

Mornington Peninsula Green Wedge Management Plan

Progress report - May 2026



MORNINGTON PENINSULA GREEN WEDGE MANAGEMENT PLAN PROGRESS REPORT 2026

The Mornington Peninsula Green Wedge (Green Wedge) is one of Victoria's most important assets. Approximately 70% of the Shire's land mass is comprised of the Green Wedge which is all land outside the metropolitan Urban Growth Boundary.

Conservation policies for the Green Wedge were first introduced by the State government more than 40 years ago. The special role and character of the Green Wedge continues to be highly valued by both the local community and the wider population of Melbourne.

The Green Wedge delivers a range of benefits including:

- An area of outstanding natural beauty, diverse landscapes and cultural heritage.
- Areas of National, State and local conservation significance and habitat value.
- Great opportunities for informal and outdoor recreation – bushwalking, riding trails and mountain biking – with a range of State and local parks.
- A high-value agricultural area based on versatile soils, mild climate and good water supply.
- Opportunities for tourism and leisure-based businesses that provide significant recreational and economic benefits to both the local community and visitors.

- Several small settlements and villages that are home to more than 8,500 people.

Having regard to this range of benefits and the future growth of Melbourne's population, the Green Wedge requires careful planning and management to protect its values for the long term.

Following community consultation, the Mornington Peninsula Shire Council adopted the Green Wedge Management Plan on 1 April 2019.

Objectives of the Green Wedge Management Plan

- Conservation and enhancement of natural systems and biodiversity.
- The significance of the Mornington Peninsula as part of the Mornington Peninsula and Western Port Biosphere will be recognised and given effect.
- Providing for recreational demand based primarily on the experience and enjoyment of the natural and cultural values of the Mornington Peninsula.
- Promoting sustainable agricultural use of rural land.
- The Mornington Peninsula will not accommodate major population growth and the existing Urban Growth Boundary and Green Wedge rural area will be maintained.

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The Plan includes six main themes:

- Subdivision, rural dwellings and the role of townships
- Conservation and biodiversity
- Agriculture, agri-business and agri-tourism
- Tourism and leisure-based use and development
- Landscape, recreation and heritage
- Infrastructure planning and design

Vision for the Mornington Peninsula Green Wedge

A place that keeps about seventy percent 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 the critical role of sustainable agriculture is recognised, protected and supported as a key land use 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 tourism-based use and development, including eco-tourism and agri-tourism, in appropriate locations, at a scale and in a form consistent with the rural character and function of the Green Wedge, and subject to appropriate site requirements and standards. Most accommodation, retail premises and the like will be located in the townships, but with support in the rural areas for:

- Outdoor-based leisure and recreation uses;
- Small scale host farm and bed and breakfast accommodation;
- Primary produce sales
- Uses in conjunction with established large scale rural enterprises (i.e. farming, wineries or outdoor leisure and recreation), 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.

A place where infrastructure and facilities of all kinds are planned, designed, constructed and managed having regard to the needs of the community and the special character of the area.

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| 1.0 SUBDIVISION, RURAL DWELLINGS AND THE ROLE OF TOWNSHIPS IN THE GREEN WEDGE | | | | | |
| Objective: Support the key purposes and retain the rural character of the Green Wedge | | | | | |
| 1.1 | Rigorously oppose any amendments to the Urban Growth Boundary that would result in any 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 of the Peninsula and to maintaining the relationship between rural and township areas. <i>Priority: Ongoing</i> | Council Strategic Planning | Ongoing | Established State and local planning policies do not support changes to the Metropolitan Green Wedge Land: Core Planning Provisions that would have the effect of overriding exiting mandatory Green Wedge Zone controls. If an initial request is made about changes to zoning within the Green Wedge, Strategic Planning reiterates Council's adopted position for supporting the core purposes of the Green Wedge. While it recognises that tourism and leisure-based use / development is an important economic sector for the Shire's Green Wedge, the Plan states that such uses/development are to play a complementary role to core purposes. The GWMP supports the Green Wedge Zone as the primary zone to achieve this outcome. | <u>Retain as an advocacy position.</u> For response to development applications, planning scheme amendment requests and future State Government reforms on the Green Wedge. |
| 1.2 | Contain residential and other urban development, including service stations, freeway service centres, fast food restaurants and medical centres, within the Urban Growth Boundary. <i>Priority: Ongoing</i> | Council Strategic Planning Statutory Planning | Ongoing | The Mornington Peninsula Planning Scheme Review No. 5 (2023) does not propose any review of the GWZ provisions. The adopted Council position for the protection of the Green Wedge is implemented by planning decisions in accordance with the provision of the Mornington Peninsula Planning Scheme. | <u>Retain as an advocacy position.</u> For response to development applications, planning scheme amendment requests and future |

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| | | | | State Government reforms on the Green Wedge. |
| 1.3 | <p>Council Strategic Planning</p> <p>Seek an interim amendment to suspend the use of the exemption schedule pending the completion of the review.</p> <p><i>Priority: High</i></p> | Partially completed | <p>Council has pursued two planning scheme amendments about the SUZ provisions.</p> <p>Planning Scheme Amendment C270morn was gazetted on 9 September 2023. The Amendment rezones specific sites outside the Urban Growth Boundary (UGB) from the Special Use Zone Schedule 2 (SUZ2) to either Green Wedge Zone Schedule 3 (GWZ3), Public Conservation and Resource Zone (PCRZ) or Public Park and Recreation Zone (PPRZ). It also deletes specific sites from the Schedule to Clause 51.02 (Metropolitan Green Wedge Land: Core Planning Provisions).</p> <p>The following sites were rezoned:</p> <ul style="list-style-type: none"> • Section of foreshore reserve adjacent to 60-70 Kunyung Road, Mount Eliza - rezoned from SUZ2 to PPRZ. • 19 Tallis Drive, Mornington (Mornington Golf Course) - rezoned from SUZ2 to GWZ3. • 46 London Bridge Road, Portsea (Portsea Golf Course) - rezoned from SUZ2 to GWZ3. • 35 Sunnyside Road, Mount Eliza (Manyung Recreation Camp) - rezoned from SUZ2 to PPRZ. • 3875 Point Nepean Road (Point Nepean National Park) - rezoned from SUZ2 to PCRZ. • 74-76 Marine Parade, Shoreham (Mentone Grammar camp) - Deleted from the Schedule to Clause 51.02. | Action completed. |

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| | | | <ul style="list-style-type: none"> 62 Oakbank Road, Mornington (Padua College) - deleted from the Schedule to Clause 51.02. <p>The previous SUZ2 zoning was a 'legacy' zoning whereby the original application of the SUZ2 was to facilitate an intended limited use and built form outcome - in some respects a continuation of existing use rights. This zone was applied prior to the introduction of the Green Wedge Zone. Given that all the sites proposed to be rezoned are located outside the UGB, and are aligned to significant Green Wedge parcels, the SUZ2 zoning was an anomaly and only ever intended to facilitate a specific land use 'of the time'. The SUZ2 'legacy' zoning allowed for use and development outside the Urban Growth Boundary which could result in an intensity and/or form of development which would be described as de-facto urbanisation.</p> <p>Previously, Council sought authorisation of Amendment C235morn to rezone land zoned Special Use Zone 4 (SUZ) to the Green Wedge Zone 2 (GWZ2). However, the Minister refused authorisation of this amendment in February 2022 on the basis that the GWMP cannot be the sole strategic justification for the rezoning and that further strategic work is needed to determine the most appropriate zoning (Green Wedge Zone or other rural zone) and preferred land use outcomes. A review of the SUZ is a proposed recommendation in the draft Planning Scheme Review No. 6 2026. The second part of the action, namely to seek an interim amendment to suspend the use of the exemption schedule has not been</p> | |

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| | | | | pursued as the Minister for Planning can only amend the Core Planning Provisions. | |
| 1.4 | <p>Investigate with DELWP the potential to establish a clear Urban Growth Boundary around the existing small coastal and rural villages, which are already defined by existing zonings, to remove any uncertainty regarding the status of the existing boundaries.</p> <p><i>Priority: Medium</i></p> | Council Strategic Planning | Ongoing | <p>Melbourne's Urban Growth Boundary (UGB) currently extends to most residential land on the Mornington Peninsula. Some residential land is located outside of the UGB in Balnarring Beach, Point Leo, Merricks Beach and Merricks.</p> <p>The Mornington Peninsula Planning Scheme Review No. 5 (2023) contains action number 0-1:</p> <p><i>Continue to engage with the State Government to apply the Urban Growth Boundary around the urban areas of Balnarring Beach, Merricks Beach, Merricks and Point Leo under section 46AG of the Planning and Environment Act 1987.</i></p> <p>DTP confirmed that the application of a UGB around the townships of Balnarring Beach, Merricks Beach, Merricks and Point Leo would require ratification by Parliament.</p> <p>This action will be retained in the current Planning Scheme Review No. 6 2026.</p> | <p><u>Retain as an advocacy position.</u></p> <p>For continued engagement with DTP to correct the mapping anomaly.</p> |
| 1.5 | <p>Rigorously oppose any amendments to the Green Wedge Zone which would reduce the minimum lot size requirements or introduce excision provisions for dwellings.</p> <p><i>Priority: Ongoing</i></p> | Council Strategic Planning | Ongoing | <p>Established State and local planning policies do not support changes to the Metropolitan Green Wedge Land: Core Planning Provisions that would have the effect of overriding exiting mandatory Green Wedge Zone controls.</p> | <p><u>Retain as an advocacy position.</u></p> <p>For response to planning scheme amendment requests and future State</p> |

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| | | | | If an initial request is made about changes to zoning within the Green Wedge, Strategic Planning reiterates Council's adopted position for supporting the core purposes of the Green Wedge. | Government reforms on the Green Wedge. |
| 1.6 | <p>Advocate for a consistent set of planning provisions, particularly in regard to subdivision, excision and dwelling provisions, across all nonurban areas on the Peninsula including land in the Farming Zone and the Special Use Zones.</p> <p><i>Priority: Medium</i></p> | Council Strategic Planning | Completed | <p>Council made a submission to the Planning for Melbourne's Green Wedges and Agricultural Land Consultation Paper in 2021.</p> <p><u>Link:</u> Submissions to the State Government - Mornington Peninsula Shire</p> <p>The relevant recommendations at page 11 of the submission are:</p> <p><i>New provisions for subdivision and dwellings for Rural Conservation and Farming Zones (as per the Green Wedge Zone).</i></p> <p><i>Introducing decision guidelines and application requirements for new dwellings in the Green Wedge Zone and Green Wedge A Zone, including consideration of whether the dwelling will result in the loss or fragmentation of productive agricultural land.</i></p> <p>Although the Farming Zone is not widely applied in the Mornington Peninsula Planning Scheme, the proposed changes are supported to provide greater consistency in relation to subdivision and excision provisions across rural zones</p> | <p>Action completed.</p> <p><u>Retain as an advocacy position.</u></p> <p>For response to future State Government reforms on the Green Wedge.</p> |

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| | | | | <p>The State Government released the Planning for Melbourne's Green Wedges and Agricultural Land Action Plan in 2024. The Mayor responded with general in-principal support for most elements of the 20-point Action Plan, but noting that some actions require refinement before implementation.</p> <p><u>Link:</u> Submissions to the State Government - Mornington Peninsula Shire</p> <p>The relevant action is: <i>Action 16: Prohibit subdivision of small lots below the minimum lot size in some zones within 100 kilometres of Melbourne.</i></p> <p>There is a need to prevent fragmentation of land through subdivision and re-subdivision proposals. The State Government's original P4GWAL discussion paper canvassed tenement controls as an option where a landowner has several contiguous small lots (and could develop a house on each lot), but this issue is not specifically addressed in the Action Plan.</p> <p>Awaiting the State Government implementation of this action.</p> | |
| 1.7 | Further investigate the location and extent of multi-lot tenements in more detail and engage with owners to promote voluntary consolidation of land. Investigate mechanisms to retain these larger landholdings, to | Council Strategic Planning | Ongoing | <p>Also refer response to 1.6 above.</p> <p>The extent of multi lot tenements has been mapped, and mechanisms to retain larger landholdings were included in Council's submission to P4GWAL as follows:</p> | <p><u>Retain as an advocacy position.</u></p> <p>For response to future State Government</p> |

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| <p>discourage their disposal as separate lots for the purpose of rural living, and to encourage their consolidation.</p> <p><i>Priority: High</i></p> | | | <p><i>The consultation paper notes that tenement controls (which allow, for example, only one dwelling per landholding regardless of the number of titles) or minimum site area requirements (will require the consolidation of titles to create a minimum site area before a dwelling can be constructed) have previously been used to limit the concentration of dwellings, while also noting some of the problems associated with these provisions. However, the consultation paper does not provide any further recommendations in relation to this issue.</i></p> <p><i>It is considered that there should be further investigation of the location and extent of small lot subdivisions and multi-title landholdings and development of policies and mechanisms to both promote the consolidation of small lots and avoid fragmentation of larger multi-title landholdings.</i></p> <p><i>This may include different mechanisms in different areas, ranging from tenement provisions to transferrable development rights. Given that the capacity to apply for construction of a dwelling is often the trigger for the “break up” of multi-title land holdings, one option could be to introduce tenement provisions with a “sunset period”, after which the requirement for only one dwelling per landholding would take effect.</i></p> <p>The DTP released a Response to Options Report in 2024 and foreshadowed that the Victorian Government will also consider a potential requirement for green wedge dwelling applications</p> | <p>reforms on the Green Wedge.</p> |

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| | | | <p>to demonstrate a link either to Agriculture or to Natural systems to reflect the broader range of purposes in the GWZ and GWAZ. The response to options report did not mention potential tenement controls.</p> <p>The State Government subsequently released the Planning for Melbourne's Green Wedges and Agricultural Land Action Plan in 2024. The Mayor responded with general in-principle support for most elements of the 20-point Action Plan, but noting that some actions require refinement before implementation.</p> <p><u>Link:</u> Submissions to the State Government - Mornington Peninsula Shire</p> <p>The relevant action is:</p> <p><i>Action 12: Review and update decision guidelines and application requirements for planning applications within green wedge zones.</i></p> <p>Notably the Action Plan does not specifically address potential tenement controls. Tenement controls work by restricting development to one dwelling per tenement (or specified land size within a tenement) so that landowners can't construct a dwelling on each of the contiguous lots/parcels they own.</p> <p>The P4GWAL discussion paper noted that tenement controls have been used "successfully" in areas such as the Yarra Ranges Shire. However, the Panel report for Amendment C148 of the Yarra Ranges Planning Scheme found that their</p> | |

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| | | | | <p>administration can be complex, difficult to manage and lack transparency in the planning system.</p> <p>Whilst the potential tenement controls may be problematic, other options exist under the VPPs such as the Restructure Overlay or Special Controls Overlay.</p> | |
| 1.8 | <p>Advocate to the State government that where surplus land is proposed to be sold, if the title does not meet the current minimum lot area requirements for new lots it should be either consolidated with an existing adjoining lot, or where appropriate, retained for conservation purposes to increase the area of suitable habitat.</p> <p><i>Priority: High</i></p> | Council Strategic Planning | Completed | <p>Council made a submission to the Planning for Melbourne's Green Wedges and Agricultural Land Consultation Paper in 2021.</p> <p><u>Link:</u> Submissions to the State Government - Mornington Peninsula Shire</p> <p>The relevant response at page 12 of the submission is:</p> <p><i>In addition, where public land in the Green Wedge is sold, it should only be consolidated with an existing title, unless it meets the minimum lot size requirements, and not sold as a separate "substandard" lot.</i></p> <p>This matter is not specifically addressed in the State Government's Planning for Melbourne's Green Wedges and Agricultural Land Action Plan in 2024.</p> | Action completed. |
| 1.9 | <p>Seek a planning scheme amendment to include the Dwellings in the Green Wedge Policy (generally as shown in</p> | Council Strategic Planning | Ongoing | <p>A locally led planning scheme amendment to introduce a local policy has not commenced due to the pending release of State Government reforms through the Planning for Melbourne's Green Wedges and Agricultural Land Action Plan. This avoids</p> | <p><u>Retain as an advocacy position.</u></p> <p>For response to future State Government</p> |

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| <p>Appendix 1) as part of the Local Planning Policy Framework.</p> <p>Land within the Cape Schanck resort and small lots (under 1 hectare) on the western side of Cape Schanck Road would be excluded this from this policy.</p> <p><i>Priority: High</i></p> | | | <p>the administrative burden and costs for Council of a locally led amendment.</p> <p>For background, Council made a submission to the Planning for Melbourne's Green Wedges and Agricultural Land Consultation Paper in 2021.</p> <p><u>Link:</u> Submissions to the State Government - Mornington Peninsula Shire</p> <p>The suggestion for a local policy for dwellings in the Green Wedge is noted at page 2 of the submission:</p> <p><i>Strong support for the introduction of policy and decision guidelines regarding dwellings in the Green Wedge, based on the draft policy included in the Mornington Peninsula Green Wedge Management Plan 2019 (MP GWMP). This policy requires a Land Management Plan (LMP), based on agricultural use or biodiversity/conservation, to be approved as part of any application. The LMP requirements should be reinforced by requiring a S173 agreement or comparable legal mechanism to ensure all future owners are aware of the obligations under the approved LMP.</i></p> <p>Further commentary is provided in pages 12-13 of the submission including:</p> <p><i>The approach outlined in a draft policy on dwellings included in Appendix 1 of the MP-GWMP is, in effect to require (new) dwellings on Green Wedge lots to be used</i></p> | <p>reforms on the Green Wedge.</p> |

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| | | | <p><i>only “in conjunction with” an agricultural or conservation based use of the site.</i></p> <p><i>This is primarily achieved by requiring a comprehensive Land Management Plan for the site as part of any application, which provides for a substantial, sustainable and productive agricultural use; and/or – a substantial, sustainable and appropriate use of the land for habitat restoration and biodiversity protection purposes.</i></p> <p><i>The LMP is required to be based on an assessment of the values and realistic capacity of the land, with implementation and monitoring requirements. This is reinforced by requiring a S173 agreement to ensure any prospective future owner is aware of the ongoing obligations.</i></p> <p>The State Government released the Planning for Melbourne’s Green Wedges and Agricultural Land Action Plan in 2024. The Mayor responded with general in-principle support for most elements of the 20-point Action Plan, but noting that some actions require refinement before implementation.</p> <p><u>Link:</u> Submissions to the State Government - Mornington Peninsula Shire</p> <p>The relevant action is:</p> | |

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| | | | <p><i>Action 12: Review and update decision guidelines and application requirements for planning applications within green wedge zones.</i></p> <p>Council advocated that applications for a dwelling should demonstrate a link either to agriculture or to natural systems. To this end, we have a draft policy included in the Mornington Peninsula Green Wedge Management Plan (2019). This policy requires a Land Management Plan, based on agricultural use or biodiversity/conservation, to be approved as part of any application. The content of this policy could be translated into application requirements and decision guidelines within the green wedge zones.</p> <p>Awaiting the State Government implementation of this action.</p> <p>The Mornington Peninsula Planning Scheme Review No. 5 (2023) contains recommendation 21:</p> <p><i>Review the need to prepare a planning scheme amendment to implement the 'Dwellings in the Green Wedge Policy' and 'Camping and Caravan Park Outside the Urban Growth Boundary' local policies following release of State Government reforms to Green Wedge planning policy and controls.</i></p> <p><u>Link:</u> Planning Scheme Review 2023 - Mornington Peninsula Shire</p> | |

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| 1.10 | <p>Ensure proposals to construct dwellings demonstrate a commitment to a substantial, sustainable and productive agricultural land use and/or substantial and sustainable habitat restoration on the balance of the property through the preparation and approval of a Land Management Plan (LMP).</p> <p>These Plans should also clearly recognise the nature of the Green Wedge as a rural area, the expectation of farming activities in the Green Wedge and the obligations on new landowners in terms of land management and the control of domestic animals.</p> <p><i>Priority: Ongoing</i></p> | Council Statutory Planning | Ongoing | <p>The Statutory Planning department requires applications where use and development of a dwelling is proposed within the Green Wedge to provide a Land Management Plans (LMP) or Farm Management Plans (FMP) depending on whether environmental/conservation works or agricultural operations are proposed.</p> <p>In instances where lots are too small to accommodate meaningful agricultural or environmental outcomes, the Statutory Planners may waive this requirement.</p> | This action is now incorporated into the business functions of Statutory Planning unit. |
| 1.11 | <p>Require applicants/proponents to enter into Section 173 agreements as necessary to secure the implementation of approved Land Management Plans.</p> <p><i>Priority: Ongoing</i></p> | Council Statutory Planning | Ongoing | <p>The Statutory Planning department does not require section 173 Agreements in all instances.</p> <p>For the most part, the Statutory Planners have moved away from section 173 Agreements regarding FMP. This is based on a variety of VCAT decisions which amongst other things have identified that Section 173 Agreements should not be applied on a 'global basis' and require a more nuanced approach. Furthermore, VCAT has also found that the necessary nexus</p> | This action is now incorporated into the business functions of Statutory Planning unit. |

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| | | | | <p>between agricultural uses and dwellings can be difficult to achieve in certain instances i.e. where lots are larger.</p> <p>Additionally, VCAT has repeatedly emphasised that a section 173 Agreement is not necessary in instances where a permit condition could adequately provide the same outcome i.e. the commencement of the LMP or FMP.</p> <p>However, section 173 Agreements continue to be applied in several instances where conservation or environmental enhancement outcomes are prescribed in the LMP.</p> | |
| 1.12 | <p>Advocate to the State government for means, other than S173 agreements, to ensure that prospective purchasers of land are notified of their obligations under approved Land Management Plans. This may, for example, include a review of the requirements relating to property information certificates.</p> <p><i>Priority: High</i></p> | <p>Strategic Legal Property</p> | Completed | <p>Council made a submission to the Planning for Melbourne's Green Wedges and Agricultural Land Consultation Paper in 2021.</p> <p><u>Link:</u> Submissions to the State Government - Mornington Peninsula Shire</p> <p>The relevant response at page 13 of the submission is:</p> <p><i>MPSC would therefore advocate this approach, including the clear ability to require S173 agreements (where there have been conflicting decisions by VCAT) to ensure prospective owners are aware of the requirements through notations on the title or a similar legal mechanism e.g. required disclosure on Property Information certificates.</i></p> | Action completed. |

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| | | | | This matter is not specifically addressed in the State Government's Planning for Melbourne's Green Wedges and Agricultural Land Action Plan in 2024. | |
| 1.13 | <p>As part of the implementation of approved Land Management Plans require that:</p> <p>a) Prior to the commencement of any dwelling there is a demonstrated substantial commitment to the implementation of the Land Management Plan (LMP). In this regard, an LMP may include a staging proposal indicating the works or activities to be undertaken prior to commencement, or a cost schedule indicating the level of bond to be provided to secure implementation of the Plan.</p> <p>b) Within 12 months of the granting of a planning permit the land owner must provide an audit by a suitably qualified person (depending on the nature of the Land Management Plan) demonstrating compliance with the approved plan or the progress</p> | Council Statutory Planning | Ongoing | <p>All endorsed Land Management Plans (LMP) and Farm Management Plans (FMP) are required for the majority of new dwellings with GWZ, depending on size of land and if agriculture or conservation use is proposed.</p> <p>All plans include staging plans and conditions of approval require them to have commenced prior to the commencement of the dwelling.</p> <p>Conditions are usually imposed for an audit.</p> <p>Officers will investigate a system for creating a register of plans, requesting audits and compliance checks in the ongoing enhancements to the Shire's Technology One software.</p> | This action is now incorporated into the business functions of Statutory Planning unit. |

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| | <p>to date and intended future program.</p> <p>c) The land owner be required to provide updates on the implementation of the LMP every three years, for a period of ten years.</p> <p><i>Priority: High</i></p> | | | | |
| 1.14 | <p>Establish a register of approved Land Management Plans and S173 agreements to ensure regular reviews and compliance with the approved plans.</p> <p><i>Priority: High</i></p> | <p>Council Statutory Planning</p> | Ongoing | <p>There is no current register of approved LMPs, and regular reviews of individual plans have not been undertaken due to resource requirements.</p> <p>In terms of compliance checks, the Planning Compliance Unit undertook a program of proactive inspections of plans in 2024/2025 with follow up compliance actions.</p> <p>Officers will investigate a system for creating a register of plans, requesting audits and compliance checks in the ongoing enhancements to the Shire's Technology One software.</p> | <p>This action is now incorporated into the business functions of Statutory Planning unit.</p> |
| 1.15 | <p>Provide information and advice to new and existing residents in the Green Wedge, and to the real estate industry, on the objectives of the Green Wedge, for example through the use of Council's website and industry information sessions.</p> | <p>Council Statutory Planning Comms</p> | Ongoing | <p>Statutory Planning Officers regularly receive enquires regarding the development of Green Wedge land for dwellings and the objectives of the Green Wedge are appropriately outlined along with the Green Wedge Management Plan.</p> <p><u>Link:</u> Dwellings / Dwelling additions within the Green Wedge Zone - Mornington Peninsula Shire</p> | <p>This action is now incorporated into the business functions of Statutory Planning unit.</p> |

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| | <p>This should include the promotion of sustainable agriculture, habitat restoration and land stewardship.</p> <p><i>Priority: Ongoing</i></p> | | | | |
| 1.16 | <p>Advocate to Department of Environment, Land, Water and Planning that greater control be provided in regard to the replacement dwellings.</p> <p>This should ensure that existing dwellings are removed or demolished when the new dwelling is completed and enable consideration of land use impacts where such new development involves a significant change in location and/or a significant change in the footprint of development.</p> <p><i>Priority: High</i></p> | Council Strategic Planning | Ongoing | <p>Council made a submission to the Planning for Melbourne's Green Wedges and Agricultural Land Consultation Paper in 2021.</p> <p><u>Link:</u> Submissions to the State Government - Mornington Peninsula Shire</p> <p>The suggestion for controls over replacement dwellings in the Green Wedge is noted at page 13 of the submission:</p> <p><i>A further aspect of planning controls relating to dwellings and rural living that is not addressed in the consultation paper is the need to ensure that existing dwellings are removed or demolished when a new replacement dwelling is completed to avoid the proliferation of dwelling like structures in the Green Wedge. There should also be consideration of provisions to enable/require the consideration of land use impacts where there are substantial extensions proposed to an existing dwelling, for example increasing the floor area by more than 50 %, which may indicate a significant change in land use, that is, conversion of the land to rural living as the predominant use</i></p> | <p><u>Retain as an advocacy position.</u></p> <p>For response to future State Government reforms on the Green Wedge.</p> |

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| | | | | <p>Also refer to response to 1.9 above.</p> <p>The Mornington Peninsula Planning Scheme Review No. 5 (2023) contains recommendation 21:</p> <p><u>Link:</u></p> <p>Planning Scheme Review 2023 - Mornington Peninsula Shire</p> <p><i>Review the need to prepare a planning scheme amendment to implement the 'Dwellings in the Green Wedge Policy' and 'Camping and Caravan Park Outside the Urban Growth Boundary' local policies following release of State Government reforms to Green Wedge planning policy and controls.</i></p> | |
| 1.17 | <p>Reinforce that, where it is proposed to replace an existing dwelling with a new dwelling, the existing dwelling should be demolished or removed from the site, rather than converted for non-residential use to avoid the proliferation of "dwelling like" buildings in the Green Wedge.</p> <p><i>Priority: Ongoing</i></p> | Council Statutory Planning | Ongoing | <p>Statutory Planners continue to encourage the removal of existing dwellings, however, VCAT have determined on most occasions where an appeal is lodged to overturn conditions imposed by Council to remove these dwellings and instead have allowed them to be retained in a decommissioned form i.e. kitchen removed.</p> <p>Similarly, where an old dwelling has identified heritage values, a permit may be granted to use the old building for an ancillary use, i.e., farm office or store, but decommissioned as a habitable dwelling.</p> | This action is now incorporated into the business functions of Statutory Planning unit. |
| 1.18 | Maintain the policy that re-alignment of lot boundaries or the re-subdivision of land (which does not increase the | Council | Ongoing | Statutory Planning continues to discourage re-alignments or re-subdivisions that undermine the agricultural productivity of | This action is now incorporated into the business functions of |

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| | <p>number of lots) should not be supported unless there is a good land management justification and should not generally reduce the area of the larger lot.</p> <p><i>Priority: Ongoing</i></p> | Statutory Planning | | <p>the lots as per the strategies in clause 11.01-1L-02 Green wedges - Mornington Peninsula</p> <p><i>Ensure a realignment of boundaries does not create any additional subdivision potential.</i></p> <p><i>Ensure any proposed realignment of boundaries does not diminish the existing or potential future rural use of the land due to the fragmentation of larger lots into smaller parcels.</i></p> <p>And the following policy guideline:</p> <p><i>Where larger lots exist that are at least the minimum lot area specified in a schedule to the Green Wedge Zone or Farming Zone, a realignment of boundaries should not decrease the area of the larger lot by more than five per cent.</i></p> | Statutory Planning unit. |
| 1.19 | <p>Revise the local policy 22.03 in relation to Dwelling density, excisions and realignments in rural areas to remove outdated provisions and ensure consistency with the Green Wedge Zone and Core Planning Provisions (Clause 51.02).</p> <p><i>Priority: High</i></p> | Council Strategic Planning | Completed | <p>The translation of all previous local policies into the new Planning Policy Framework (PPF) was completed upon gazettal of Amendment C279morn on 16 September 2021. The original policy was Clause 22.03 Dwelling density, excisions and realignments in rural areas.</p> <p>The relevant content was retained in these policies:</p> <ul style="list-style-type: none"> • 11.01-1L-02 - Green wedges - Mornington Peninsula • 12.05-2S Landscapes • 14.01-1L Protection of agricultural land - Mornington Peninsula | Action completed. |

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| | | | | <ul style="list-style-type: none"> 15.01-6S Design for Rural Areas | |
| Objective: Support and reinforce the role and character of the Green Wedge townships | | | | | |
| 1.20 | <p>Promote the existing settlements as the key focus and location for the provision of tourism facilities within the Green Wedge, with facilities appropriate to scale, function and character of each settlement.</p> <p><i>Priority: Ongoing</i></p> | Council Statutory Planning | Ongoing | <p>The adopted Council position for the protection of the Green Wedge is implemented by planning decisions in accordance with the provision of the Mornington Peninsula Planning Scheme.</p> <p>The Mornington Peninsula Planning Scheme Review No. 5 (2023) does not propose any review of the GWZ provisions.</p> | <p><u>Retain as an advocacy position.</u></p> <p>For response to development applications, and planning scheme amendment requests.</p> |
| 1.21 | <p>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.</p> <p><i>Priority: Ongoing</i></p> | Council Statutory Planning | Ongoing | <p>The adopted Council position for the protection of the Green Wedge is implemented by planning decisions in accordance with the provision of the Mornington Peninsula Planning Scheme.</p> <p>The Mornington Peninsula Planning Scheme Review No. 5 (2023) does not propose any review of the GWZ provisions.</p> | <p><u>Retain as an advocacy position.</u></p> <p>For response to development applications, and planning scheme amendment requests.</p> |
| 1.22 | <p>Undertake a character study and develop design policies and guidelines for the Green Wedge townships which also have regard to potential climate change impacts.</p> | Council Strategic Planning | Completed | <p>The Western Port Coastal Villages & Surrounding Settlements Strategy by Ethos Urban was adopted by Council in 2019. The strategy addresses potential climate change impacts on the Western Port Bay coastline while protecting and enhancing township character.</p> | Action completed |

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| | <i>Priority: High</i> | | | <p><u>Link:</u> Western Port Coastal Villages & Surrounding Settlements Strategy - Mornington Peninsula Shire</p> <p>Townships included within the strategy are: Hastings, Tyabb, Bittern, Crib Point, Balnarring and Balnarring Beach, Flinders, Red Hill and Red Hill South, Somers, Merricks and Merricks Beach, Point Leo and Shoreham.</p> <p>The strategy defined character areas and associated design guidelines for commercial, industrial and foreshore land in each township. The residential guidelines are adapted from the Neighbourhood Character Study & Guidelines (Ethos Urban) adopted by Council in September 2019.</p> <p>The recommendations of the Western Port Coastal Villages & Surrounding Settlements Strategy were implemented in the Mornington Peninsula Planning Scheme by Amendment C271morn approved on 9 January 2025.</p> | |
| 2.0 CONSERVATION AND BIODIVERSITY | | | | | |
| Objective: Build a strong knowledge base and improve knowledge sharing | | | | | |
| 2.1 | <p>Share available biodiversity information with the community through the Shire's public GIS interface and other means.</p> <p><i>Priority: Ongoing</i></p> | Council Natural Systems | Completed | <p>The Shire's Biodiversity Maps online was launched on the Shire's website in 2022.</p> <p><u>Link:</u> Biodiversity Maps Online - Mornington Peninsula Shire</p> | Action completed. |

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| | | | | <p>The following Peninsula wide maps can be searched online:</p> <ul style="list-style-type: none"> • Bushland and Foreshore Reserves • Friends Groups locations • Landcare Group boundaries • waterways and wetlands • recent aerial photography • native vegetation types (or Ecological Vegetation Classes) • native fauna records from the Shire's Fauna Atlas project • national and state parks (Parks Victoria) <p>The search function also allows the public to view biodiversity information for any property including:</p> <ul style="list-style-type: none"> • a list of the native vegetation types (EVCs) for the property, both historic and current • links to download plant lists and information on each EVC • waterways on the property • the Landcare Group for the area • nearest Bushland Reserves • nearest Friends Groups • native fauna records for the area | |
| 2.2 | <p>Identify and prioritise research and survey programs to maintain the Shire's current knowledge base and close biodiversity knowledge gaps.</p> <p><i>Priority: High</i></p> | Council Natural Systems | Ongoing | <p>This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023).</p> | <p>This action is now incorporated into the business functions of the Natural Systems unit.</p> |

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| 2.3 | Continue to implement program of surveys and research to inform and improve management decisions to protect fauna habitat in shire-managed bushland reserves. <i>Priority: Ongoing</i> | Council Natural Systems | Ongoing | This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023). | This action is now incorporated into the business functions of the Natural Systems unit. |
| 2.4 | Advocate to the state government for the continuous improvement of state government databases and mapping, such as the Victorian Biodiversity Atlas and Nature Kit, and contribute information from Council sponsored research where appropriate. <i>Priority: Ongoing</i> | Council Natural Systems | Ongoing | This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023). | This action is now incorporated into the business functions of the Natural Systems unit. |
| 2.5 | Continue to seek opportunities for information and data exchange with other land management agencies. <i>Priority: Ongoing</i> | Council Natural Systems | Ongoing | This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023). | This action is now incorporated into the business functions of the Natural Systems unit. |
| 2.6 | Continue to advocate at state and regional catchment level for increased monitoring programs on the Mornington Peninsula in relation to key environmental indicators, including: | Council Natural Systems | Ongoing | This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023). | This action is now incorporated into the business functions of the Natural Systems unit. |

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| | <ul style="list-style-type: none"> The extent and condition of native vegetation and suitable habitat on public and privately-owned land Fauna on public and private land, including threatened and endangered species. Stream health and water quality Groundwater health Salinity The spread of weed, feral animals, and pathogens. <p><i>Priority: Ongoing</i></p> | | | | |
| Objective: Lead and demonstrate best-practice biodiversity planning and management | | | | | |
| 2.7 | <p>Complete the Mornington Peninsula Biodiversity Conservation Plan.</p> <p><i>Priority: High</i></p> | <p>Council Natural Systems</p> | <p>Completed</p> | <p>The Biodiversity Conservation Plan (adopted 13 August 2019) establishes strategies and actions to protect and improve the resilience of the Mornington Peninsula's natural environment and biodiversity.</p> <p>Actions outlined in the Plan are focused on six key areas:</p> <ul style="list-style-type: none"> Engaging with the community and building stewardship; Facilitating biodiversity conservation on private land; Protecting biodiversity through planning and policy; Building a strong knowledge base; Demonstrating and leading best-practice land management; and | <p>Action completed</p> |

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| | | | | <ul style="list-style-type: none"> Building ecosystem resilience in a changing climate. <p><u>Link:</u> Biodiversity Conservation Plan - Mornington Peninsula Shire</p> | |
| 2.8 | <p>Promote awareness and a collaborative culture within the Shire to ensure biodiversity conservation is considered early in the planning and implementation of Shire projects and programs.</p> <p><i>Priority: Ongoing</i></p> | Council Natural Systems | Ongoing | <p>This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023).</p> <p>The Natural Systems unit are contacted for an internal referral for statutory planning applications and in the development of strategic planning projects.</p> | This action is now incorporated into the business functions of the Natural Systems unit. |
| 2.9 | <p>Apply a whole of system approach to support co-operation between the Shire, public land managers, landowners and the local community.</p> <p><i>Priority: Ongoing</i></p> | Council Natural Systems | Ongoing | <p>This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023).</p> | This action is now incorporated into the business functions of the Natural Systems unit. |
| 2.10 | <p>Seek to ensure early engagement between Council, service authorities, supply companies and their contractors in the planning, design, siting and maintenance of all infrastructure to ensure that the core landscape and biodiversity values of the Green Wedge are recognised and protected.</p> | Council Natural Systems | Ongoing | <p>This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023). It is noted that, where a planning permit is required, Shire officers work with relevant agencies and other applicants to ensure significant new structures are designed to minimise impacts on the landscape where practical through appropriate siting and materials and finishes. The Shire also has a newly established design and engineering services team which will</p> | This action is now incorporated into the business functions of the Natural Systems unit. |

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| | <i>Priority: Ongoing</i> | | | <p>ensure core landscape and biodiversity values are considered in the design and maintenance of new infrastructure. Finally, Council's Tree Management, Open Space and Bushland Management contracts also ensure core biodiversity values are protected, including through:</p> <ul style="list-style-type: none"> • Coordinating more than 500 working bees to support volunteers who help to preserve bushland areas. • Developing, scheduling and reporting on the Biodiversity Works Program to maintain and enhance local ecosystems. • Applying effective control methods to remove or manage noxious and environmental weeds. • Restoring and maintain native plant life through planting and direct seeding to support local biodiversity. | |
| 2.11 | <p>Seek participation in the Biodiversity forums proposed under the State Government's Biodiversity 2037 strategy and advocate for a biodiversity response plan and associated funding for the Mornington Peninsula that recognises the value of increasing suitable habitat on the Mornington Peninsula, in order to:</p> <ul style="list-style-type: none"> • support State-wide targets | Council Natural Systems | Ongoing | <p>This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023).</p> | <p>This action is now incorporated into the business functions of the Natural Systems unit.</p> |

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| | <ul style="list-style-type: none"> increase opportunities for the community to connect with nature, enable people to act locally to protect biodiversity and provide opportunities for nature-based recreation and tourism in more accessible locations. <p><i>Priority: High</i></p> | | | | |
| 2.12 | <p>Advocate that the State government support the provision of native vegetation offsets on the site of vegetation removal, or the provision of offsets in the local area, including on State government and Council owned land, to avoid the potential depletion of local vegetation.</p> <p><i>Priority: High</i></p> | Council Natural Systems | Ongoing | This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023). | This action is now incorporated into the business functions of the Natural Systems unit. |
| 2.13 | <p>Ongoing advocacy to the State government regarding the need to consider the opportunities for increases in suitable habitat and landscape connectivity through the use of “surplus” government land.</p> <p><i>Priority: Ongoing</i></p> | Council Natural Systems | Ongoing | This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023). | This action is now incorporated into the business functions of the Natural Systems unit. |

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| 2.14 | <p>Support the State Government's Living with Wildlife Action Plan that encourages positive attitudes towards living with wildlife and includes a proposed review of the Authority to Control Wildlife system under the <i>Wildlife Act 1975</i> and the review of the Flora and Fauna Guarantee Act.</p> <p><i>Priority: High</i></p> | Council Natural Systems | Ongoing | This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023). | This action is now incorporated into the business functions of the Natural Systems unit. |
| 2.15 | <p>Seek to further secure high-value areas on privately owned land, for example through Trust for Nature covenants.</p> <p><i>Priority: Ongoing</i></p> | Council Natural Systems | Ongoing | This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023). | This action is now incorporated into the business functions of the Natural Systems unit. |
| 2.16 | <p>Develop a decision tool through which the Shire and community may consider the social, environmental, and economic merits of potential biodiversity improvement programs and actions in specific areas/locations including revegetation, weed management, feral animal control, and bio-link proposals.</p> <p>It is important to recognise that while connectivity is an important objective,</p> | Council Natural Systems | Completed | <p>The Shire has developed a biolinks decision support tool, which is used collaboratively with applicants for the Shire's Biolink Support Grant Program to make assessments and develop skills.</p> <p><u>Link:</u> Biolink Support Grant Program</p> | Action completed |

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| | <p>there are limitations in the habitat value of narrow “corridors” and the value of increasing the effective area of “core” reserves, either on adjacent private land – or through land transfers should not be underestimated.</p> <p><i>Priority: Medium</i></p> | | | | |
| 2.17 | <p>Use the decision support tool to strategically invest in biodiversity protection works on Shire-managed land, creek corridors and roadsides to improve landscape connectivity and ecosystem health.</p> <p><i>Priority: Ongoing</i></p> | Council Natural Systems | Completed | <p>The Shire has developed a biolinks decision support tool, which is used collaboratively with applicants for the Shire’s Biolink Support Grant Program to make assessments and develop skills.</p> <p>Link: Biolink Support Grant Program</p> | Action completed |
| 2.18 | <p>Investigate opportunities to achieve native vegetation offsets on Council controlled land via an “across the counter” offset scheme.</p> <p><i>Priority: Ongoing</i></p> | Council Natural Systems | Ongoing | <p>This action is part of the Shire’s Biodiversity Conservation Plan and progress is reported on through this plan.</p> <p>Initial investigations by Shire Officers into developing an over-the-counter offset scheme have indicated that this option would not be financially viable for the Shire and may potentially present a financial burden. Refer to the report Achievements in Biodiversity Conservation - Progress Report Year 3 (2022-23) and Year 4 (2023-24).</p> <p>Link: Biodiversity Conservation Plan - Mornington Peninsula Shire</p> | This action is now incorporated into the business functions of the Natural Systems unit. |

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| 2.19 | <p>Continued targeted programs in relation to feral animals and invasive weed species, applying a risk-based approach. the prioritisation of vegetation types most vulnerable to weed invasion and the weed species that pose the greatest risks in these areas.</p> <p><i>Priority: Ongoing</i></p> | Council Natural Systems | Ongoing | This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023). | This action is now incorporated into the business functions of the Natural Systems unit. |
| 2.20 | <p>Continue to improve decision-making processes to strategically manage biodiversity in our bushland reserves and roadsides, including feral animal control, environmental weed control, planned burning, and the rare species protection program.</p> <p><i>Priority: Ongoing</i></p> | Council Natural Systems | Ongoing | <p>The Shire manages nearly 2000 hectares of public land for biodiversity conservation in bushland, foreshore and roadside reserves. The Shire undertakes the following programs to protect and enhance biodiversity and reduce the impact of threats:</p> <p>For Environmental Weed Control Program – refer link: Environmental & Noxious Weeds - Mornington Peninsula Shire</p> <p>For Pest Animal Control Program – refer link: Pest Animals - Mornington Peninsula Shire</p> <p>This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023).</p> | This action is now incorporated into the business functions of the Natural Systems unit. |

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| 2.21 | <p>Work with DELWP to develop specific response planning and biodiversity protection works for species for which climate change is particularly challenging including beach nesting birds, migratory shorebirds and listed threatened species.</p> <p><i>Priority: Ongoing</i></p> | <p>Council Natural Systems</p> | Ongoing | <p>This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023).</p> | <p>This action is now incorporated into the business functions of the Natural Systems unit.</p> |
| 2.22 | <p>Identify Bushland Reserves where recreational uses can be sensitively accommodated and promoted, and ensure those reserves support the required infrastructure and signage that identifies appropriate use.</p> <p>Continue to invest in infrastructure (paths, fences, interpretive signs) in key bushland reserves to support community use whilst minimising impact to biodiversity.</p> <p><i>Priority: Medium</i></p> | <p>Council Natural Systems Open Space Planning</p> | Ongoing | <p>This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023).</p> <p>The draft Open Space Strategy identifies the challenge of balancing development and preservation:</p> <p><i>Expanding open spaces while ensuring natural and cultural assets are preserved can be difficult. Careful planning is required to minimise the impact on the environment and maintain the ecological value of the land.</i></p> <p>Development standards are also addressed. For conservation reserves embellishments might be included in a bushland reserve depending on local needs, community preferences and/or site-specific opportunities and constraints.</p> <p>The embellishments may include: gathering spaces; seats/benches; BBQ's; picnic tables; paths; signage</p> | <p>This action is now incorporated into the business functions of the Natural Systems unit.</p> |

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| | | | | (wayfinding, interpretive and regulatory); biker racks; drinking fountains; public toilets; carparking; and rubbish bins. The need for the above would be considered on a site-by-site basis and documented through masterplans and management plans. | |
| 2.23 | <p>Improve collaboration with other public land managers (Parks Victoria, Melbourne Water) and private land managers in the planning, promotion and implementation of biodiversity management programs across landscapes.</p> <p><i>Priority: Ongoing</i></p> | Council Natural Systems | Ongoing | This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023). | This action is now incorporated into the business functions of the Natural Systems unit. |
| Objective: Engage with the community to foster biodiversity stewardship | | | | | |
| 2.24 | <p>Deliver a dedicated campaign to promote the unique natural environments of the Mornington Peninsula and the benefits and opportunities for connecting with nature, which may also inform planning decisions in the Green Wedge.</p> <p><i>Priority: Medium</i></p> | Council Natural Systems | Ongoing | This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023). | This action is now incorporated into the business functions of the Natural Systems unit. |

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| 2.25 | <p>Support and provide information relating to voluntary conservation programs such as Land for Wildlife, Mornington Peninsula Landcare projects, Trust for Nature and Melbourne Water's stream frontage protection program, which may also inform planning permit conditions.</p> <p><i>Priority: Ongoing</i></p> | Council Natural Systems | Ongoing | This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023). | This action is now incorporated into the business functions of the Natural Systems unit. |
| 2.26 | <p>Improve biodiversity information available on the Shire website, to encourage and support appropriate planning permit applications, which may include information on:</p> <ul style="list-style-type: none"> The importance of habitat restoration and habitat corridors; Avoiding pollution of all kinds – effluent, noise, light, etc.; Landowner responsibilities in relation to the control of domestic animals and pests; Ways landholders can help fauna – e.g. breeding boxes, water troughs, retaining mature hollows and understory; Contacts for injured fauna; and | Council Natural Systems | Completed | <p>The Our Natural Environment and Biodiversity topic page on the Shire's website brings together biodiversity information across the website, enabling our community to learn about the Peninsula's natural environment, what we're doing to protect it (projects, events, initiatives, achievements), and how they can help.</p> <p>In 2022 a new online Local Native Plants Guide tool was launched on the Shire's website. Mornington Peninsula residents can use the guide to find and download a local native plant list for their property. The plant lists are based on the native vegetation type that occurs in the local area. The tool is extremely popular, with nearly 12,000 people visiting the site over the past year.</p> <p>Biodiversity Maps Online was launched on the Shire's website in 2022. Our community can use the maps to view information on native vegetation types (EVCs), fauna records, bushland reserves and local conservation groups. Since the launch,</p> | Action completed. |

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| | <ul style="list-style-type: none"> pest plant and pest animal control – including the importance of controlling environmental weeds on privately owned land. <p><i>Priority: High</i></p> | | | Biodiversity Maps Online has been accessed over 5000 times, that's around 100 sessions a week. | |
| Objective: Encourage biodiversity conservation on private land | | | | | |
| 2.27 | <p>Develop improved educational resources to provide practical guidance for landowners on biodiversity conservation.</p> <p><i>Priority: High</i></p> | Council Natural Systems | Underway | This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023). | This action is now incorporated into the business functions of the Natural Systems unit. |
| 2.28 | <p>Provide a welcome pack to new landowners in target areas providing information on local biodiversity and to providing practical guidance on how they can protect and manage biodiversity and manage their land sustainably.</p> <p><i>Priority: Ongoing</i></p> | Council Natural Systems | Underway | This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023). | This action is now incorporated into the business functions of the Natural Systems unit. |
| 2.29 | <p>Partner with Landcare to increase the program of educational events for private landholders with an emphasis on peer-to-peer learning such as</p> | Council Natural Systems | Ongoing | This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in | This action is now incorporated into the business functions of |

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| | workshops, field days, site tours, open days. <i>Priority: Ongoing</i> | | | Biodiversity Conservation progress reports (commencing in 2023). | the Natural Systems unit. |
| 2.30 | Promote sustainable agricultural land management practices on private land to reduce impact on biodiversity values and avoid pollution in waterways and wetlands. <i>Priority: Ongoing</i> | Council Natural Systems | Ongoing | Commenced Agribusiness and Agroecology newsletter to better disseminate information and maintained web pages on MP business website. <u>Link:</u> Agriculture - Mornington Peninsula Shire | This action is now incorporated into the business functions of the Business and Industry Support unit. |
| 2.31 | Work with Melbourne Water to encourage private landowners to undertake biodiversity conservation works along creek corridors to improve landscape connectivity and support the objectives of Melbourne Water's Healthy Waterways Strategy. <i>Priority: Ongoing</i> | Council Natural Systems | Ongoing | This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023). | This action is now incorporated into the business functions of the Natural Systems unit. |
| 2.32 | Continue to provide support to the Mornington Peninsula Landcare Network to deliver their Bio-links Plan. <i>Priority: Ongoing</i> | Council Natural Systems | Ongoing | This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023). | This action is now incorporated into the business functions of the Natural Systems unit. |

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| 2.33 | <p>Review the effectiveness of the Land Sustainability Rebate scheme and other options, including alternative concession and incentives to improve biodiversity outcomes.</p> <p>Consider refinement of eligibility criteria to align with biodiversity objectives – including weed and feral animal control.</p> <p>Continue to provide the Land Sustainability Rebate pending the review of this program.</p> <p><i>Priority: Medium</i></p> | <p>Council</p> <p>Natural Systems</p> | Completed | <p>The Land Sustainability Rebate scheme was reviewed in 2021, and significant improvements have been made to the program, which now functions as the Conservation Land Rate Incentive Program.</p> <p><u>Link:</u> Conservation Land Rate - Mornington Peninsula Shire</p> | Action completed. |
| 2.34 | <p>Advocate to the State government for a review of State government financial mechanisms that could be used to support landowners in their conservation stewardship role.</p> <p><i>Priority: High</i></p> | <p>Council</p> <p>Natural Systems</p> | Ongoing | <p>This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023).</p> | <p>This action is now incorporated into the business functions of the Natural Systems unit.</p> |
| 2.35 | <p>Investigate the provision of an annual rebate or other incentive for properties with a conservation covenant (for example, through the Trust for Nature) to provide a strong signal of support to</p> | <p>Council</p> <p>Natural Systems</p> | Completed | <p>In 2021, the Shire introduced the Trust for Nature Rate Incentive Program. Under this program, landholders who have placed a Trust for Nature conservation covenant on their property receive a discount of 65% off their rates (known as a differential rate) on the area of land protected.</p> | Action completed. |

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| | encourage new conservation covenants. <i>Priority: Medium</i> | | | This rate acknowledges the long-term commitment of these landholders to protecting biodiversity on their land. Link: Trust for Nature Rate Incentive - Mornington Peninsula Shire | |
| 2.36 | Investigate the use of differential rating and other financial mechanisms to encourage improved land management. <i>Priority: Medium</i> | Council Natural Systems | Completed | See 2.35 above. | Action completed. |
| 2.37 | Investigate current opportunities and barriers to the inclusion of land on the Mornington Peninsula on the Native Vegetation Credit register and seek to support registration of appropriate land for the provision of offsets in the local area. <i>Priority: Medium</i> | Council Natural Systems | Ongoing | This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023). | This action is now incorporated into the business functions of the Natural Systems unit. |
| Objective: Strengthen planning policies and controls to better protect biodiversity values on the Peninsula | | | | | |
| 2.38 | Update the Local Planning Policy Framework to refer to and support the Green Wedge Management Plan 2018 | Council Strategic Planning | Partially completed | The local Planning Policy Framework (PPF) has been updated to support the GWMP. The translation of all previous local policies into the new and updated PPF was completed upon gazettal of Amendment C279morn on 16 September 2021. | <u>Retain as an action.</u> For completion of actions in the Mornington Peninsula |

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| <p>and the Shire's Biodiversity Conservation Plan.</p> <p><i>Priority: High</i></p> | | | <p>The PPF translation deleted redundant policies as identified in the GWMP but importantly introduced key content from the Localised Planning Statement (LPS) relating to protecting green wedge and agricultural land. These strategic directions expressly align with those of the GWMP.</p> <p>Notably, Council's vision, as underpinned by the LPS at Clause 02.02 Vision now specifically seeks to:</p> <ul style="list-style-type: none"> • <i>Protect the Peninsula's landscapes, coastlines, seascapes and rural area, including the scenic values of the green wedge.</i> • <i>Retain the Peninsula's agricultural role with a focus on sustainable agriculture.</i> <p>Similarly, Clause 02.03-1 Settlement seeks to:</p> <ul style="list-style-type: none"> • <i>Protect green wedge land, maintain the Urban Growth Boundary and protect the 'green break' between the Peninsula and metropolitan Melbourne.</i> • <i>Maintain rural areas for their environmental, landscape, recreational and agricultural values, and minimise development that could have an adverse impact on these values on land located in the Green Wedge Zone or Farming Zone.</i> <p>Given the above, integration of the GWMP into the Scheme is substantially complete.</p> | <p>Planning Scheme Review.</p> |

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| | | | | <p>With respect to incorporating the Biodiversity Conservation Plan, the Mornington Peninsula Planning Scheme Review No. 5 (2023) contains recommendation 26 to:</p> <p><i>Prepare an amendment to the Planning Scheme to integrate the key strategic directives of the Biodiversity Conservation Plan and the findings of the Planning Provisions Review for Biodiversity Conservation project as required.</i></p> <p>Consideration could be given to referencing the GWMP as a background document to the Scheme when preparing the amendment to implement the Biodiversity Conservation Plan or a future anomalies amendment.</p> | |
| 2.39 | <p>Introduce a local planning policy that gives high priority to conservation of biodiversity in the assessment of planning applications and provides strong emphasis to the need to avoid the removal of native vegetation, including the removal of hollow bearing trees, and that supports the provision of offsets on the site of any removal – or if necessary, in the local area, with more remote provision (not on the Mornington Peninsula) opposed unless there are exceptional circumstances.</p> | Council Strategic Planning | No Longer Required | <p>The adoption of the GWMP in 2019 pre-dates the approval of Amendment C279morn on 16 September 2021. Amendment C279morn introduced a new Planning Policy Framework (PPF) into the Mornington Peninsula Planning Scheme to make planning schemes more efficient, accessible and transparent. The PPF is based on a three tier structure that integrates state, regional and local policy.</p> <p>Specifically, a new local policy is not required if desired strategies are adequately expressed in the State policy section. In this case Clause 12 Biodiversity relates to the protection of biodiversity and native vegetation management (avoid, minimise or offset removal of native vegetation).</p> | Not required. |

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| | <i>Priority: High</i> | | | | |
| 2.40 | <p>As part of the policy relating to dwellings in the Green Wedge (refer Section 10), require planning applications to include an integrated Land Management Plan, including as appropriate, and particularly in locations adjacent to existing bushland reserves, along waterways or in areas providing for substantial increased habitat connectivity:</p> <ul style="list-style-type: none"> • provision for substantial biodiversity protection and enhancement on the site through major revegetation and other measures. This may be combined with proposals for the sustainable use of the land for an agricultural purpose; • provision for ongoing land management, including the control of weeds and feral animals; and • provision for securing the requirements of an approved Land Management Plan through S173 agreements or other | Council Statutory Planning | Ongoing | Refer to actions 1.10 and 1.11 | This action is now incorporated into the business functions of the Statutory Planning unit. |

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| | comparable mechanisms e.g. conservation covenants. <i>Priority: High</i> | | | | |
| 2.41 | Investigate introduction of a policy requiring the planting of a minimum number of indigenous trees or provision of minimum area for revegetation as part of all new dwelling applications in the Green Wedge as a contribution to habitat restoration on the Peninsula. In the interim require a minimum of 100 indigenous trees to be planted, either on the subject site or on Council controlled land to the satisfaction of the responsible authority. <i>Priority: High</i> | Council Statutory Planning | Not commenced | A proposal to undertake a planning scheme amendment to introduce a new local policy has not been undertaken. The Statutory Planning unit advise that such measures would be problematic on a broad application as there are large amounts of green wedge land either within the BMO or bushfire prone. Refer to action 4.5 about incentive for planting under the Conservation Land Rate. | Not required. |
| 2.42 | Develop and maintain a database/register of planning permit applications and approvals that include Land Management Plans or requirements for the provision of native vegetation offsets, and implement a system to monitor and audit | Council Statutory Planning | Ongoing | Refer action 1.14. | This action is now incorporated into the business functions of Statutory Planning unit. |

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| | compliance, and enforce planning permit conditions. <i>Priority: High</i> | | | | |
| 2.43 | Investigate further means to monitor and control the removal of native vegetation and other actions likely to have adverse impact on environmental values. <i>Priority: High</i> | Council Statutory Planning | Ongoing | The removal of native vegetation is assessed in each planning application and with reference to decision guidelines for various permit triggers. Usually, permit conditions require replacement planting in a landscape plan. The illegal removal of native vegetation is managed through response to planning compliance complaints. | This action is now incorporated into the business functions of Statutory Planning unit. |
| 2.44 | Investigate the potential costs and benefits of a Mornington Peninsula Shire over-the-counter offset scheme, in order to direct regulatory offsets and fund the protection of high-value sites within the Mornington Peninsula Shire. <i>Priority: Medium</i> | Council Natural Systems | Completed | Biodiversity Conservation Plan Progress Report Year 3 (2022-23) and year 4 (2023-24) Initial investigations by Shire Officers into developing an over-the-counter offset scheme have indicated that this option would not be financially viable for the Shire and may potentially present a financial burden. | Action completed. |
| Objective: Improve Stream Condition and Water Quality in the Green Wedge | | | | | |
| 2.45 | Advocate that Melbourne Water maintain a regular monitoring and reporting program in relation to stream health. <i>Priority: High</i> | Melbourne Water | Ongoing | The Mornington Peninsula Shire supports and advocates for Melbourne Water's ongoing stream health monitoring and reporting across the Peninsula. Through collaborative IWM projects, local waterway assessments, and data sharing, the Shire complements regional monitoring efforts. Advocacy | <u>Retain as an advocacy position.</u> For water quality initiatives in the Green Wedge. |

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| | | | | focuses on maintaining transparent, accessible data to inform adaptive waterway management within the Green Wedge. | |
| 2.46 | <p>Seek support from DELWP, Melbourne Water and Southern Rural Water to identify the level of risk facing water resources on the Peninsula, including:</p> <ul style="list-style-type: none"> Investigation of the environmental flows necessary to maintain stream health. 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. Review of the level of ground water extraction and establishment of sustainable rates of extraction. <p><i>Priority: High</i></p> | <p>Melbourne Water DEECA Southern Rural Water</p> | Ongoing | <p>The Mornington Peninsula Shire supports environmental assessments within Melbourne Water's catchments to inform planning and protect stream health.</p> <p>Where appropriate, the Shire advocates to Southern Rural Water to ensure dam and diversion permits account for environmental impacts, and advocates for sustainable groundwater extraction, ongoing monitoring of the Nepean and Boneo aquifers, and adaptive management in response to declining levels.</p> | <p><u>Retain as an advocacy position.</u></p> <p>For water quality initiatives in the Green Wedge.</p> |
| 2.47 | <p>Assist the protection of streams and waterways by review and implementation of the Shire's Domestic Waste Water Strategy.</p> <p><i>Priority: Ongoing</i></p> | <p>Council Environmental Health</p> | Ongoing | <p>The Domestic Wastewater Management Plan (2018) has been superseded by the Onsite Wastewater Management Plan 2024–2029 (OWMP). This is the current plan prepared under the <i>Environment Protection Act 2017</i> (and Regulations 2021) and the Order for obligations of managers of land or</p> | <p>This action is now incorporated into the business functions of the Environmental Health unit.</p> |

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| | | | | <p>infrastructure (OMLI) for urban stormwater management and on-site wastewater management (2024).</p> <p>The OWMP will be internally audited every year, and updated every five years to ensure the OWMP is being implemented appropriately.</p> <p>The Shire is actively progressing the implementation of its OWMP, which aims to reduce environmental and public health impacts from onsite wastewater management systems (OWMS) on local waterways and catchments.</p> <p>The plan adopts a risk-based framework to identify environmentally sensitive unsewered areas and guide strategic actions. A dedicated water sampling program is currently underway in high-risk areas identified in the OWMP, assessing the influence of OWMS on water quality and informing targeted management responses.</p> <p>In addition, the Shire is delivering community education and engagement through mail-outs to high-risk areas, wastewater risk interactive mapping, updated web content, and public-facing materials. These efforts aim to raise awareness among property owners about their responsibilities and best practices for OWMS operation and maintenance. Collectively, these initiatives are contributing to improved waterway health, reduced nutrient and pathogen loads, and minimised risks to public health.</p> | |
| 2.48 | Complete the review of the Shire's Smart Water Plan 2013 in conjunction | Council | Completed | The Mornington Peninsula Shire has progressively updated its strategic water planning, transitioning from the Smart Water | Action completed. |

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| | with the State Government's Integrated Water Management Forum process and include strong requirements for biodiversity protection and for storm water management that supports healthy waterways. <i>Priority: High</i> | Water and Coasts | | Plan (2013 and 2018) to the current Integrated Water Management Plan (2022), which aligns with catchment-scale priorities and directions established through the regional IWM Working Groups. | |
| 2.49 | Ensure recycled water reuse proposals include appropriate hydrological and environmental assessments. <i>Priority: Ongoing</i> | South East Water | Ongoing | The Mornington Peninsula Shire continues to advocate for local businesses and residents seeking connection to recycled water networks. The Briars Recycled Water Investigation is assessing additional options to improve project feasibility, while the Tyabb–Somerville Recycled Water Scheme remains on hold pending further financial and business review by South East Water. | Retain as an advocacy position. |
| Objective: Support an integrated approach to the management of bushfire risk | | | | | |
| 2.50 | Ensure a coordinated approach to fire management that integrates ecological objectives with bushfire risk mitigation. <i>Priority: Ongoing</i> | Council Natural Systems | Ongoing | This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023). | This action is now incorporated into the business functions of the Natural Systems unit. |
| 2.51 | Continue to develop and implement Fuel Management Plans for high bushfire risk Council Reserves as part | Council Natural Systems | Ongoing | This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023). | This action is now incorporated into the business functions of |

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| | of the Integrated Fire Management Planning Process. <i>Priority: Ongoing</i> | | | | the Natural Systems unit. |
| 2.52 | 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. <i>Priority: Ongoing</i> | Council Natural Systems | Ongoing | This action is now part of the Biodiversity Conservation Plan (2019) and is reported in the annual Achievements in Biodiversity Conservation progress reports (commencing in 2023). | This action is now incorporated into the business functions of the Natural Systems unit. |
| 3.0 AGRICULTURE, AGRIBUSINESS AND AGRITOURISM | | | | | |
| Objective: Ensure Planning Scheme provisions support sustainable agricultural land use in the Green Wedge | | | | | |
| 3.1 | Rigorously oppose any amendments to the Urban Growth Boundary that would result in any loss of Green Wedge land. <i>Priority: Ongoing</i> | Council Strategic Planning | Ongoing | Established State and local planning policies do not support changes to the Metropolitan Green Wedge Land: Core Planning Provisions that would have the effect of overriding exiting mandatory Green Wedge Zone controls. If an initial request is made about changes to zoning within the Green Wedge, Strategic Planning reiterates Council's adopted position for supporting the core purposes of the Green Wedge. | <u>Retain as an advocacy position.</u> For response to planning scheme amendment requests and future State Government reforms on the Green Wedge. |
| 3.2 | Rigorously oppose any amendments to the Green Wedge Zone which would reduce the minimum lot size | Council | Ongoing | Established State and local planning policies do not support changes to the Metropolitan Green Wedge Land: Core | <u>Retain as an advocacy position.</u> |

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| | requirements or introduce excision provisions. <i>Priority: Ongoing</i> | Strategic Planning | | Planning Provisions that would have the effect of overriding exiting mandatory Green Wedge Zone controls. If an initial request is made about changes to zoning within the Green Wedge, Strategic Planning reiterates Council's adopted position for supporting the core purposes of the Green Wedge. | For response to planning scheme amendment requests and future State Government reforms on the Green Wedge. |
| 3.3 | Maintain the policy that re-alignment of lot boundaries or the re-subdivision of land (which does not increase the number of lots) should not be supported unless there is a good land management justification and should generally avoid any reduction in the area of the existing larger lot(s). <i>Priority: Ongoing</i> | Council Statutory Planning | Ongoing | Refer 1.18 | This action is now incorporated into the business functions of the Statutory Planning unit. |
| 3.4 | Advocate for a consistent set of planning provisions, particularly in regard to subdivision, excision and dwelling provisions, across all non-urban areas on the Peninsula including land in the Farming Zone and the Special Use Zones to the extent these are used for rural purposes. <i>Priority: Medium</i> | Council Strategic Planning | Completed | Refer 1.6 | Action completed. |

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| 3.5 | <p>Further investigate the location and extent of multi-lot tenements in more detail and engage with owners to promote voluntary consolidation of land.</p> <p>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.</p> <p><i>Priority: High</i></p> | Council Strategic Planning | Ongoing | Refer 1.7. | <p><u>Retain as an advocacy position.</u></p> <p>For response to future State Government reforms on the Green Wedge.</p> |
| 3.6 | <p>Ensure proposals to construct dwellings demonstrate a commitment to a substantial, sustainable and productive agricultural land use and/or substantial and sustainable habitat restoration on the balance of the property through the preparation and approval of a Land Management Plan (LMP).</p> <p>These Plans should also clearly recognise the nature of the Green Wedge as a rural area, the expectation of farming activities in the Green Wedge and the obligations on new landowners in terms of land</p> | Council Statutory Planning | Ongoing | <p>All LMP's are referred to and commented on by the Agribusiness and Agroecology Lead.</p> <p>Refer 1.10</p> | <p>This action is now incorporated into the business functions of the Statutory Planning unit.</p> |

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| | management and the control of domestic animals. <i>Priority: Ongoing</i> | | | | |
| 3.7 | Investigate potential to provide for onsite farm worker accommodation – subject to the current review of Land Use definitions by DELWP. <i>Priority: Medium</i> | Council Business and Industry support | Completed | <p>Rural Worker Accommodation is a permitted use in the Green Wedge Zone. The definition of Rural Worker Accommodation is:</p> <p><i>Land used to accommodate a person engaged in agricultural production, away from their normal place of residence.</i></p> <p>Council made a submission to the Planning for Melbourne’s Green Wedges and Agricultural Land Consultation Paper in 2021.</p> <p><u>Link:</u> Submissions to the State Government - Mornington Peninsula Shire</p> <p>The relevant issue of farm worker accommodation was noted on page 30</p> <p><i>In this regard, the siting and design of such accommodation is critical and should exclude the development of multiple independent dwellings. Buildings providing shared facilities are preferred and while there may be some merit in the provision of accommodation for people working on other farms, particularly if there is “spare capacity” due to different</i></p> | <p><u>Retain as an advocacy position.</u></p> <p>For response to future State Government reforms on the Green Wedge.</p> |

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| | | | <p><i>peak seasons, this issue requires further consultation. In any event the scale of rural worker accommodation provided on a property should be in proportion to the size and scale of activity on that farm.</i></p> <p>The State Government released the Planning for Melbourne’s Green Wedges and Agricultural Land Action Plan in 2024. The Mayor responded with general in-principle support for most elements of the 20 point Action Plan, but noting that some actions require refinement before implementation.</p> <p><u>Link:</u> Submissions to the State Government - Mornington Peninsula Shire</p> <p>The relevant action is:</p> <p><i>Action 17: Insert new conditions for exhibition centres, group accommodation and hotels in green wedge zones.</i></p> <p>There is a need for more comprehensive planning policy in relation to tourism-based uses, wineries and rural worker accommodation within Green Wedge areas and better definition of the scope of ‘ancillary’ uses. There is also a need to fully review the impacts of the current ‘in conjunction with’ provisions and associated matters regarding the consideration of non-defined (innominate) land uses and the appropriate limits to ‘ancillary’ use.</p> <p>Awaiting the State Government implementation of this action.</p> | |

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| 3.8 | <p>Investigate means to facilitate the sale of certified produce grown on the Peninsula through local outlets, including farm gate sales from other farms participating in the certification program, farmers markets or similar outlets within the Green Wedge.</p> <p><i>Priority: High</i></p> | Council Business and Industry support | Completed | <p>Mornington Peninsula Produce (MPP) program continues to 'certify' produce. The certified trademark, developed by the Mornington Peninsula Shire and the Food Industry Advisory Body (FIAB), gives consumers confidence in the provenance of fresh produce when purchasing from farm gates, farmers' markets and retail outlets.</p> <p>Link: Mornington Peninsula Provenance Mark - Mornington Peninsula Shire</p> <p>Larger Farm Gates can apply for a 'Market' permit allowing the sale of other local produce in addition to on-farm grown produce.</p> <p>'Market' is a permitted use in the Green Wedge Zone. The definition of 'Market' is: <i>Land used to sell goods, including foodstuffs, from stalls.</i></p> <p>Any permits issued are subject to conditions and must show a strong linkage to on-site agricultural production.</p> <p>Link: Farm gates - Mornington Peninsula Shire</p> | Action completed. |
| 3.9 | Investigation the potential for directional signage as part of a food /farm shop trail. | Council | Not commenced | This action was investigated but is no longer considered appropriate to pursue. | Not required. |

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| | <i>Priority: High</i> | Business and Industry support | | <p>Tourism signage continues to be the main signage option for these businesses. The brown and white tourism signage is well understood by the community. Introducing another form of signage for farm shop trail would be confusing.</p> <p>There has not been a demonstrated demand for extra signage by operators.</p> <p>MPP members have additional signage at the farm gate which supports consumer trail exploration.</p> <p>The MPP webpage has an up-to-date trail map: <u>Link:</u> Mornington Peninsula Produce – Grown, Bred or Raised on the Mornington Peninsula</p> | |
| Objective: Support sustainable agricultural land use in the Green Wedge through a range of further initiatives and programs | | | | | |
| 3.10 | <p>Strongly advocate for Peninsula farmers to be able to access regional support and labour market programs.</p> <p><i>Priority: Ongoing</i></p> | Council Business and Industry support | Ongoing | <p>Continued advocacy to state and federal government highlighting job shortages including to the Victorian Government's inquiry Securing the Victorian food supply (November 2024).</p> <p>The Food Economy and Agroecology Strategy includes a number of education and career development actions which aim to increase supply of workers and farmers. These include:</p> <ul style="list-style-type: none"> • Future Farmers Pathway Program • Industry Immersion Tours for schools | <u>Retain as an advocacy position.</u> |

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| | | | | <p>The Food Economy and Agroecology Strategy also attracting federal Climate Smart Agriculture funding for local farming initiatives.</p> <p><u>Link:</u> Food Economy and Agroecology Strategy - Mornington Peninsula Shire</p> | |
| 3.11 | <p>Continue to offer a farm rate over land areas actively used for agriculture, excluding the dwelling curtilage, and review rating and rebate policies to better promote appropriate land management and productive use of rural land.</p> <p><i>Priority: Ongoing</i></p> | Council Revenue Management | Ongoing | <p>The Revenue and Rating Plan 2025-2029 includes an Agricultural land (Farm land) Rate. The farm rate is 35% of the general rate and is applied to the farmland component of property only. The 'house and curtilage' attracts the general rate. This agricultural differential rate protects areas which are suited to agriculture and to ensure that eligible land is managed in a responsible way.</p> | <p>This action is now incorporated into the business functions of the Revenue unit.</p> |
| 3.12 | <p>Continue to support industry support and development programs – such as Chicken Care and the Mornington Peninsula food certification, branding and promotion program.</p> <p><i>Priority: Ongoing</i></p> | Council Business and Industry support | Ongoing | <p>The Food Economy and Agroecology Strategy includes a range of industry support mechanisms and initiatives including</p> <ul style="list-style-type: none"> Farmer discussion groups and field days – 12 delivered in 24/25 FY Mornington Peninsula Produce (MPP) - revitalised marketing plan delivered in 2025 including MP Agroecology Forum, MPP podcast, regular e-communications, farm gate map and more. | <p>This action is now incorporated into the business functions of the Business and Industry Support unit.</p> |

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| 3.13 | Continue to support the Food Industry Advisory Body and the implementation of Local Food Strategy. <i>Priority: Ongoing</i> | Council Business and Industry support | Ongoing | The Food Industry Advisory Body has been replaced with Agroecology Taskforce to implement the Food Economy and Agroecology Strategy action plan. Eleven members meet quarterly to progress implementation of the 5-pillar plan. The Local Food Strategy has been superseded with the adoption of the Food Economy and Agroecology Strategy. | This action is now incorporated into the business functions of the Business and Industry Support unit. |
| 3.14 | Continue to support research and investigation of issues relevant to the agricultural industry on the Mornington Peninsula, including opportunities for existing and emerging farming systems. <i>Priority: Ongoing</i> | Council Business and Industry support | Ongoing | The Agroecology Taskforce provides feedback on key issues/industry interests and initiatives are based on these demands such as: <ul style="list-style-type: none"> Supporting MP Wine with weather station upgrades to improve weather monitoring. Support for MP Wine Ecovineyards program. New research and demo site on biofertilisers using Climate Smart Agriculture funding. Conducted research into best regenerative/agroecological certification schemes to support regional benchmarking. | This action is now incorporated into the business functions of the Business and Industry Support unit. |
| 3.15 | Investigate opportunities for land use “brokerage” to promote agricultural partnerships and to encourage the lease of underutilised land for agricultural purposes. <i>Priority: Medium</i> | Council Business and Industry support | Ongoing | There is no formal mechanism but Shire officers provide tailored advice and ‘brokerage’ to a number of businesses looking for land. The Business and Industry Support unit ran the Future Farmers Pathway Program which connects young farmers with access to land. | This action is now incorporated into the business functions of the Business and Industry Support unit. |

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| 3.16 | <p>Continue to promote and support sustainable agriculture and best practice land and water management in the Green Wedge, through the dissemination of information: and engagement with Landcare groups, the Port Phillip Western Port Catchment Management Authority and State agencies</p> <p><i>Priority: Ongoing</i></p> | <p>Council Business and Industry support</p> | Ongoing | <p>The Business and Industry Support unit is responsible for:</p> <ul style="list-style-type: none"> • Collaboration with regional partners including Melbourne Water, Agriculture Victoria, Western Port Catchment Landcare Network (WPCLN), MP Wine and more on program of discussion groups, field days and excursions to increase skills and capacity in local farmers. • Production of a regular Agribusiness and Agroecology newsletter to better disseminate information. • Maintained web pages on MP business website. <p><u>Link:</u> Agriculture - Mornington Peninsula Shire</p> | <p>This action is now incorporated into the business functions of the Business and Industry Support unit.</p> |
| 3.17 | <p>Continue investigation and strong advocacy for wastewater recycling projects, including support for appropriate hydrological and environmental assessments.</p> <p><i>Priority: Ongoing</i></p> | <p>South East Water</p> | Completed | <p>The Mornington Peninsula Shire continues to advocate for local businesses and residents seeking connection to recycled water networks. The Briars Recycled Water Investigation is assessing additional options to improve project feasibility, while the Tyabb–Somerville Recycled Water Scheme remains on hold pending further financial and business review by South East Water.</p> | <p><u>Retain as an advocacy position.</u></p> <p>For water quality initiatives in the Green Wedge.</p> |
| <p>Objective: Support information sharing and networking between landowners in the Green Wedge and encourage a positive relationship between the farming community and other landowners</p> | | | | | |
| 3.18 | <p>Promote the availability of existing information and resources, including</p> | <p>Council</p> | Ongoing | <p>The fact sheets (in pdf format) have not been updated, as the website is now dynamic and regularly updated with relevant information, resources and links.</p> | <p>This action is now incorporated into the business functions of</p> |

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| | <p>the Common Ground Information sheets</p> <p>https://www.mornpen.vic.gov.au/About-Us/Business-Economy/Agricultural-Matters#section-2</p> <p><i>Priority: Ongoing</i></p> | Business and Industry support | | <p><u>Link:</u></p> <p>Agriculture - Mornington Peninsula Shire</p> | the Business and Industry Support unit. |
| 3.19 | <p>Promote awareness of industry support groups including the Victorian Farmers Federation, Landcare groups and the Small Rural Landowners Network.</p> <p><i>Priority: Ongoing</i></p> | Council Business and Industry support | Ongoing | <p>The Agroecology Taskforce includes representatives from all industry groups.</p> <p>The Agribusiness and Agroecology monthly newsletter includes links to programs and grants.</p> <p>Anyone can sign up to receive the newsletters on the Shire webpage:</p> <p><u>Link:</u></p> <p>Agribusiness - Mornington Peninsula Business</p> | This action is now incorporated into the business functions of the Business and Industry Support unit. |
| 3.20 | <p>Engage with agencies and relevant industry groups to identify opportunities to promote best practice sustainable land use and land management.</p> <p><i>Priority: Ongoing</i></p> | Council Business and Industry support | Ongoing | See 3.16 | This action is now incorporated into the business functions of the Business and Industry Support unit. |
| 3.21 | <p>Advocate to the Department of Economic Development, Jobs, Transport and Resources (DEDJTR)</p> | Council | Completed | Agriculture Victoria has developed a comprehensive resource of agricultural planning information and also provides a Planning Advisory Service. | Action completed. |

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| | for increased support for land management, advice on best practice farming methods and financial resources. | Business and Industry support | | <p><u>Link:</u> Ag Vic Planning and Advisory Service Planning and farm development Farm management Agriculture Victoria</p> <p>Shire officers have an ongoing relationship with Agriculture Victoria to deliver timely advice and resources on land management to the community.</p> | |
| 3.22 | <p>Ensure that Land Management Plans required as part of applications for new dwellings/replacement dwellings clearly recognise the nature of the Green Wedge as a rural area, with the expectation of farming activities and the obligations on all landowners in terms of land management and the control of domestic animals.</p> <p><i>Priority: Ongoing</i></p> | <p>Council Business and Industry support Statutory Planning</p> | Ongoing | <p>The Agribusiness and Agroecology provides an internal referral response to LMPs submitted with planning applications.</p> <p>Agriculture Victoria is reviewing LMPs and is preparing a template to assist owners and decision makers.</p> | This action is now incorporated into the business functions of the Statutory Planning and Business and Industry Support units. |
| 3.23 | <p>Investigate means of promoting a shared understanding among all landowners in the Green Wedge of the nature of the Green Wedge as a rural area, with the expectation of farming activities and the obligations on new landowners in terms of land management and the control of domestic animals.</p> | <p>Council Business and Industry support</p> | Ongoing | <p>This action refers to the issue of 'right to farm' and the potential land use conflicts been agricultural businesses and owners of lifestyle properties.</p> <p>The Business and Industry Support Team advise that there is not of lot of friction between land owners.</p> <p>The Team does proactively respond to specific issues as they arise, for example, if the burning off season commences before</p> | This action is now incorporated into the business functions of the Business and Industry Support unit. |

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| | <i>Priority: Ongoing</i> | | | grapes are picked, the Team undertakes a community campaign to defer burning off. | |
| 4.0 TOURISM AND LEISURE BASED USE AND DEVELOPMENT | | | | | |
| Objective: Ensure that tourism and leisure-based use and development plays a complementary role to the primary values of the rural Peninsula | | | | | |
| 4.1 | <p>Support the current provisions of the Green Wedge Zone which limit the establishment of new “stand-alone” restaurants, function centres and larger scale accommodation-based development to larger sites, with the “in conjunction with” test and with mandatory maximum seating capacity conditions, bedroom numbers and the like.</p> <p><i>Priority: Ongoing</i></p> | Council Statutory Planning | Ongoing | <p>The ‘in conjunction with’ test is assessed by Statutory Planners in their evaluation of planning permit applications and having regard to the green wedge policies in the planning scheme.</p> <p>Relevant major applications include the following:</p> <ul style="list-style-type: none"> P22/0492 - Planning approval was granted for use of the land for rural industry (wine production) and restaurant in Tuerong. The proposal sought to intensify existing crop raising (vineyard) being the primary agricultural use and develop a cellar door and 150 patron restaurants in conjunction with the winery (being the secondary use). P04/0289.03 - Planning approval was decided by Planning Panels Victoria ("The Committee") and permit issued by VCAT to allow an expansion of the existing approved use and development ('The Range' in Boneo) of 60 caravan/camping site to include new leisure and recreation facilities, accommodation facilities, a restaurant and function centre, and associated works. The Committee decided the proposed leisure and recreation facilities and restaurant and function centre were ancillary uses of the site as 'adventure park' and the uses are not | This action is now incorporated into the business functions of the Statutory Planning unit. |

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| | | | | required to be 'in conjunction' with one of the uses listed in Clause 51.01-2 nor are they prohibited. The Committee considered that tourism and recreation uses are broadly appropriate uses in the GWZ and on the site. The restaurant is capped at 150 patrons. | |
| 4.2 | <p>Advocate to the State government to ensure that any future changes to the Green Wedge Zone relating to minimum site areas and maximum patron numbers for restaurants, function centres and the like retain the current standards as the default for the Mornington Peninsula Green Wedge.</p> <p><i>Priority: Medium</i></p> | Council Strategic Planning | Ongoing | <p>Council made a submission to the Planning for Melbourne's Green Wedges and Agricultural Land Consultation Paper in 2021.</p> <p><u>Link:</u> Submissions to the State Government - Mornington Peninsula Shire</p> <p>Council supported the current list on patron numbers. The relevant commentary about restaurants is provided at page 29 of the submission:</p> <p><i>The consultation paper notes that there has been some criticism of the current mandatory limit of 150 patrons for restaurants in the Green Wedge on the basis that this is an arbitrary threshold that limits viability. The consultation paper itself concludes that "by judiciously applying conditions that tie food and drink premises to the preferred primary land uses through the 'in conjunction with' test and conditions limiting their size and scale (e.g. maximum patron capacity and minimum lot size requirements), the potential threat posed by</i></p> | <p><u>Retain as an advocacy position.</u></p> <p>For response to future State Government reforms on the Green Wedge.</p> |

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| | | | <p><i>these land uses to irreversible loss of rural land can be managed.”</i></p> <p><i>Accordingly, the consultation paper does not recommend any changes. However, given that other parties may make submissions on this point, it is considered appropriate to indicate that Council supports the current limits. In the event that any change is considered, this should only be through providing Council with the option to vary the limits through the local zone schedule, while retaining the current limits as the default.</i></p> <p>The State Government released the Planning for Melbourne’s Green Wedges and Agricultural Land Action Plan in 2024. The Mayor responded with general in-principle support for most elements of the 20 point Action Plan, but noting that some actions require refinement before implementation.</p> <p><u>Link:</u> Submissions to the State Government - Mornington Peninsula Shire</p> <p>The relevant action is:</p> <p><i>Action 17: Insert new conditions for exhibition centres, group accommodation and hotels in green wedge zones.</i></p> <p>There is a need for more comprehensive planning policy in relation to tourism-based uses, wineries and rural worker accommodation within Green Wedge areas and better definition of the scope of ‘ancillary’ uses. There is also a need to fully review the impacts of the current ‘in conjunction with’</p> | |

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| | | | | provisions and associated matters regarding the consideration of non-defined (innominate) land uses and the appropriate limits to 'ancillary' use Awaiting the State Government implementation of this action. | |
| 4.3 | <p>Introduce/revise local policies to extend the “in conjunction with test” to other forms of tourism-based development.</p> <p>Require the “core” use to be a substantive use of the land while limiting the site area /footprint occupied by the “conditional use”.</p> <p><i>Priority: Ongoing</i></p> | Council Strategic Planning | No Longer Required | A locally led planning scheme amendment to introduce a local policy has not commenced due to the pending release of State Government reforms through the Planning for Melbourne’s Green Wedges and Agricultural Land Action Plan. This avoids the administrative burden and costs for Council of a locally led amendment. | Not required. |
| 4.4 | <p>Introduce/revise local policy to indicate that Council does not support concentrated precincts or strips of tourism based commercial activity within the Green Wedge – which would have the effect of transforming the rural character of those areas.</p> <p>Highlight the role of the existing townships and villages in providing for tourism demand.</p> <p><i>Priority: High</i></p> | Council Strategic Planning | Ongoing | <p>A locally led planning scheme amendment to introduce a local policy has not commenced due to the pending release of State Government reforms through the Planning for Melbourne’s Green Wedges and Agricultural Land Action Plan. This avoids the administrative burden and costs for Council of a locally led amendment.</p> <p>For background, Council made a submission to the Planning for Melbourne’s Green Wedges and Agricultural Land Consultation Paper in 2021.</p> <p><u>Link:</u></p> | <p><u>Retain as an advocacy position.</u></p> <p>For response to future State Government reforms on the Green Wedge.</p> |

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| | | | <p>Submissions to the State Government - Mornington Peninsula Shire</p> <p>The relevant recommendation is provided at page 14 of the submission:</p> <p><i>Develop a practice note to guide council decision-making on planning permits in agricultural areas.</i></p> <p>Further commentary is provided in pages 14-16 of the submission including:</p> <p><i>The MP-GWMP supports agro-tourism, eco-tourism, and other activities which are based on and support a greater appreciation of the natural environment, landscape, cultural heritage and farming. However, adhoc approval of tourism-based development could result in the cumulative and unintended conversion of land within the Green Wedge to uses which may appear to be “rural” but arguably displace actual rural use – resulting in a “death by a thousand cuts” to the non-urban purpose and character of the Green Wedge.</i></p> <p><i>The development of strips or concentrations of commercial activity on major roads would certainly change the character and landscape of the Mornington Peninsula Green Wedge, which is already under pressure from rural living.</i></p> <p><i>Accordingly, the underlying policy principle is to use the potential for tourism to support the viability of sustainable agriculture and eco-system conservation, rather than to</i></p> | |

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| | | | | <p><i>add to the pressures for conversion and displacement. Commercial uses, including tourism-based uses that lack a strong connection to the use of land for agriculture or conservation, are better directed to the township and village commercial areas, where such uses with strengthen and support those centres.</i></p> <p><i>This all reinforces the need for a comprehensive consideration of policies relating to tourism in the Green Wedge, and a clear statement of State government views on this issue would be a valuable component of any State policy statement or GWMP Practice Note.</i></p> <p>This matter is not specifically addressed in the State Government's Planning for Melbourne's Green Wedges and Agricultural Land Action Plan in 2024.</p> | |
| 4.5 | <p>Seek a planning scheme amendment to introduce a local policy on Camping and Caravan Parks, generally as set out in Appendix 2.</p> <p><i>Priority: High</i></p> | Council Strategic Planning | Ongoing | <p>A locally led planning scheme amendment to introduce a local policy has not commenced due to the pending release of State Government reforms through the Planning for Melbourne's Green Wedges and Agricultural Land Action Plan. This avoids the administrative burden and costs for Council of a locally led amendment.</p> <p>For background, Council made a submission to the Planning for Melbourne's Green Wedges and Agricultural Land Consultation Paper in 2021.</p> <p><u>Link:</u></p> | <p><u>Retain as an advocacy position.</u></p> <p>For response to future State Government reforms on the Green Wedge.</p> |

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| | | | <p>Submissions to the State Government - Mornington Peninsula Shire</p> <p>The suggestion for a local policy for camping and caravan parks in the Green Wedge is noted at page 26 of the submission:</p> <p><i>Ensure new categories of camping and caravan parks are reflected in the planning scheme, and permit camping and caravan parks in certain zones only when they fall within 'bush/primitive' or 'tourist' categories</i></p> <p>Further commentary is provided on pages 28 of the submission including:</p> <p><i>It is apparent that use of land for the purpose of a caravan park has the potential to completely displace any agricultural use on the land and may significantly limit the use of adjoining land. Without these limits (or comparable controls to limit scale and intensity) it is likely that caravan parks will continue to represent a semi-urban use in the Green Wedge.</i></p> <p><i>An alternative would be to enable these matters to be controlled through the local schedule to the Green Wedge Zone, enabling different Councils to apply different standards in accordance with their own strategic planning and GWMP.</i></p> <p>The State Government released the Planning for Melbourne's Green Wedges and Agricultural Land Action Plan in 2024. The Mayor responded with general in-principle support for most</p> | |

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| | | | <p>elements of the 20 point Action Plan, but noting that some actions require refinement before implementation.</p> <p><u>Link:</u> Submissions to the State Government - Mornington Peninsula Shire</p> <p>Notably the Action Plan does not address the issue of residential caravan parks in the Green Wedge. Council strongly supports the exclusion of residential caravan parks from the Green Wedge in favour of these uses being directed to areas within the Urban Growth Boundary.</p> <p>The Mornington Peninsula Planning Scheme Review No. 5 (2023) contains recommendation 21:</p> <p><i>Review the need to prepare a planning scheme amendment to implement the 'Dwellings in the Green Wedge Policy' and 'Camping and Caravan Park Outside the Urban Growth Boundary' local policies following release of State Government reforms to Green Wedge planning policy and controls.</i></p> <p><u>Link:</u> Planning Scheme Review 2023 - Mornington Peninsula Shire</p> <p>A locally led planning scheme amendment to introduce a local policy has not commenced due to the pending release of State Government reforms to Green Wedge planning. However as noted above the 2024 Action Plan does not foreshadow such</p> | |

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| | | | | controls. For this reason, Council may now wish to pursue its own local policy. | |
| 4.6 | <p>Support a review of the visitor accommodation provisions to achieve greater consistency and provide scope (through the local schedule to the Green Wedge Zone) for Councils to set different standards for different areas, according to local circumstances.</p> <p><i>Priority: Medium</i></p> | Council Strategic Planning | Ongoing | <p>Refer 4.5 above for camping and caravan parks.</p> <p>A locally led planning scheme amendment to introduce local provisions has not commenced due to the pending release of State Government reforms through the Planning for Melbourne's Green Wedges and Agricultural Land Action Plan. This avoids the administrative burden and costs for Council of a locally led amendment.</p> <p>With respect to host farms, Council made a submission to the Planning for Melbourne's Green Wedges and Agricultural Land Consultation Paper in 2021.</p> <p>Link: Submissions to the State Government - Mornington Peninsula Shire</p> <p>The recommendations for host farms in the Green Wedge are noted at page 19 of the submission:</p> <p><i>Amend the definition of 'Host farm' to require a direct link to an 'operating agricultural property'</i></p> <p><i>Make 'Host farm' a Section 1 (as-of-right) use in specified zones, providing it is undertaken in conjunction with agriculture and accommodates no more than 10 people at any one time.</i></p> | <p><u>Retain as an advocacy position.</u></p> <p>For response to future State Government reforms on the Green Wedge.</p> |

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| | | | <p><i>If the Host farm is within 100 km of Melbourne, the use must be in conjunction with Agriculture, Natural systems, Outdoor recreation facility, Rural industry or Winery.</i></p> <p>Council response is provided on pages 22-23 of the submission including:</p> <p><i>Having regard to these factors, the value of the proposed changes does not appear to outweigh the concerns.</i></p> <p><i>That said, there is scope for a practice note or further provisions to be used in the consideration of applications in relation to host farm accommodation. These could address the issue of ensuring that the extent/scale of proposed accommodation is warranted, in line with the scale and type of farming activity on site, provide guidelines on the site coverage, siting and design of buildings and address the need for proper management of the use.</i></p> <p>The State Government released the Planning for Melbourne's Green Wedges and Agricultural Land Action Plan in 2024.</p> <p><u>Link:</u> Submissions to the State Government - Mornington Peninsula Shire</p> <p>The Mayor responded with general in-principle support for most elements of the 20 point Action Plan, but noting that some actions require refinement before implementation.</p> | |

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| | | | | <p>The relevant action is:</p> <p><i>Action 18: Strengthen the link between host farm accommodation and operating agricultural properties.</i></p> <p>Council strongly supports a planning definition of 'Host farm' that requires a direct link to an operating agricultural property. Council does not support 'Host Farms' as uses which do not require planning approval. We would support new provisions that limit the scale of accommodation consistent with farming activity on site, and to provide requirements about the site coverage, siting and design of buildings, and management of the use.</p> <p>Awaiting the State Government implementation of this action.</p> | |
| 4.7 | <p>Indicate, through either policy or local schedules those areas which are considered to have high value agricultural land, high value conservation areas, or sensitive landscape values where the total footprint of built form needs to be even more strictly limited.</p> <p><i>Priority: Medium</i></p> | Council Strategic Planning | Ongoing | <p>The Food Economy and Agroecology Strategy 2022-2028 provides a map of land capability classes on the Mornington Peninsula. The classes are identified in the Land Capability Assessment by Agriculture Victoria 2018.</p> <p>A new locally led planning scheme amendment to introduce local policy or provisions has not commenced due to the pending release of State Government reforms through the Planning for Melbourne's Green Wedges and Agricultural Land Action Plan. This avoids the administrative burden and costs for Council of a locally led amendment.</p> <p>For background, the State Government released the Planning for Melbourne's Green Wedges and Agricultural Land Action Plan in 2024.</p> | <p><u>Retain as an advocacy position.</u></p> <p>For response to future State Government reforms on the Green Wedge.</p> |

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| | | | | <p><u>Link:</u> Submissions to the State Government - Mornington Peninsula Shire</p> <p>The Mayor responded with general in-principle support for most elements of the 20 point Action Plan, including this action:</p> <p><i>Action 13: Introduce mandatory site coverage, setbacks and building heights for discretionary uses in the Green Wedge Zone and Green Wedge A Zone as a pilot project.</i></p> <p>Awaiting the State Government implementation of this action.</p> | |
| 4.8 | <p>Indicate that it is not proposed to include additional land in Special Use Zone 4 (Recreation Zone) noting the existing area south of Rosebud which may be considered for low density recreational resort development in accordance with the relevant local policy.</p> <p><i>Priority: Ongoing</i></p> | Council Strategic Planning | No Longer Required | <p>It is not intended to rezone land from Green Wedge Zone (which would require ratification from both houses of Parliament) as this would be inconsistent with State and local settlement policy.</p> | Not required. |
| 4.9 | <p>Rezone the existing Special Use 4 Zone (Recreation Zone) land within the Tootgarook Wetland to indicate that it is intended to serve a predominantly conservation purposes.</p> | Council Strategic Planning | Completed | <p>Planning Scheme Amendment C227morn was gazetted on 20 October 2022. The amendment implements the recommendations of the Tootgarook Wetland Management Plan (BMT, 2018) and Extent of Tootgarook Wetland, Mornington Peninsula, Victoria (Biosis, 2019) by:</p> | Action completed. |

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| | <i>Priority: Medium</i> | | | <ul style="list-style-type: none"> Amending the existing Environmental Significance Overlays (ESOs); Introducing a new schedule to Clause 42.01 (ESO) and applying it to the current extent of Tootgarook Wetland and buffers; and rezoning several public land parcels to provide better recognition, protection, maintenance and enhancement of Tootgarook Wetland. <p>Part of land at 92 Elizabeth Avenue Capel Sound was rezoned from Special Use 4 Zone (Recreation Zone) to the Public Park and Recreation Zone (PPRZ).</p> | |
| 4.10 | <p>Investigate the use of Specific Site and Exclusion provisions to resolve long standing compliance issues and bring existing uses under a clear control framework i.e. with specified development requirements and conditions of operation.</p> <p><i>Priority: High</i></p> | Council Strategic Planning | Not commenced | <p>The GWMP raised the concept that Councils could set different standards for areas 'at capacity' for certain uses such as tourism, and those areas where further development may be worth considering. The GWMP also raised the use of the Clause 51.01 Specific Sites and Exclusions to designate specific sites where variations /exemptions to the standard requirements are warranted. However, such a schedule could only be varied through the planning scheme amendment process.</p> <p>A locally led planning scheme amendment to introduce a local policy has not commenced due to the pending release of State Government reforms through the Planning for Melbourne's Green Wedges and Agricultural Land Action Plan.</p> | Not required. |

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| 4.11 | <p>Investigate and review the rating of sites used for tourism and leisure-based use and development, other than primary produce sales, consistent with the approach to the rating of dwellings on rural properties.</p> <p><i>Priority: Medium</i></p> | Council Revenue Management | No Longer Required | <p>The Revenue and Rating Plan 2025-2029 includes an Agricultural land (Farm land) Rate.</p> <p>The Shire is currently consulting on the Rating Strategy Review. The options paper does not propose additional differential rates for tourism and leisure-based use and development.</p> | Not required. |
| 4.12 | <p>Investigate opportunities to support and promote training in hospitality on the Peninsula.</p> <p><i>Priority: Ongoing</i></p> | Council Economic and Cultural Development | Ongoing | <p>The Business and Industry Support unit has:</p> <ul style="list-style-type: none"> Worked with Apprenticeship Career Australia to develop pre-apprenticeship training program for local hospitality employers. Worked with Frankston Mornington Peninsula Local Learning & Employment Network Inc. to promote jobs in agricultural industries. | This action is now incorporated into the business functions of the Business and Industry Support unit. |
| 4.13 | <p>Review and revise the local policy 22.08 in relation to Integrated recreational and residential development in rural areas to remove outdated provisions and ensure consistency with the Green Wedge Zone and Core Planning Provisions (Clause 57.01).</p> <p><i>Priority: High</i></p> | Council Strategic Planning | Completed | <p>The translation of all previous local policies into the new Planning Policy Framework (PPF) was completed upon gazettal of Amendment C279morn on 16 September 2021. The original policy was Clause 22.08 Integrated recreational and residential development in rural areas.</p> <p>The relevant content was retained in these policies:</p> <ul style="list-style-type: none"> 02.02 – Strategic Directions 11.01-1L-02 - Green wedges - Mornington Peninsula | Action completed. |

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| 4.14 | Develop guidelines in relation to the approval of irregular tourism and leisure-based events in the Green Wedge. <i>Priority: Medium</i> | Council | No Longer Required | Events of private tourism and leisure based events are managed by existing protocols. | Not required. |
| Objective: Provide greater clarity in relation to the definition of tourism and leisure based uses and the appropriate assessment criteria | | | | | |
| 4.15 | Prepare guidelines and a local policy indicating the key factors for consideration in relation to the definition and assessment of micro-breweries, distilleries and health spas, following the current DELWP review of land use definitions. <i>Priority: Medium</i> | Council Strategic Planning | Ongoing | <p>A locally led planning scheme amendment to introduce a local policy has not commenced due to the pending release of State Government reforms through the Planning for Melbourne's Green Wedges and Agricultural Land Action Plan. This avoids the administrative burden and costs for Council of a locally led amendment.</p> <p>For background, Council made a submission to the Planning for Melbourne's Green Wedges and Agricultural Land Consultation Paper in 2021.</p> <p>The State Government released the Planning for Melbourne's Green Wedges and Agricultural Land Action Plan in 2024.</p> <p>The Mayor responded with general in-principle support for most elements of the 20 point Action Plan, including this action:</p> <p style="padding-left: 40px;">Action 6: Develop a Planning Practice Note for applications within agricultural areas.</p> <p><u>Link:</u></p> | <p>Retain as an advocacy position.</p> <p>For response to future State Government reforms on the Green Wedge.</p> |

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| | | | | Submissions to the State Government - Mornington Peninsula Shire Awaiting the State Government implementation of this action. | |
| 4.16 | Prepare guidelines and a local policy providing guidance on the critical factors in the definition and assessment of “ancillary uses”, for example, in relation to food and drink activities associated with other uses; and require planning applications to respond to these factors. <i>Priority: High</i> | Council Strategic Planning | Ongoing | A locally led planning scheme amendment to introduce a local policy has not commenced due to the pending release of State Government reforms through the Planning for Melbourne’s Green Wedges and Agricultural Land Action Plan. This avoids the administrative burden and costs for Council of a locally led amendment. For background, Council made a submission to the Planning for Melbourne’s Green Wedges and Agricultural Land Consultation Paper in 2021. The State Government released the Planning for Melbourne’s Green Wedges and Agricultural Land Action Plan in 2024. <u>Link:</u> Green wedges The Mayor responded with general in-principle support for most elements of the 20 point Action Plan, including this action: <i>Action 17: Insert new conditions for exhibition centres, group accommodation and hotels in green wedge zones.</i> The mayors commentary noted there is a need for more comprehensive planning policy in relation to tourism-based uses, wineries and rural worker accommodation within Green | Retain as an advocacy position. For response to future State Government reforms on the Green Wedge. |

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| | | | | <p>Wedge areas and better definition of the scope of 'ancillary' uses. There is also a need to fully review the impacts of the current 'in conjunction with' provisions and associated matters regarding the consideration of non-defined (innominate) land uses and the appropriate limits to 'ancillary' use.</p> <p>Awaiting the State Government implementation of this action</p> | |
| 4.17 | <p>Indicate through local policy that the amenity of rural residents, consistent with the intended rural character of the Green Wedge, must be given appropriate consideration in the assessment of tourism and leisure-based use and development applications.</p> <p><i>Priority: High</i></p> | Council Strategic Planning | Completed | <p>The translation of all previous local policies into the new Planning Policy Framework (PPF) was completed upon gazettal of Amendment C279morn on 16 September 2021.</p> <p>The relevant strategic direction in Clause 02.02 of the Municipal Planning Strategy includes:</p> <p><i>Maintain rural areas for their environmental, landscape, recreational and agricultural values, and minimise development that could have an adverse impact on these values on land located in the Green Wedge Zone or Farming Zone.</i></p> | Action completed |
| 4.18 | <p>Prepare guidelines indicating the factors to be considered in the assessment of applications for variations to existing use rights, where proposed variations do not comply with current standards – including whether an application involves exceptional circumstances, proposals to mitigate existing and potential impacts or</p> | Council Strategic Planning Statutory Planning | No Longer Required | <p>The Statutory Planners assessment of existing use rights will be limited to what is required within Clause 63 of the planning scheme. Cannot consider applications that fail to meet the core requirements of Clause 63 based on an internal guideline.</p> | Not required. |

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| | whether there are substantial net benefits to the local community and/or adjoining owners. <i>Priority: Medium</i> | | | | |
| 5.0 LANDSCAPE, RECREATION AND HERITAGE | | | | | |
| Objective: Protect the landscape quality and rural character of the Green Wedge | | | | | |
| 5.1 | Undertake a comprehensive landscape classification and condition assessment, including the development of landscape protection guidelines, to provide a basis for improved long-term management and monitoring of visual landscape quality. <i>Priority: High</i> | Council Strategic Planning | Not commenced | The Mornington Peninsula Planning Scheme Review No. 5 (2023) contains recommendation 25: <i>Seek to undertake a landscape character assessment of the Green Wedge to ensure future built form maintains the special amenity and scenic value of distinctive landscapes.</i> | <u>Retain as an action.</u> |
| 5.2 | Review the Significant Landscape Overlays and other landscape protection controls based on the review of landscape classifications and conditions to provide for greater guidance in relation to the siting and design of all buildings in the Green Wedge, including on land at the edge | Council Strategic Planning | Not commenced | The Mornington Peninsula Planning Scheme Review No. 5 (2023) contains recommendation 27: <i>Comprehensively review all environmental overlays (ESOs, SLOs and VPOs) and prepare a planning scheme amendment to implement any recommended changes to better protect biodiversity, including the introduction of more permit exemptions for the removal of invasive weed species.</i> | <u>Retain as an action.</u> |

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| | of townships to ensure an appropriate interface is maintained. <i>Priority: High</i> | | | | |
| 5.3 | Review the extent of Vegetation Protection Overlays relating to significant tree lines to ensure consistency with current conditions. <i>Priority: Low</i> | Council Strategic Planning | Not commenced | <p>The schedule 2 to Clause 42.02 Vegetation Protection Overlay protects Significant Treelines (within roadside reserves, along streamlines and within properties).</p> <p>The Mornington Peninsula Planning Scheme Review No. 5 (2023) contains recommendation 27:</p> <p><i>Comprehensively review all environmental overlays (ESOs, SLOs and VPOs) and prepare a planning scheme amendment to implement any recommended changes to better protect biodiversity, including the introduction of more permit exemptions for the removal of invasive weed species.</i></p> <p>This recommendation is retained in the draft Mornington Peninsula Planning Scheme Review No. 6 (2026).</p> | <u>Retain as an action.</u> |
| 5.4 | Investigate the potential for controls over the planting of cypress hedges (and similar plantations or works) within scenic vantage points, and incentives for their removal; for example, as part of the Land Sustainability Rebate scheme. <i>Priority: High</i> | Council Statutory Planning | No Longer Required | <p>The planning scheme can only nominate planting of specific vegetation through permit conditions, usually via an approved landscape plan. The planning scheme does not regulate or prohibit the planting of vegetation.</p> <p>The protection of scenic vantage points and view-lines can be investigated as part of a landscape character assessment of the green wedge. This assessment is to ensure future built</p> | Not required. |

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| | | | | <p>form maintains the special amenity and scenic value of distinctive landscapes.</p> <p>A landscape character assessment is a proposed recommendation in the draft Planning Scheme Review No. 6 2026.</p> | |
| 5.5 | <p>Develop a policy position and guidelines in relation to structures associated with agricultural uses including glass housing, broiler sheds and the like, and agricultural practices, including vegetation removal and windbreak planting, that may have a significant landscape impact.</p> <p><i>Priority: Medium</i></p> | Council Statutory Planning | No Longer Required | <p>The Statutory Planners assessment is limited to matters that require a planning permit.</p> <p>Guidelines do not have sufficient weight in the statutory planning process.</p> | Not required. |
| 5.6 | <p>Develop a local policy in relation to buildings and works associated with tourism and leisure-based development including carparks, vehicle crossings, advertising/directional signs, fencing, earthworks and other structures and works that may detract from landscape quality, with further consideration of conditions relating to matters such as lighting, landscape maintenance and</p> | Council Strategic Planning | Ongoing | <p>A locally led planning scheme amendment to introduce a local policy has not commenced due to the pending release of State Government reforms through the Planning for Melbourne's Green Wedges and Agricultural Land Action Plan. This avoids the administrative burden and costs for Council of a locally led amendment.</p> <p>The State Government released the Planning for Melbourne's Green Wedges and Agricultural Land Action Plan in 2024. The Mayor responded with general in-principle support for most elements of the 20-point Action Plan, but noting that some actions require refinement before implementation.</p> | <p><u>Retain as an advocacy position.</u></p> <p>For response to future State Government reforms on the Green Wedge.</p> |

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| <p>advertising displays that may also affect the character of the area.</p> <p><i>Priority: High</i></p> | | | <p><u>Link:</u></p> <p>Submissions to the State Government - Mornington Peninsula Shire</p> <p>The relevant actions are:</p> <p><i>Action 12: Review and update decision guidelines and application requirements for planning applications within green wedge zones.</i></p> <p><i>Action 13: Introduce mandatory site coverage, setbacks and building heights for discretionary uses in the Green Wedge Zone and Green Wedge A Zone as a pilot project.</i></p> <p><i>Action 17: Insert new conditions for exhibition centres, group accommodation and hotels in green wedge zones.</i></p> <p>Council advocated that applications for a dwelling should demonstrate a link either to agriculture or to natural systems.</p> <p>Council emphasised that there is a need for more comprehensive planning policy in relation to tourism-based uses, wineries and rural worker accommodation within Green Wedge areas and better definition of the scope of 'ancillary' uses. There is also a need to fully review the impacts of the current 'in conjunction with' provisions and associated matters regarding the consideration of non-defined (innominate) land uses and the appropriate limits to 'ancillary' use.</p> <p>Awaiting the State Government implementation of this action.</p> | |

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| Objective: Maintain the long term recreational value of the Green Wedge | | | | | |
| 5.7 | <p>Seek support from the State government to develop a Green Wedge Recreation Plan. The Plan should among other matters:</p> <ul style="list-style-type: none"> identify current and likely future recreational demands generated by both local and regional population growth, assess the likely impacts of such demands, investigate means to manage the level and distribution of recreational demand in particular areas within sustainable limits. assess the need for additional infrastructure and determine the appropriate role of State and local government in responding to these changing demands. <p><i>Priority: High</i></p> | Council Community Infrastructure and Open Space Planning | Underway | <p>The State Government has not developed a state level Green Wedge Recreation Plan. The State Government has produced a new Guide for Open Space Strategies (2025) which supersedes Planning Practice Note 70 (2015). The new Guide provide direction for Councils when developing a new Open Space Strategy. It is not mandatory.</p> <p>Recreation (active and passive) and leisure needs across the municipality (including the green wedge) are considered and addressed in the following documents currently in development with Council adoption being sought in 2026.</p> <p><u>Sports Capacity Plan</u></p> <p>Sports Capacity Plan is the overarching document guiding sports provision across the Shire. Sports Capacity Plan Volume 1 (Sports Fields) was adopted by Council in 2019. Sports Capacity Plan Volume 2 (Indoor Sports) and Volume 3 (Other Sports) currently in development.</p> <p><u>Open Space Strategy</u></p> <p>The existing Mornington Peninsula Open Space Strategy was adopted by Council in 2003. The existing Strategy is no longer current and there is a need to develop a new Strategy that adequately addresses existing and forecast demographics and contemporary community needs with respect to open space. A project to develop a new Strategy commenced in late 2023. The aim of the project is to create an overarching Strategy</p> | <p><u>Retain as an action.</u></p> <p>Revise wording of action to reflect current Shire initiatives and remove reference to State Green Wedge Recreation Plan.</p> |

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| | | | <p>which provides a framework to guide the planning, design, development, and management of open space for the Shire. The draft Strategy was placed on public exhibition in August 2025 with Council adoption being sought in 2026.</p> <p><u>Open Space Contributions Report</u></p> <p>The purpose of the Open Space Contributions Report is to provide Council with an evidence-based open space contribution analysis and new recommended open space contribution rate. This is achieved through an overview of current policy, an analysis of population and housing capacity and consideration of the current state of open space. The draft report recommends that Council undertakes a Planning Scheme Amendment to increase the existing open space contribution rate specified in Clause 53.01 for “other residential, commercial and industrial subdivision” from 5% to 5.5%.</p> <p>It is anticipated that this amendment would result in Council receiving a 10% increase in revenue generated through open space contributions collected across most of the municipality. In accordance with section 20(2) of the Subdivision Act 1988, Council must use open space contributions to acquire new or improve existing public open space. The draft Strategy was placed on public exhibition in August 2025 with Council adoption being sought in 2026.</p> | |

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| 5.8 | <p>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.</p> <p><i>Priority: Ongoing</i></p> | <p>Council Traffic & Transport</p> | Ongoing | <p>Council adopted the Peninsula Trails Masterplan which outlines the preferred alignments for 11 missing links which if constructed would deliver a 170km off road path network.</p> <p>The Somerville to Baxter section of the Peninsula Trails is under construction and the other missing links have active advocacy actions seeking design/delivery funding.</p> <p>While not all missing links are in green wedge areas this project is Council's flag ship trail initiative.</p> | <p>This action is now incorporated into the business functions of the Traffic & Transport unit.</p> |
| 5.9 | <p>Review the Shire's Equestrian Strategy and seek to provide for safe riding while minimising the impact of horse riding on open space and roadsides.</p> <p><i>Priority: Medium</i></p> | <p>Council Community Infrastructure and Open Space Planning</p> | Not Commenced | <p>The Roadside Equestrian, Pedestrian and Mountain Bike Trails Strategy (2014-2019) was adopted by Council on 28 July 2014.</p> <p><u>Link:</u> Roadside Equestrian and Mountain Bike Trails Strategy 2014–2019 - Mornington Peninsula Shire</p> <p>The Strategy was intended to provide informed strategic directions to guide the development of the hinterland trail network (mountain bike, equestrian, running and walking) for a 5-year period.</p> <p>The Strategy outlines a range of improvements to the trail network to service the needs of residents and visitors and facilitates participation in healthy outdoor trail related activities. The Strategy addresses issues such as closing gaps in the network, sharing trails, signage and trail maintenance.</p> <p>The core objectives of the Strategy are to:</p> | <p><u>Retain as an action.</u></p> |

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| | | | | <ol style="list-style-type: none"> 1. Outline the context and best practice for trail development. 2. Provide clear future directions (actions) for trail development and improvements. <p>The Strategy is no longer current and there is a need to update the document to meet contemporary standards and benchmarks. This update is subject to future resourcing and budgetary considerations.</p> <p>The emphasis of the project is to create a practical Strategy with realistic outcomes that meets the needs of the community and visitors now and into the future giving due consideration to Council's financial capacity to achieve the various actions.</p> | |
| Objective: Identify, Protect and Enhance Green Wedge Heritage Assets | | | | | |
| 5.10 | <p>Investigate a co-operative research project with the traditional owners and State government to better recognise areas of Aboriginal cultural heritage significance within the green wedge and to provide for their better protection.</p> <p><i>Priority: High</i></p> | <p>Council Strategic Planning Arts and Heritage</p> | Completed | <p>The requirements of this task have been superseded since the adoption of the GWMP.</p> <p>The protection of cultural heritage is now managed by First Peoples-State Relations under the <i>Aboriginal Heritage Act 2006</i>. That act recognises Registered Aboriginal Parties (RAPs) as the primary guardians, keepers and knowledge holders of Aboriginal Cultural Heritage. RAPs are the primary source of advice and knowledge on matters relating to Aboriginal places or Aboriginal objects in their region.</p> <p>The Bunurong Land Council (Aboriginal Corporation) is the registered RAP for the Mornington Peninsula, Westernport, and a portion of South-West Gippsland. The RAP is also the</p> | <p><u>Retain as an advocacy position.</u></p> <p>For support of initiatives to identify and protect areas of Aboriginal cultural heritage significance within the Green Wedge.</p> |

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| | | | | <p>approval body for Cultural Heritage Management Plans (CHMPs), Cultural Heritage Permits (CHPs) and other relevant approvals, permits and agreements under the Aboriginal Heritage Act 2006.</p> <p>'Areas of cultural heritage sensitivity' are defined in the Aboriginal Heritage Regulations 2018 and relate to landforms and soil types where Aboriginal places are more likely to be located. These include land within 200 metres of named waterways and land within 50 metres of registered Aboriginal cultural heritage places.</p> <p>Landowners (private and public) are directed to First Peoples-State Relations as the authority to protect and manage Aboriginal cultural heritage. Their website also contains detailed information and fact sheets for all aspects of cultural heritage.</p> <p><u>Link:</u> Aboriginal cultural heritage firstpeoplesrelations.vic.gov.au</p> | |
| 5.11 | <p>Prepare guidelines to assist in the interpretation and protection of both indigenous and post contact cultural landscapes.</p> <p><i>Priority: Medium</i></p> | <p>Council Strategic Planning Arts and Heritage</p> | Completed | Refer 5.10 above. | <p><u>Retain as an advocacy position.</u></p> <p>For support of initiatives to identify and protect areas of Aboriginal cultural heritage significance</p> |

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| | | | | | within the Green Wedge |
| 5.12 | <p>Include post contact heritage sites in the Green Wedge in the current review of the Shire's heritage studies.</p> <p><i>Priority: Ongoing</i></p> | Council Strategic Planning | Completed | <p>The municipal heritage review identifies places of heritage significance that should be protected under the Heritage Overlay of the Mornington Peninsula Planning Scheme.</p> <p>Previous heritage studies were conducted up to 25 years ago by the former Shire of Mornington, Shire of Flinders and Shire of Hastings. The objective of the municipal heritage review is to identify any gaps in those studies and assess identified modern buildings, i.e. those generally built after World War II, for heritage protection.</p> <p><u>Link:</u> Municipal Heritage Review - Mornington Peninsula Shire</p> <p>The heritage studies have been completed as follows:</p> <ul style="list-style-type: none"> • Stage 1 - Mount Eliza, Mornington, Mount Martha • Stage 2 - Safety Beach, Dromana, Arthurs Seat, McCrae, Rosebud, Capel Sound, Tootgarook, Rye, St Andrews Beach • Stage 3 - Blairgowrie, Sorrento, Portsea • Stage 4 – Western Port and Hinterland region • Stage 5 - Watchlist <p>Most heritage places in the Green Wedge are located in the Stage 4 study. Council has sought authorisation to prepare a</p> | Action completed. |

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| | | | | Planning Scheme Amendment to implement Stages 4 and 5 of the heritage review. | |
| 6.0 INFRASTRUCTURE PLANNING, DESIGN AND MANAGEMENT | | | | | |
| Objective: Ensure infrastructure and facilities of all kinds are planned, designed, constructed and managed having regard to the needs of the community and the special character of the area. | | | | | |
| 6.1 | Seek to better understand the needs of Green Wedge communities, with particular attention to transport and alternative forms of service delivery. <i>Priority: Ongoing</i> | Council Traffic & Transport | Ongoing | The Traffic and Transport Team conducts frequent community engagement activities on all proposed projects. We regularly engage and based on feedback make adjustments to projects to better suit community needs while balancing the need to deliver on the core focus of any given road safety or transport infrastructure project. | This action is now incorporated into the business functions of the Traffic & Transport unit. |
| 6.2 | Advocate for the duplication/electrification of the Frankston/Stony Point rail line to Hastings but oppose changes to the Urban Growth Boundary and the creation of an urban corridor. <i>Priority: Ongoing</i> | Council Traffic & Transport | Ongoing | Council is advocating for funding for rail electrification from Frankston to Stony Point, and integration of a bus transport hub to support this. <u>Link:</u> Public Transport - Mornington Peninsula Shire | <u>Retain as an advocacy position.</u> For public transport initiatives in the Green Wedge. |
| 6.3 | Complete the review of the Shire's Smart Water Plan in conjunction with the State Government's Integrated Water Management Forum process. | Council | Completed | The Mornington Peninsula Shire has progressively updated its strategic water planning, transitioning from the Smart Water Plan (2013 and 2018) to the current Integrated Water Management Plan (2022), which aligns with catchment-scale | Action completed. |

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| | <i>Priority: High</i> | Coasts and Climate Resilience | | priorities and directions established through the regional IWM Working Groups. | |
| 6.4 | Continue to strongly advocate for waste water recycling projects, including investigation and sponsorship of pilot projects, and recognising the need for appropriate hydrological and environmental assessments. <i>Priority: Ongoing</i> | Council Coasts and Climate Resilience South East Water | Ongoing | The Mornington Peninsula Shire continues to advocate for local businesses and residents seeking connection to recycled water networks. The Briars Recycled Water Investigation is assessing additional options to improve project feasibility, while the Tyabb–Somerville Recycled Water Scheme remains on hold pending further financial and business review by South East Water. | <u>Retain as an advocacy position.</u> For water quality initiatives in the Green Wedge. |
| 6.5 | Develop a policy and guidelines in relation to the planning, design construction and management of major infrastructure including roads, telecommunication infrastructure, electricity supply infrastructure, solar farms, wind turbines and the like to minimise impact on the rural landscape and rural land use and on the amenity of rural residents. <i>Priority: High</i> | Council Strategic Planning | Underway | The planning scheme controls in the ESOs and SLOs across the Green Wedge. Any applications for infrastructure in these areas require an assessment against the landscape and environmental objectives specified in the overlay. Due to the various controls that apply and the impacts on each individual site, it is not sensible to try and prepare an overall set of guidelines across the Green Wedge. The Mornington Peninsula Planning Scheme Review No. 5 (2023) contains recommendation 25: <i>Seek to undertake a landscape character assessment of the Green Wedge to ensure future built form maintains the special amenity and scenic value of distinctive landscapes.</i> | Retain as an action. |

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| 6.6 | <p>Ensure that Roadside Management Plans and road projects recognise the importance of road design, road safety features and roadside vegetation in terms of both biodiversity and landscape character.</p> <p><i>Priority: Ongoing</i></p> | <p>Council</p> <p>Open Space and Tree Management</p> | Underway | <p>Road projects are designed in accordance with relevant standards and any planning permit requirements (if a permit is required).</p> <p>Trees and vegetation in the road reserve and in public spaces are managed through regular inspections, trimming and planting programs.</p> <p>Link: Tree management - Mornington Peninsula Shire</p> | <p>This action is now incorporated into the business functions of the Traffic & Transport unit.</p> |
| 6.7 | <p>Prioritise increasing water supply/storage capacity as part of the Municipal Fire Management Plan.</p> <p><i>Priority: High</i></p> | <p>Council</p> <p>Municipal Emergency Management</p> | Completed | <p>The Municipal Fire Management Plan is no longer current. The Mornington Peninsula Municipal Emergency Management Plan 2025-28 (MEMP) has been prepared in accordance with the <i>Emergency Management Act 2013</i>.</p> <p>Link: Municipal Emergency Management Plan - Mornington Peninsula Shire</p> <p>There is no specific commentary in the MEMP about growing the strategic water tank network.</p> <p>The Building Management Team are reviewing water tank assets including fittings for firefighting purposes. Any increase in the network will be subject to future Shire budget.</p> <p>Water Points continue to be maintained by Natural Systems.</p> | <p>Action completed.</p> |

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| 6.8 | <p>Seek to ensure early engagement between Council, service authorities, supply companies and their contractors in the planning, design, siting and maintenance of all infrastructure to ensure that the core landscape and biodiversity values of the Green Wedge are recognised and protected.</p> <p><i>Priority: Ongoing</i></p> | <p>Council Statutory Planning Infrastructure</p> | Ongoing | <p>When a planning permit is required, the Statutory Planning officers request that public infrastructure be designed and built to limit landscape amenity impacts, such as for telecommunication towers. A standard condition added to telecommunication tower permits is “The exterior finishes must be of a non-reflective nature to the satisfaction of the responsible authority.”</p> <p>Also fencing surrounding the tower is leaning more towards chain mesh to avoid graffiti and vandalism plus the use of slim-line monopoles rather than A Frame towers.</p> <p>The Infrastructure Project unit has recently established a Design Panel for a consistent approach to the design and development of infrastructure projects. This panel can include considerations of green wedge values for relevant projects.</p> <p>Council’s Tree Management, Open Space and Bushland Management contracts also ensure core biodiversity values are protected. This includes:</p> <ul style="list-style-type: none"> • Coordinating more than 500 working bees to support volunteers who help to preserve bushland areas. • Developing, scheduling and reporting on the Biodiversity Works Program to maintain and enhance local ecosystems. • Applying effective control methods to remove or manage noxious and environmental weeds. | <p>This action is now incorporated into the business functions of the Statutory Planning and Infrastructure units.</p> |

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|--------------------------------------|--|--|---------------|--|-----------------------------|
| | | | | <ul style="list-style-type: none"> Restoring and maintain native plant life through planting and direct seeding to support local biodiversity. | |
| 7.0 IMPLEMENTATION AND REVIEW | | | | | |
| 7.1 | <p>Maintain a Green Wedge Management Plan webpage and investigate the value of including the GWMP as an online dynamic document (i.e. one which can be progressively updated over time as per the Port Phillip and Western Port CMA Regional Catchment Strategy).</p> <p><i>Priority: High</i></p> | <p>Council Strategic Planning Communications</p> | Ongoing | <p>A dedicated webpage for the GWMP has been created.</p> <p>This webpage has will be updated with any adopted progress reports.</p> <p>Green Wedge Management Plan - Mornington Peninsula Shire</p> <p>In addition, any Council adopted submissions to the various Victorian Government's consultations about protection of agricultural land and Green Wedge land are uploaded to the following webpage for community information:</p> <p>Submissions to the State Government - Mornington Peninsula Shire</p> <p>The proposal for a dynamic webpage has merit and should be developed in consultation with corporate communication protocols.</p> | <u>Retain as an action.</u> |
| 7.2 | <p>Develop and seek approval for an appropriate planning scheme amendment to give effect to the adopted 2018 Green Wedge Management Plan as part of the</p> | <p>Council Strategic Planning</p> | Not commenced | <p>The GWMP will be given effect in the planning scheme when the following planning scheme amendments are undertaken:</p> <ul style="list-style-type: none"> Refer action 1.9 above – seek a planning scheme amendment to include the Dwellings in the Green Wedge Policy. | <u>Retain as an action.</u> |

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|-------------------|---|-------------|----------|---|-----------------------------|
| | Mornington Peninsula Planning Scheme. <i>Priority: High</i> | | | <ul style="list-style-type: none"> Refer action 2.38 above - update the Local Planning Policy Framework to refer to and support the Green Wedge Management Plan 2018 and the Shire's Biodiversity Conservation Plan. Refer action 4.5 above - seek a planning scheme amendment to introduce a local policy on Camping and Caravan Parks. Refer action 5.2 above - review the Significant Landscape Overlays and other landscape protection controls. <p>These planning scheme amendments are listed on the current strategic planning workplan and subject to approved funding and resourcing.</p> <p>These planning scheme amendments are listed in the draft Planning Scheme Review, to be presented to Council for adoption in late 2026.</p> | |
| 7.3 | Advocate to DELWP to establish an annual forum with other green wedge Councils, and with other land management agencies to bring a focus to green wedge issues and to explore best practice, joint projects and opportunities for funding. <i>Priority: High</i> | | Underway | <p>The Department of Transport and Planning (formally DELWP) did provide update sessions for planners and council officers upon the release of their Planning for Melbourne's Green Wedges and Agricultural Land Action Plan in 2024. It is hoped these forums will continue once individual actions are implemented.</p> <p>As a separate but related exercise to implement this action, on the 12 May 2026, Council is considering exploring the formation of a Green Wedge Councils Planning Alliance. The aims of this alliance group would be to:</p> | <u>Retain as an action.</u> |

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|-------------------|--|----------------------------|---------------|--|-----------------------------|
| | | | | <ul style="list-style-type: none"> • Hold the government to account on their Planning for Melbourne's Green Wedges and Agricultural Land Action Plan 2024. • Ensure the recommendations in the 'Securing Victoria Food Supply' are carried out. • Share emerging threats and trends in planning applications in the green wedge. • Undertake joint advocacy on strategic direction and case matters as they arise, that would hopefully have more of an impact than a single council. | |
| 7.4 | <p>Prepare an implementation progress report to Council at least every two years, with a general review every four years, as part of the required review cycle for the Council Plan and the Mornington Peninsula Planning Scheme.</p> <p><i>Priority: Medium</i></p> | Council Strategic Planning | Not commenced | <p>Following this detailed audit of the plan actions in 2026, officers will present an annual progress report on the GWMP, alongside the other structure plans we are reporting on annually.</p> <p>Any outstanding action items can be considered as part of the annual business planning and budget process.</p> <p>To date, a progress plan every two years has not been reported, as many of the major initiatives had long lead times for project planning, consultation, adoption and implementation.</p> <p>However, the key actions relating to the planning scheme have been separately reported in the Planning Scheme Review 2023, and key actions relating to biodiversity are reported in the progress reports Achievements in Biodiversity Conservation - Progress Report Year 3 (2022-23) and Year 4 (2023-24).</p> | <u>Retain as an action.</u> |

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|-------------------|--|-------------|---------|--|--|
| | | | | <p>A proposed future revision of the GWMP is scheduled for 2029/2030.</p> <p>It is recommended that a proposed future revision will include:</p> <ul style="list-style-type: none"> • Update of all outdated references and background data. • Update all State and local initiatives. • A preferred concise format. • List of targeted actions including performance measures. • Any outstanding Department of Transport and Planning (DTP) actions foreshadowed in their Planning for Melbourne's Green Wedges and Agricultural Land Action Plan 2024. <p>For context, DTP is progressing their Action Plan alongside the Victorian Government's response to the inquiry Securing the Victorian food supply (November 2024). The Inquiry made 33 recommendations to address urban encroachment into farmland, which is making it more difficult and expensive to grow food close to Victorian cities.</p> | |
| 7.5 | Work through the Interface Councils Group and the South-Eastern Municipalities Group of Councils to promote recognition of the State and regional value of the Mornington Peninsula Green Wedge. | Council | Ongoing | <p>Mornington Peninsula Shire is no longer a member of the Interface Councils group. The group has been rebranded as Outer Melbourne Councils.</p> <p>Council is an ongoing member of the Greater South East Melbourne (GSEM) group of councils that does advocate for issues in the Green Wedge.</p> | <u>Retain as an advocacy position.</u> |

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MORNINGTON
PENINSULA
Shire

| ACTION / PRIORITY | | LEAD AGENCY | STATUS | 2026 COMMENTS | PROPOSED FUTURE REVISION |
|-------------------|---|--|-----------|---|--------------------------|
| | <i>Priority: Ongoing</i> | | | <p>GSEM includes the shires of Cardinia and Mornington Peninsula, and the cities of Casey, Frankston, Greater Dandenong, Kingston, Knox and Monash.</p> <p>The CEO attends the GSEM CEO meetings and the Mayor attends the Mayoral meetings.</p> <p><u>Link:</u> Home—South East Melbourne</p> <p>Refer to action 7.3 about a potential Green Wedge Councils Planning Alliance.</p> | |
| 7.6 | <p>Develop additional progress indicators – for example in relation to biodiversity, landscape quality and land use patterns that can be used to inform more effective monitoring and reporting in terms of the core purposes and objectives of the Green Wedge.</p> <p><i>Priority: Medium</i></p> | <p>Council Natural Systems GIS</p> | Completed | <p>This action is part of the Shire’s Biodiversity Conservation Plan and progress is reported through this plan.</p> <p>The Shire’s GIS has an ‘Agriculture’ layer which has the following information updated from valuations data. This data set is useful for reporting on changes to previous data sets in 2015.</p> | Action completed |

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| ACTION / PRIORITY | LEAD AGENCY | STATUS | 2026 COMMENTS | PROPOSED FUTURE REVISION |
|-------------------|-------------|--------|---|--------------------------|
| | | | <div style="border: 1px solid black; padding: 5px;"> <ul style="list-style-type: none"> <input type="checkbox"/> Agricultural (from Valuations Data) <input type="checkbox"/> General Cropping <input type="checkbox"/> Domestic Livestock Grazing <input type="checkbox"/> Livestock Production-Beef Cattle <input type="checkbox"/> Livestock Production-Dairy Cattle <input type="checkbox"/> Livestock Production-Sheep <input type="checkbox"/> Mixed farming and grazing <input type="checkbox"/> Poultry (broiler production) <input type="checkbox"/> Poultry (egg production) <input type="checkbox"/> Horse Stud <input type="checkbox"/> Horse Stud/Training Facilities/Stables <input type="checkbox"/> Glasshouse Plant/Vegetable Production <input type="checkbox"/> Market Garden-Vegetables <input type="checkbox"/> Orchards Groves and Plantations <input type="checkbox"/> Vineyard <input type="checkbox"/> Plant/Tree Nursery <input type="checkbox"/> Commercial Flower and Plant Growing-(outdoor) <input type="checkbox"/> Hardwood Plantation <input type="checkbox"/> Softwood Plantation </div> | |

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|-------------------|---|----------------------------|---------|--|--|
| 7.7 | Develop annual action plans to support the implementation of the GWMP for consideration by Council as part of the annual budget review process. | Council Strategic Planning | Ongoing | Refer to 7.4 above. In addition to the annual progress report on the implementation, each unit includes relevant actions into their annual business plan and budget plan where relevant and funded. | This action is incorporated into the business functions of all relevant units. |