introduction of planning policies to retain the peninsula green wedge. However, it is important to recognise both the type of recreation that the Peninsula is intended to support and to distinguish between meeting demands for recreation and leisure and the provision for tourism based development.

In regard to recreation, one of the prime purposes of maintaining a non urban Peninsula was to maintain its value for landscape oriented recreation, otherwise referred to as outdoor and unstructured recreation – based on the experience of nature, the rural landscape and cultural heritage. In this context, sustainable development is seen as that which supports the inherent values of the rural Peninsula and provides opportunities for access, understanding and enjoyment rather than providing opportunities for the development to all kinds of recreational facilities which may displace rural activity and be intrusive or out of character.

Landscape oriented recreation, such as going for a drive in the country, camping, bush walking, photography, cycling as well as fishing and swimming were seen as low impact uses which the Peninsula could sustain at fair high levels as Melbourne’s population increases.

It may be noted that many of these recreational opportunities are dependent on the experience of “getting away” from urban Melbourne. As Melbourne grows and connections become more direct, this sense is more difficult to maintain, to some extent increasing the importance of avoiding development of a quasi urban built up nature that will erode this key value.

In this context the move from providing for recreation and relatively low key recreational infrastructure to providing for tourism based development must be carefully considered.

The original planning studies for the Peninsula noted that tourist development is a common cause of complaint in relation to loss of landscape value. Often it damages or detracts from the beauty of the areas to which it owes its existence.

That said, in planning for a sustainable Peninsula, it is recognised that tourism based development makes an important contribution to the Peninsula economy and to the employment opportunities which are available, as well as meeting ongoing demands.

The current strategy relating to tourism based development (restaurants, function centres,
tourist accommodation) in the Green Wedge can be generally summarised as follows:

- Fundamentally it is necessary to apply a strategic approach to managing the Peninsula’s land and landscape assets, having regard to notions of capacity and cumulative effects, rather than simply focussing on individual applications and their individual merits. Proposals which can demonstrate overriding community benefit can be considered through the planning amendment process but these are exceptional rather than routine.

- Require new tourism based development to meet a minimum site area requirement. Given the number and location of sites greater than 40 hectares, this provides for the establishment of new facilities while also providing a cap on the maximum level of development across the Peninsula. This also has the effect of directing small scale activities to township areas, supporting the diversity and vitality of the township commercial areas, particularly in off peak periods. There is also provision for agri-tourism and farm stay accommodation, bed and breakfast accommodation etc which does not have to meet these area requirements.

- Require a connection between the tourism development and a core Green Wedge use, whether agriculture or outdoor recreation.

- Establish a limit to the scale of tourism based development, relating g to seating numbers, number of accommodation units or other relevant factors.

- Ensure that tourism based development provides opportunities for more people to experience the Peninsula e.g. ensure that accommodation is visitor based and not targeted at permanent accommodation or expansion of the pool of holiday homes which does little to increase the availability of visitor accommodation types.

These factors are generally reflected in the current provisions of the Green Wedge Zone and aim to avoid over development and “saturation” that could occur through the cumulative impact of individual decisions.

One exception to the current framework applies to Caravan and Camping Parks, which are exempt from the need to meet a minimum site area requirement, to show a connection with a core green wedge use or to be limited in the number of accommodation “units” which may be provided.

While provision for camping and caravan parks was based on providing for more lower cost tourism accommodation, the fact that most “caravan parks” now consist of cabins capable of permanent occupation, and the limited ability to regulate the length of occupation, has blurred the distinction between caravan park and residential village.

This is particularly the case where cabin based villages are proposed near to townships, just outside of the urban growth boundary, where they tend to read as a defacto extension of the township area. Council considers that the current lack of criteria in relation to camping and caravan parks is a loophole that should be addressed and has advocated for a new local policy as set out in Appendix 2.

An assessment of alternative options for the location of tourism based development has considered whether the clustering of new development in distinct nodes or precincts would be more effective in managing the potential impact of such development. However, at this stage it is considered that the existing strategy of dispersed development is preferable, and better maintains a rural landscape character.
A final issue that is important to planning for tourism based development is the scope that is available for existing businesses to grow and whether it is appropriate and necessary for existing businesses to meet the same requirements and limitations that apply to the establishment of new businesses.

On the one hand, as a matter of consistency, it is arguable that the same requirements should apply across the board. However, the existing tourism based facilities and “infrastructure” is also a significant resource for the Peninsula and where the development footprint is not substantially increased and other impacts can be managed, then there may be opportunities to extend the use of these facilities and at the same time support the viability of the businesses.

It has been suggested that a “sliding scale” could be established, linking the maximum capacity that may be approved for an existing facility (usually seating at restaurants) to the site area. Alternatively, a schedule could be introduced into the planning scheme specifying maximum limits based on an assessment of individual sites. This would also have regard to other conditions of use, such as hours of operation.

These options are considered worthy of further investigation and consultation.

There have been many efforts to expand successful tourist businesses in the Green Wedge and their contributions to the Peninsula’s economy and employment are recognised.

However, the Council needs to steer a balanced course between supporting these businesses to grow and protecting the very rural assets on which the industry is based. For this reason, it supports only limited tourism related development in the Green Wedge and requires high standards in terms of the location, siting and design of new facilities.

Improved access to Melbourne - through the EastLink and Mornington Peninsula Freeways and the Frankston Bypass - and Melbourne’s continuing and rapid growth will place the Green Wedge under continuing and increased pressures. Council will continue to support a sustainable tourism industry in the Green Wedge but will still take a cautious and vigilant approach to providing for new and expanded facilities.

Objective 3
Support Opportunities for Recreation Based on the Natural Assets of the Green Wedge

Recreation in the Green Wedge will focus on low impact activities in a natural and outdoors setting. Open space and trails are central to this approach and the Green Wedge has many such assets.

In terms of open space, the Green Wedge is well endowed with parks and reserves which range from local playgrounds and sports grounds, through to the larger natural reserves such as the foreshore reserves between Stony Point and Gunnamatta Beach, the Mornington Peninsula National Park, and the Arthurs Seat State Park.

There are also recreation opportunities at Devil Bend Reservoir, The Briars historic property, and the Coolart Wetlands and Homestead.

Collectively they are an invaluable asset which provides many benefits for local residents and visitors alike. Assets like the National Park and Arthurs Seat are well promoted and well used, but there may be opportunities to promote lesser known assets such as local bushland reserves to take pressures off the better known attractions and to create better use of assets which may be closer to home for many residents.
Trails and connections between these reserves are important to generate greater use and to create an even better experience for users. There are important long distance trails already established, for instance between Red Hill and Merricks and between Somerville and Balnarring, as well as the Two Bays Trail and the Western Port Bay Trail.

These are often in the form of shared trails for cyclists and pedestrians, and sometimes for horse-riding as well. They provide an ideal way in which residents and visitors can enjoy some of the best scenery on the Mornington Peninsula. There are also opportunities for more functional trails to link the various townships and settlements on the Peninsula and to enable residents to use these as leisure trails or for commuting or an alternative travel mode for young people who do not own cars.

**Objective 4**

*Protect and Enhance Green Wedge Heritage Assets*

The Shire’s cultural heritage is typically addressed with respect to its indigenous cultural heritage and its post-European settlement history (“post-Contact”). Indigenous cultural history relates to occupancy by the Bunurong people who left evidence of their occupation through shell middens, artefact scatters, scarred trees and other remains. There is also some evidence of more permanent settlements near Tyabb and Cape Schanck and there would have been a network of tracks across the Peninsula for trading and social contacts.

European settlement brought an end to occupancy by the Bunurong people. Despite the efforts of some individuals and the protectorate system, the indigenous community declined rapidly and today there are only few descendants who live in their former tribal area.

Post-Contact history in the Shire commenced with the arrival of sealers and European explorers and was marked by Victoria’s first permanent settlement at Sorrento in 1803. Although this was soon abandoned, pastoral occupation by “squatters” commenced in the 1830s followed by a more formal arrangement through pastoral leases administered by the Crown, and the development of small townships for local industries such as fishing and lime burning. Point Nepean had a special role to play as the guardian of Port Phillip Bay against perceived threats from Russia in the 1870s.

<p>| ACTIONS : LANDSCAPE, RECREATION AND TOURISM |
|---|---|
| ref | Actions |
| 1. | Undertake a landscape classification and condition assessment to provide a basis for long term monitoring of landscape quality. |
| 2. | Conclude research in relation to demand for conference facilities on the Peninsula |
| 3. | Develop policy framework in relation to agricultural practices and structures that may have a significant landscape impact |</p>
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<td>4.</td>
<td>Develop a policy position and contribute to the development of any code of practice or the like relating to the siting and design of new infrastructure including roads, telecommunication infrastructure and wind turbines to minimise impact on landscape values.</td>
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<td>5.</td>
<td>Prepare guidelines for the siting and design of buildings, structures and advertising signs in the GW In conjunction with the Design Advisory Panel</td>
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<td>6.</td>
<td>Exhibit a new Advertising Sign Policy.</td>
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<td>7.</td>
<td>Prepare a sustainable tourism plan for the green wedge This will include the opportunities to promote eco-tourism on the Peninsula.</td>
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<td>8.</td>
<td>Review the Local Law pertaining to temporary advertising signs in the Green Wedge.</td>
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<td>9.</td>
<td>Develop a Green Wedge Recreation Plan identifying any land that could offer strategic recreational benefits warranting acquisition by State government.</td>
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<td>10.</td>
<td>Investigate controls to regulate the location of hedges, earthworks and other structures that detract from landscape quality.</td>
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<td>Investigate incentives for the removal of cypress hedges with scenic vantage points e.g. as part of the Land Sustainability Rebate scheme.</td>
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<td>12.</td>
<td>Review the extent of Vegetation Protection Overlay 2 – Significant Treelines to ensure consistency with current conditions and exhibit an appropriate Amendment.</td>
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<td>13.</td>
<td>Review the Equestrian Strategy and seek to minimise impact of horse riding on open space and roadsides.</td>
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<td>14.</td>
<td>Investigate a planning scheme amendment to provide a framework for consideration of applications for extensions/alterations to existing restaurants in the Green Wedge. For example, an amendment could provide that the scale of an operation should be in proportion to the size of the property and the extent of agricultural or conservation activity on the land. An amendment could establish categories based on factors such as the number of patrons/seating at any one time and the hours of operation, and designate the category of each existing premises. Premises could then expand within the limits of a particular category but not exceed the limits of that category.</td>
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<td>15.</td>
<td>Investigate a planning scheme amendment in relation to tourist accommodation in the Green Wedge. For example, an amendment could provide that the scale of an operation should be in proportion to the size of the property and the extent of agricultural or conservation activity on the land. An amendment could establish categories based on the maximum number of bedrooms and designate the category of each existing premises. Premises could then expand within the limits of a particular category but not exceed the limits of that category.</td>
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<td>16.</td>
<td>Investigate a policy/planning scheme amendment in relation to tourist accommodation in the Green Wedge, so that the permissible number of accommodation units would be in proportion to the area set aside for conservation activity (via binding covenants) either on the land or in designated areas.</td>
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<td>17.</td>
<td>Exhibit a planning scheme amendment to prohibit group accommodation (multiple dwellings) in the Green Wedge.</td>
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<td>18.</td>
<td>Advocate for review of the Green Wedge Zone and local schedules to provide flexibility to consider the expansion of existing uses on selected sites that would otherwise be prohibited.</td>
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<td>19.</td>
<td>Review SLOs and landscape protection controls based on the review of landscape classifications and conditions.</td>
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20. **Encourage a co-operative research project**
    between government and the Boonwurrung/Bunurong traditional owners to better audit areas of Aboriginal archaeological and cultural heritage sensitivity within the green wedge and investigate the scope for their better protection.

21. **Exhibit a planning scheme amendment to discourage fences with an urban character.**

22. **Continue to participate in the Devil Bend Reservoir community master planning process.**

23. **Support the re-introduction of the Arthur’s Seat chairlift and investigate opportunities to promote tourism based on Green Wedge principles.**

24. **Review tourism policy statements to ensure they reflect the vision for the Green Wedge – with a continuing emphasis on unstructured and outdoor recreation, especially recreational activities that promote understanding of, cultivate interest in, or are directly associated with rural pursuits, cultural heritage or the environment in its natural state, and where tourism plays a secondary and complementary role to the primary values of the Green Wedge, being biodiversity, agriculture and landscape.**

25. **Advocate further clarification of the “in conjunction with” test which requires certain commercial uses in the Green Wedge to demonstrate an “essential association” with Agriculture, Outdoor recreation facility, Rural industry, or Winery, and a “genuine, close and continuing functional relationship.”**

26. **Review the purpose, extent and value of Special Use Zone 4 – Recreational Development.**
| 27. | Review and revise local policies in relation to:  
|     | • Recreational and residential developments  
|     | • Excisions, Realignments and second dwellings  
|     | To remove outdated provisions and ensure consistency with the Green Wedge Management Plan  
| 28. | Review and revise local policies in relation to community markets in the Green Wedge.  
| 29. | Support a review of the GWZ provisions to provide some additional flexibility to consider the conduct of irregular events in appropriate locations  
| 30. | Include consideration of the extension and improvement of off-road bicycle routes, walking paths and trail networks in the Green Wedge as part of future capital works budgets  
| 31. | Investigate the feasibility of improvements to public transport access (including park and ride) to tourism and recreation destinations within the green wedge e.g. recreation trails, shops, markets etc  
| 32. | Review the Planning Scheme provisions which apply to the land within the Residential 1 zone e.g. on the edge of townships, to ensure that the green wedge landscape objectives are met.  
| 33. | Advocate for clarification of the planning scheme definitions relating to “accommodation” including dwelling, host farm, residential building, residential hotel and camping and caravan parks to avoid ambiguity.  

IMPLEMENTATION

Objective 1
Develop the Necessary Resources and Monitoring Systems to Implement the GWMP

The Green Wedge Management Plan will need to have effective and robust implementation and monitoring measures in place to ensure that it is an effective instrument for protection and improvement. There are research gaps that need to be targeted and there needs to be coordination with partners such as the Biosphere Foundation to carry out that research and to monitor the condition of the regional catchment.

A number of research gaps have been identified including the following:

- Vegetation mapping
- Indigenous heritage
- Groundwater and salinity
- Status of rare and threatened flora and fauna and their habitats, and
- Post-contact heritage

These research gaps need to be prioritised and updated and opportunities explored with partners as to how to fund and carry out that research.

Objective 2
Work with Local Schools to Develop Relevant Educational Material Regarding the Green Wedge

Long term sustainable land management in the Green Wedge will depend on the active support and engagement of land owners who control the great majority of Green Wedge land. Their support will need to be gained through information and awareness programs and by educating the next generation of landowners –

An Annual Report Card would provide a short and pragmatic statement which could be coordinated with reporting on the Community Plan and annual budget processes. Specific areas where regular monitoring is required – in conjunction with partners where possible – are as follows:

- Remnant vegetation on small lots
- Ground water and surface water quality
- Salinity
- Coastal stability
- Land subject to inundation, and
- Habitat viability and linkages

It is also recommended that the Green Wedge Management Plan be reviewed at ten year intervals to evaluate and amend the Plan.

Key areas to address would include the relevance and status of the vision, Green Wedge challenges, the planning framework and the action plan. A shorter time-frame would normally be preferred but this is unrealistic given resources and other competing priorities.

Much is currently done in this regard through the Council and other agencies but this program needs to be built on and developed further in conjunction with other partners such as the Catchment Management Authority, Melbourne Water, and Parks Victoria as well as local Friends and Landcare Groups.
Objective 3
Collaborate with Partners to Protect and Enhance Green Wedge Assets

Management of the Green Wedge can only be effective if it is carried out in conjunction with the other agencies such as Parks Victoria, the Port Phillip and Westernport Catchment Management Authority, Melbourne Water and the Department of Planning and Community Development – as well as landowners.

Council has only limited resources to achieve long term improvement in the Green Wedge although it can have a significant impact through its role as the responsible planning authority.

Resources will be needed to implement the green wedge management plan through Council’s budget allocations, but more importantly by working with agencies to access external funds from those agencies and from relevant state and commonwealth government funding programs.

Council can play an important part in accessing these funds by developing local partnerships and linkages with local community groups and landowners.

Annual forums with other green wedge Councils and the Department of Planning and Community Development, and with land management agencies would be a useful initiative to bring a focus to green wedge issues and to explore joint projects and opportunities for funding.

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| 15. | Develop a regular ‘Mornington Peninsula’ catchment management forum with land management agencies including the Shire, Parks Victoria, Melbourne Water and Southern Rural Water to:  
  – Identify regional issues, research gaps, cooperative project opportunities and monitoring priorities.  
  – Identify and seek funding for priority investment planning programs |
16. Advocate for greater land management information to be available to Green Wedge land owners via the internet including greater opportunity to upload information and contribute to the development of wider scale land management plans in partnership with other private and public land managers.

17. Encourage Melbourne Water to play a greater role in planning and managing rural catchments between 60 hectare and 200 hectares.


Note: The funding and timing of all projects will be subject to approval through Council’s annual budget process. All planning scheme changes will be subject to the statutory process for planning scheme amendments, including public consultation outlined at Part 3 of the Planning and Environment Act 1987.

Potential Municipal Strategic Statement changes

A further range of Planning Scheme related changes may required to implement the vision of the Green Wedge Management and Implementation Plan. These are summarised below:

Potential Victoria Planning Provision changes

- Revise the land use definitions pertaining to accommodation.
- Amend Clause 35.04 Green Wedge Zone to enable conditions to be attached to additional uses in a Schedule.
- Amend Clause 35.04 Green wedge Zone to regulate expansion of existing uses in a Schedule.
- Strengthen Clause 64.02 Land used in conjunction with another use
- Introduce vision for the green wedge.
- Amend Clause 21.03 Mornington Peninsula—regional role and local vision to include new vision for the green wedge.
- Revise Clause 21.04 Strategic Framework Plan
- Revise Clause 21.09 Planning for rural areas including new strategy to provide for growth of select existing prohibited uses via future planning scheme amendments.
Potential Local Policy changes

Update or replace the following Local Policy clauses:

- 22.03 Dwelling densities, excisions and realignments in the rural area
- 22.06 Development on highways, main roads and tourist routes
- 22.07 Commercial and industrial uses in rural areas
- 22.10 Advertising signs

Insert the following new local policies:

- Camping and caravan parks
- Host farms
- Residential buildings
- Dwellings outside the Urban Growth Boundary
- Markets and primary produce sales
- Existing uses
- Animal keeping
- Dams
- Rural subdivision
- Freeway service centres
- Rural industry

Potential Zone changes

- Introduce land use and development objectives, conditions and application requirements (*Subject to VPP changes listed above*).
- Amend the schedule for group accommodation

Potential Overlay changes

- Apply a Restructure Overlay with associated Restructure Plan to lots that are unsuitable for a dwelling.
- Update the overlay mapping of the Environment Significance Overlay Schedule 28 Mornington Peninsula Bushland.
- Introduce a permit trigger for certain fences and bunding on boundaries in the

Environment Significance Overlay.

Potential Overlay changes requiring further research

- Investigate updating the mapping of the Erosion Management Overlay Schedules and the provisions of the Schedules.
- Investigate the need for additional overlays for areas subject to flooding.
- Investigate introducing Schedules to the Bushfire Management Overlay.
- Investigate the need for a Salinity Management Overlay
22.21 RURAL DWELLINGS INCLUDING BED AND BREAKFAST ACCOMMODATION

This policy applies to the use and development of land for a dwelling, including a caretaker’s dwelling and bed and breakfast, in any of the following zones:

- Green Wedge Zone
- Special Use Zone

22.21-1 Policy basis

The Mornington Peninsula has a combination of versatile soil types, access to water and proximity to markets that provides good opportunities for agricultural production. Strong subdivision controls have also been established since the mid 1970s and have been reinforced by the Green Wedge policy under Melbourne 2030, so there are now very limited opportunities to create additional lots. However, there remain a significant number of vacant lots, only some of which may be suitable for a dwelling.

This policy is based on an understanding that it is essential for proposed dwellings to be carefully assessed and regulated so that they will not significantly prejudice, either by themselves or through incremental change, the implementation of State and local policies.

In addition, while a strong justification for the construction of a dwelling based on existing or prospective agricultural activity may not be appropriate in all cases, it is considered that the proposed use and development of dwellings in the Green Wedge Zone and Special Use Zone must demonstrate a significant positive contribution to the achievement of green wedge objectives. There should be no presumption that a dwelling will be approved on every existing title within the Green Wedge. Equally, there should be recognition that the residential use of rural land i.e. without associated farming or habitat conservation activity (i.e. one of the ‘core’ Green Wedge Uses) is not an objective of the Zone.

Applications which propose the use and development of a dwelling on the remaining vacant lots must avoid:

- Adversely affecting the landscape character of the rural area.
- Direct or indirect changes that can adversely affect biodiversity and natural systems.
- Changes which unnecessarily exclude or significantly limit agricultural land use and farm management practices, both on site and on adjoining land.
- Creation of demand for services and infrastructure that is often difficult to provide in the rural area.

These impacts are exacerbated where the break up of an existing landholding comprised of several titles may result in the effective unplanned conversion of rural land to a low-density residential cluster. Council proposes to investigate mechanisms to retain these larger landholdings, to discourage their disposal as separate lots for the purpose of rural living, and to encourage their consolidation.

This policy builds on the State Planning Policy Framework and the Local Planning Policy Framework, in particular:
22.21-2 Objectives

- To ensure that the use and development of land for a dwelling occurs only where this will support the use of land for productive agriculture and/or the protection, conservation and enhancement of the Peninsula’s biodiversity, cultural heritage significance and landscape character; in all cases combined with sustainable land management.
- To avoid significant constraints on the existing or future use of land for agriculture, utility installations, mineral and stone extraction, public outdoor recreation or natural resource management by regulating the location, siting and design of dwellings.
- To locate new dwellings in such a way as to minimise their impact on agricultural use (existing and potential), and on landscape and biodiversity values, on the site, on adjoining land, and across the wider area.
- To ensure that applicants intending to reside in the green wedge are fully aware of, and recognise, the importance of productive agricultural activities in the green wedge, the fact that these activities potentially produce emissions or other off-site impacts and of their obligations in relation to proper land management.
- To minimise infrastructure demands associated with new dwellings.
- To ensure any building used for the provision of bed and breakfast accommodation presents as part of the dwelling rather than as a secondary dwelling.
- To avoid any dwelling having the appearance of being more than a single dwelling.
To ensure the clustering of all buildings, including outbuildings and structures associated with a dwelling, as far as reasonably practicable to avoid loss of productive agricultural land, reduce the development footprint and limit landscape and biodiversity impact.

22.21-3 Policy

It is policy that:

General

- The occupation of rural land should be linked to and conditional upon the applicant’s clear recognition of the potential for agricultural use of nearby land to affect amenity and the need to make an appropriate contribution to the objectives of productive agriculture, and the protection and enhancement of heritage, biodiversity and landscape values, or some combination of these goals consistent with the values, opportunities and constraints of each site, and with ensuring sustainable land management.

Location

- Land should not be used for a dwelling if any of the following apply:
  - The land has been disposed of by a public authority or utility service provider since the approval date of Mornington Peninsula Planning Scheme Amendment C168. This does not apply to lots of more than 40 hectares.
  - The lot is described in a Certificate of Title that has been issued to recognise adverse possession.
  - Only one dwelling (other than a removable dependent persons dwelling) may be approved on any lot. If an old dwelling is to be replaced by a new one, then the old one must be removed and not converted for an alternative use.
  - Replacement dwellings must meet all of the requirements of this policy.
  - All built form, including but not limited to swimming pools, domestic outbuildings, tennis courts, ornamental gardens, stables, menages and other buildings and works ancillary to the dwelling, including domestic effluent disposal fields, to the extent that is reasonably possible, must be contained within a building envelope consisting of no more than 10% of the site area or 2,000 square metres whichever is the lesser. However dedicated haysheds and pump sheds may be located outside of the building envelope.

Information to accompany application

- An application for the use or development of land for a dwelling should be accompanied by a site analysis and impact assessment, including an assessment, where relevant of:
  - The impacts on agriculture, biodiversity, cultural heritage significance? and landscape character.
  - The impact of the proposed dwelling on both the existing and potential use of adjoining land.

- An application for the use or development of land for a dwelling should be accompanied by an integrated site layout and land management plan that has regard to the site analysis and impact assessment. The site layout and land management plan should respond to the natural features and values of the land in an integrated manner and include an explanation of the opportunities and constraints that have been taken into consideration, and how these have been reflected in the plan. The land management plan should include:
  - The definition of a building envelope on the site which meets the requirements set out in the previous section (‘Location’).
The provision of a landscaping plan for the site, having regard to the protection of scenic landscapes.

If the dwelling is proposed primarily on the basis of supporting agricultural production, the land management plan should particularly demonstrate management of the land for sustainable and productive agricultural use, depending on the operational requirements of the proposed use.

If the dwelling is proposed to be complementary to the achievement of biodiversity conservation objectives, the land management plan should particularly demonstrate biodiversity protection and enhancement on the site.

If the dwelling is intended to support a recreational use of the land, the land management plan should particularly demonstrate that the proposed recreational activity is linked to one or more of: agriculture, habitat restoration, protection of biodiversity or conservation of significant cultural heritage sites/values on the land; and that substantial new opportunities for public access to recreational opportunities will be created.

An analysis of how the use and/or development recognises and responds to each individual overlay that applies to the land.

In all cases the application should provide for sustainable land management and have regard to the protection of environmental, cultural heritage and landscape values. The land management plan should include, as appropriate:

- The protection and enhancement of any significant native vegetation or fauna habitat on the land. This may include a requirement for a habitat restoration plan and re-vegetation requirements to the satisfaction of the responsible authority.
- The protection and enhancement of any heritage values including actions to ensure heritage conservation.
- The exclusion of any fencing and freestanding walls that do not have a rural character.
- The exclusion of planting hedge lines, which, at maturity will form a solid visual wall, or the construction of any bund wall or similar earthworks or other artificial barriers that obstruct existing view lines.
- The opening and maintenance of any significant view line available from the public realm by the removal of existing vegetation, earthworks or other artificial barriers.
- The removal of any former dwelling or derelict buildings on the land that are not of heritage value.
- Measures to be taken to ensure sustainable land management, including eradication of pest plants such as blackberry, ragwort, thistle and gorse.

**Living in the Mornington Peninsula Green Wedge**

- Before the start of any use or development of land for a new dwelling, the owner of the land should be required to enter into an agreement under Section 173 of the Planning and Environment 1987 that provides for all of the following:
  - Attachment of a copy of the permit to the agreement.
  - Inclusion of a warning for potential owners and residents about:
    - the requirement to responsibly manage cats and dogs to prevent attacks on neighbours livestock and native animals;
    - the potential off-site impacts of existing uses (e.g. horticulture, broiler farms, grazing, restaurants, quarries) that might affect residents’ enjoyment of the land; and,
the land being located in the Green Wedge Zone, where agricultural production is encouraged and future agricultural practices and processes may potentially have impacts associated with the movement of trucks or agricultural machinery (including during the night and early morning periods), the emission of light, odour or noise, spraying and/or the implementation of measures to control weeds, rabbits, foxes and stray dogs.

- The importance of being a “good neighbour” and engaging in sustainable land management (including preventing off-site roaming of dogs and cats and timely control of pest plants and animals), with understanding and tolerance of lawful off-site impacts of nearby agricultural uses.

- A copy of the agreement to be made available to any intending tenant of the land.

- Registration of the agreement on the Certificate of Title.

Siting

- Any dwelling and all buildings associated with the dwelling, but excluding buildings required for agricultural purposes, must be contained within a defined building envelope shown on the land management plan, consisting of no more than 10% of the site area or 2,000 square metres, whichever is the lesser.

- A dwelling should be located so as to minimise the impact on agricultural use (existing and potential), and on biodiversity values, both on the site and on adjoining land, consistent with maintaining landscape and conservation values.

- A dwelling should be located to avoid the need for removal of existing vegetation for fire prevention purposes having regard to the requirements of the CFA Household Bushfire Self-Assessment Tool and the Wildfire Management Overlay, whichever is applicable.

- A dwelling should be located to protect existing native vegetation and maintain opportunity for revegetation to achieve future connectivity between significant stands of native vegetation in the area.

- A dwelling, and associated infrastructure and driveways, should be located and sited in accordance with a land management plan, providing maximum opportunities for productive agricultural use consistent with the retention of native vegetation. This does not apply if the land is within a Significant Landscape Overlay or forms part of a green break between nearby towns; in which case, a site providing minimal landscape impact, particularly avoiding ridgelines, is required.

- A dwelling should be sited to maximise, as far as reasonably practicable, the distance from any nearby existing use that has a risk of emitting offensive off-site noise, light or air emissions. The distance should be measured from the source of the emission.

- A dwelling should be sited having regard to the need to protect future opportunities for the extraction of stone or minerals.

A dwelling will only be supported if all of the above requirements are met.

Design

- All buildings and works that form part of a dwelling should be sited and designed to complement each other and protect the landscape character of the area.

- All habitable rooms of a dwelling, including those which are included in a habitable outbuilding or which are used for the provision of bed and breakfast accommodation, should be contained in a single building or if more than one building is proposed connected by covered walkways of less than 10 metres in length.

- A separate building, to be used for the purpose of a bed and breakfast, whether or not connected by a covered walkway, should be designed with a substantial functional reliance on other parts of the dwelling and appear to be secondary in nature, such as by having a floor area of 60 square metres or
less or no more than 30% of the floor area contained in the main building of the dwelling, whichever is the lesser.

- A bed and breakfast should, without duplication, share all of the following infrastructure with other parts of the dwelling:
  - Crossover and driveway.
  - Waste water disposal system.
  - Water, electricity and gas meters.
- An application should be accompanied by a landscaping plan.

22.21-4 Performance measures

Nil

22.21-5 Decision guidelines

Before deciding on an application the responsible authority must consider as appropriate:

- The nature of any evidence to support the submissions of the applicant or how the proposal would help to implement the objectives of this policy or zone including whether the owner is already committed to such objectives through other measures such as an agreement under Section 173 of the Planning and Environment Act or, a Trust for Nature covenant, to secure public view lines or biodiversity enhancement; donation of land for public use; removal of an unused dwelling or derelict building;
- Whether the proposed location of the dwelling on the site facilitates:
  - The future use of the land for agricultural purposes and avoids creating barriers to the reasonable agricultural use of the land or adjoining land.
  - The re-alignment or re-subdivision of land with an adjoining property to facilitate agricultural use.
  - The lease of land to a neighbour or other landholder for the purposes of agricultural use.
  - The sale of unused land to a neighbour for the purposes of agricultural use, by means of a boundary realignment.
- The extent to which any interpretation of this policy can be applied on a consistent basis without undermining the strategic directions of this Scheme.
- The need to require a bond to ensure proper implementation of the landscaping plan.

References

Nil
APPENDIX 2: Caravan Park Policy

22.19 CAMPING AND CARAVAN PARK OUTSIDE THE URBAN GROWTH BOUNDARY

This policy applies to an application for a camping and caravan park on any land outside the urban growth boundary which is contained within the Green Wedge Zone (Schedule 1, 2, 3 or 4) or the Special Use Zone (Schedule 4). This does not apply to land that is exempt from the application of Clause 57.

22.19-1 Policy basis

The Mornington Peninsula Green Wedge is significant for its landscape, environmental, agricultural and recreational values. Camping and caravan parks may adversely affect these values and exclude or limit legitimate rural land uses, if not sensitively located and designed.

This policy builds on the State Planning Policy Framework and the Local Planning Policy Framework, in particular:

- Clause 10.04 Integrated decision making
- Clause 11.02-1 Supply of urban land
- Clause 11.04-6 Green wedges
- Clause 12.04 Significant environments and landscapes
- Clause 13 Environmental risks
- Clause 15 Built environment and heritage
- Clause 16.01-1 Integrated housing
- Clause 16.01-2 Location of residential development
- Clause 16.01-5 Housing affordability
- Clause 16.02-1 Rural residential development
- Clause 17.03 Tourism
- Clause 18.01-1 Land use and transport planning
- Clause 18.02-4 Management of the road system
- Clause 19 Infrastructure
- Clause 21.04 Mornington Peninsula strategic framework plan
- Clause 21.06 Strategic framework and the Peninsula’s settlement pattern
- Clause 21.08 Foreshores and coastal areas
- Clause 21.09 Planning for rural areas
- Clause 22.07 Commercial and industrial uses in rural areas

22.19-2 Objectives

Location and non-urban values

- To ensure that camping and caravan parks are sparsely distributed in the Green Wedge Zone.
- To ensure new camping and caravan parks have a minimal impact on the agricultural or environmental values of the non urban areas.
To maintain the landscape values of the non urban area and its urban interface.

To ensure camping and caravan parks do not have a significant adverse effect on any area or the settlement pattern of the Peninsula, including the distinct character of settlements, and the separation of settlements.

To maintain the integrity of the urban growth boundary.

Safety and amenity

- To avoid camping and caravan parks occupants being subject to high environmental risks including the risk of fire.
- To protect camping and caravan park occupants from adverse impacts of neighbouring rural land uses.

Tourism and accommodation mix

- To provide for tourist accommodation that will enrich outdoor recreation and tourism activities in the non-urban areas of the Peninsula.
- To provide a range of holiday accommodation, including low cost options, for tourists and visitors to the non-urban areas.
- To encourage significant new outdoor recreation facilities by supporting them with integrated on-site camping and caravan parks.

Site design and layout

- To ensure camping and caravan parks include a range of outdoor recreation facilities.
- To ensure camping and caravan parks contribute to an attractive rural setting that is consistent with the character of the local area.

22.19-3 Policy

Exercise of discretion

It is policy to:

Location and non urban values

- Ensure that a camping and caravan park in the green wedge does not significantly adversely affect the biodiversity, agricultural productivity, landscape, rural amenity or other environmental values of the area.
- Ensure that new facilities do not accommodate long term housing options.

Safety and amenity

- Locate a camping and caravan park amongst compatible land uses preferably with convenient access to nearby recreational facilities.

Tourism and accommodation mix

- Ensure that a camping and caravan park has a mix of accommodation site types and visitor facilities that responds to the reasonable visitation expectations of nearby green wedge tourist and outdoor recreation attractions.
- Ensure that a camping and caravan park includes a mix of affordable tourist accommodation site types and visitor facilities including:
  - Sites for caravans or motor homes,
  - Sites with unregistrable movable dwellings,
• Sites for caravans with rigid annexes,
• Sites with cabins, or
• Lodge accommodation.

Site design and layout
- Ensure that the layout of a camping and caravan park:
  - maximises opportunities for the integration of agriculture, biodiversity or outdoor recreational facilities as a secondary use on the land;
  - provides appropriate visual and acoustic separation of sites; and,
  - provides substantial buffers and landscaping that is consistent with the character of the local area.
- Accommodation sites should be clustered around communal laundry, ablution, kitchen and recreation hubs that are reasonably accessible for all park users, whether or not the sites have individual facilities,
- Ensure that signage is easy to interpret from a safe distance.

Performance measures
It is policy to assess proposals against the following criteria, which relate to some but not all of the objectives. Proposals that do not meet these criteria may still meet the objectives of this policy.

Non-urban values, safety, site design and layout
- A camping and caravan park should be located at least 2 km from an urban growth boundary to maintain the integrity of the urban growth boundary; the distinct character and separation of settlements; and the landscape values of the green wedge urban interface. This does not apply to land in the Special Use Zone Schedule 4.
- Camping and caravan parks should not be located on land covered by a Wildfire Management Overlay.
- Land used for a camping and caravan park should be in one parcel:
  - A lot used for a camping and caravan park should have the following area:
    - For a lot in the Green Wedge Zone Schedule 1, 2 or 3; an area of at least 40 hectares.
    - For a lot in the Green Wedge Zone Schedule 4; an area of at least 80 hectares.
    - For a lot in the Special Use Zone; an area of at least 20 hectares.
- The total number of accommodation sites should be 100 sites or less. This does not apply to land in the Special Use Zone Schedule 4.
- The percentage of accommodation sites for cabins, movable dwellings, permanent on-site caravans, or the like, should be 15% or less of the total number of accommodation sites.
- The average gross floor area of all cabins, movable dwellings, permanent on-site caravans, or the like, should be 60 square metres or less.
- Vehicular access to the land should be from a sealed road network.
- Internal access roads should cater for vehicles that are towing caravans or trailers.

22.19-4 Application requirements
An application should be accompanied by the following information, as appropriate:
- A site analysis and design response, including a landscape character assessment.
- A report from a suitably qualified person, to ensure that all waste water and effluent generated by a proposed use or development will be treated and retained onsite, and will not pollute surface or ground waters, in accordance with State environment protection policies and best practice environmental management guidelines.

- A report from a suitably qualified person, to ensure that drainage and stormwater disposal from a proposed use or development will meet State environment protection policies and best practice environmental management guidelines and will not adversely effect the environmental values or the regional drainage function of waterways, drains, retarding basins and floodplains.

- A report from a suitably qualified person, assessing impact of a proposed use or development on the quality and habitat value of vegetation and, where necessary, detailing recommended modifications to the proposal or remedial works to achieve the objectives of this policy.

- A report from an appropriately qualified person, assessing the traffic impacts of the proposal including access, traffic generation, on-site vehicle circulation and manoeuvrability, car parking and site servicing.

22.19- 5 Decision guidelines

Before deciding on an application, the responsible authority will consider as appropriate:

- Whether the proposal adversely impacts on the environmental, landscape and agricultural qualities of the Mornington Peninsula.

- Whether the nature and capacity of the on-site recreational facilities will adequately provide for all occupants of the camping and caravan park, assuming that they are all short-term visitors.

- The need for measures to protect native vegetation, fauna and established areas of introduced vegetation with significant environmental, streetscape or township character values. This may include:
  - Limiting vegetation removal to the maximum extent that is reasonable and practical.
  - Provision for the retention of native vegetation and habitat corridors.
  - Provision for the revegetation and protection of streamlines, wetlands and other sensitive areas, having regard to the benefit of using locally indigenous species and the need to avoid the introduction and spread of environmental weeds.

- Whether performance requirements of the CFA’s Caravan Park Fire Safety Guideline, July 2006 have been met.

- The capacity of utility services including the availability of reticulated sewerage, gas, reticulated water and road conditions and capacity with regard to likely traffic generation.

- The likely impact on neighbouring land uses.

- Whether for any small scale expansion of a camping and caravan park existing as at the approval date of Mornington Peninsula Planning Scheme Amendment C133, it is impractical to meet the provisions of this policy.

- Whether the proposal should be characterised as more than one use.