

Port of Hastings

Surplus land – future role and industrial development

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for the Peninsula!



Mornington
Peninsula Shire

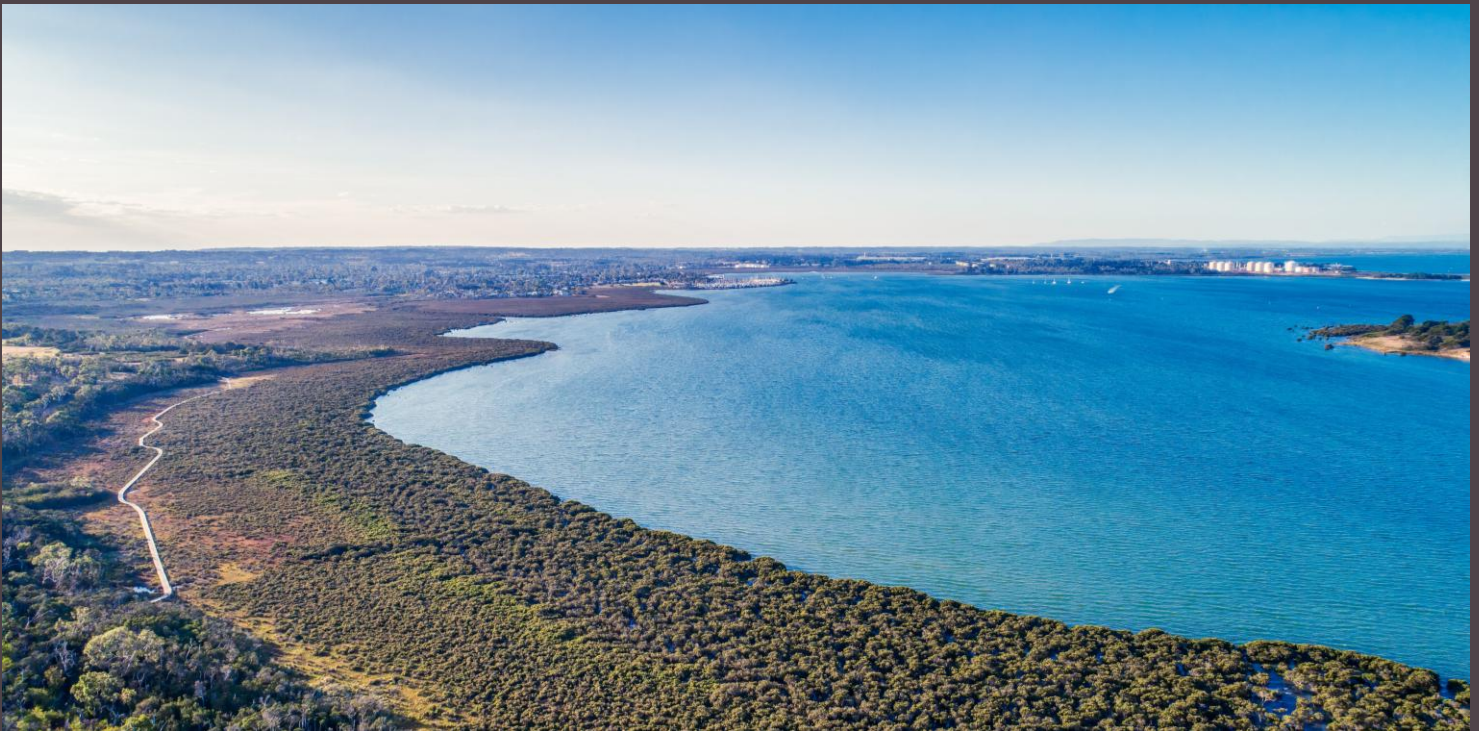
What we are asking

To help us better plan the future economic potential and industrial growth of Hastings we are asking the Victorian Government for:

- a decision on land that is surplus to the future needs of the Port and rezoning of the identified land for housing, agriculture, rural and broader industry uses.
- precinct planning is undertaken, in collaboration with Council and the community for identified areas, to ensure the required infrastructure is planned and delivered promptly.

KEY POINTS

- State significant asset with economic growth potential and opportunity to deliver significant additional housing.
- Ministerial decision on land that is surplus to future port development.
- Funding required to support strategic planning and community engagement, to action future land use.



What makes this unique

Western Port Bay is an area of high environmental value and sensitivity with international, national and regional conservation significance.

With limited land available for residential and industrial expansion on the Mornington Peninsula and the South Eastern region more broadly, this land has the potential to deliver

homes and employment opportunities for the whole region, within the Urban Growth Boundary.

The commercial significance of the Port of Hastings presents opportunities for economic benefits across several neighbouring municipalities, which must be balanced with protecting Western Port Bay's unique environment.

Why this is important

The Port of Hastings is a state significant asset with key competitive advantages that make it attractive for future economic development and growth, including naturally deep waters and extensive land reserved for port-related purposes.

The Port trades in non-containerised commodities including oil and gas products, break bulk activities (including steel import and export) with a future focus on bulk and break-bulk trade.

Large swathes of land around the Port (zoned Special Use Zone 1) remain reserved for port-related uses indefinitely, despite Council advocacy for the release of surplus SUZ1 land.

This release would allow for alternative productive uses such as industry, housing, conservation and agriculture – supporting Hastings, Somerville, Tyabb, Bittern and Crib Point townships.

The benefits – supporting evidence and strategies

Council has consistently sought integrated planning and corresponding infrastructure investment from the Victorian government, particularly for road and rail networks.

Council provided input into the development of the Victorian Commercial Ports Strategy (July 2022). The strategy confirms the port's emerging role as a multi-use facility supporting general dry and liquid bulk trade and cargo and moving away from a previous focus on development for container trade.

A specific action of the strategy is to support new trades including hydrogen related projects and the construction of offshore and onshore wind developments.

Investment in a multi-use facility will implement the objectives of the Victorian Government's Economic Growth Statement (October 2024) which sits under the Plan for Victoria (February 2025). A key initiative of the Economic Growth Statement is a 10-year plan to unlock industrial land and specifically cites land in Hastings in the Special Use Zone.

In addition to the delivery of land for jobs and services, the Plan for Victoria has long term visions for more affordable and diverse housing, protection of land for farming and agriculture and protection of coastal and marine environments.

These visions will be implemented by the Planning for Melbourne's Green Wedges and Agricultural Land Action Plan (March 2024) and Housing Statement (September 2023). The Shire's housing target includes the SUZ1 land within the Urban Growth Boundary, adjacent to existing town centres with a rail line.



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Council's advocacy for precinct planning and suitable rezonings for various purposes aligns with the strategic directions of these plans and delivers the potential for additional housing and employment.

In response to the Port Development Strategy (2018) which identified surplus SUZ1 Port land, Council adopted the Industrial Areas Land Use and Infrastructure Assessment & Rezoning Strategy (2020), that analysed the constraints and opportunities of this land for wider industrial use.

Following the adoption of this Strategy, a privately led planning scheme amendment has recently rezoned land in Somerville for broader industrial uses and a second amendment for land in Hastings is underway.

The Shire made a submission to the draft Port Development Strategy 2055 and is awaiting release of the final Strategy in mid 2026.

Alignment to Council Plan 2025–2029

Objective 3.1: A vibrant, innovative and thriving local economy

