

02.03 STRATEGIC DIRECTIONS

---/---/---
CXX

02.03-1 Settlement

~~Melbourne 2030—Planning for Sustainable Growth~~ recognises the role and function of The Peninsula's activity centres hierarchy comprises three Major Activity Centres, i.e. Mornington, Rosebud and Hastings ~~as Major Activity Centres, as referred to in Clause 12.01-2, and the Neighbourhood Activity Centres described in the table below. Within the level of~~ Anticipated growth is to be accommodated primarily in its three Major Activity Centres while additional limited growth is to be accommodated in its Neighbourhood Activity Centres ~~specified in Clause 12.01-2 the following~~ in accordance with the sub-levels ~~have been identified for the Peninsula~~ specified in the following table. [21.07-3]

Neighbourhood Activity Centre Sub-level	Service Population	Leasable Floor Area (LFA)	Commercial Land Uses
Large Township <u>Activity Centre</u> : ▪ <u>Mount</u> Eliza ▪ Bentons Square ▪ Dromana ▪ Rye ▪ Somerville	> 10,000 people (ppl)	10,000 to 25,000 sqm	Typically include: ▪ A major supermarket (LFA > 2,000 sqm) ▪ Office-based services (LFA > 1,000 sqm) ▪ Some restricted retail premises (LFA < 1,500 sqm)
Small Township <u>Activity Centre</u> : ▪ <u>Mount</u> Martha ▪ Martha Cove ▪ Sorrento ▪ Balnarring	5,000 to 10,000 ppl	3,000 to 10,000 sqm	Typically include: ▪ A medium-size supermarket (LFA from 1,000 to 2,000 sqm) ▪ Few office-based services ▪ No restricted retail premises
Local <u>Activity Centre</u> : ▪ McCrae (enr. Lonsdale Street) ▪ Rosebud West <u>Capel Sound</u> ▪ Blairgowrie ▪ Portsea ▪ Baxter ▪ Tyabb ▪ Bittern ▪ Crib Point ▪ Red Hill South ▪ Flinders	< 2,500 to 5,000 ppl	1,000 to 3,000 sqm	Typically include: ▪ A small supermarket (LFA < 1,000 sqm) ▪ Few office-based services ▪ No restricted retail premises

Neighbourhood Activity Centre Sub-level	Service Population	Leasable Floor Area (LFA)	Commercial Land Uses
Convenience <u>Centre</u> : - Humphries Road, <u>Mount Martha</u> - Mountain View Road, <u>Mount Eliza</u> - Beleura Hill Road, Mornington - Robertson Drive, Mornington - Wilsons Road, Mornington - Dava Drive, Mornington - Walara Drive, <u>Mount Martha</u> - Boundary Road, Dromana McCrae (enr. Beverley Street), <u>McCrae</u> - Old Cape Schanck Road, Rosebud - Illaroo Street, Rosebud <u>WestCapel Sound</u> - Carmichael Street, Tootgarook - Dundas Street, Rye - Disney Street, Crib Point	< 2,500 ppl	< 1,000 sqm	Typically include: - A convenience shop - A general store - Some other retail premises - No office-based services - No restricted retail premises

[21.07-3]

~~It is necessary to distribute future population~~ Directing growth ~~in support of major township development, rather than allowing ad hoc expansion or to these centres close to services and facilities prevents~~ dispersed population growth throughout the Peninsula's rural area, ~~and thereby~~ This requires clear definition of growth areas and township boundaries, including the "green break" between the Peninsula and metropolitan Melbourne. P ~~protects the unique characteristics of small coastal townships and rural villages as well as~~ areas of environmental, landscape, agricultural or recreational significance, including the 'green break' between the Peninsula and metropolitan Melbourne. Directing growth to these centres also supports the need to increase housing diversity. [21.06]

Council's strategic directions for 'Settlement' are to:

- Direct growth primarily to major ~~townships~~ activity centres, and the remainder to neighbourhood activity centres ~~to give these towns the population base necessary to support a wider range of infrastructure, facilities and services and to encourage the development of a stronger employment base.~~ [21.07-1 O]
- ~~Supporting and s~~ Strengthening the hierarchy of ~~towns and villages on the Peninsula,~~ activity centres while having regard to their individual character and functions, their relationships to each other and to adjacent rural, coastal and port development areas. [21.04]
- ~~To ensure any activity centre achieves the~~ Concentrate ~~highest level of~~ commercial and non-commercial services in activity centres ~~to serve the needs of the community, in its catchment and to~~ visitors and tourists, commensurate with

the role and function of that activity centre in the activity centres hierarchy on the Mornington Peninsula. [22.02-2 O]

- ~~To enhance~~ Protect the ~~iconic~~ distinctive sense of place of the Mornington Major Activity Centre, its low-scale village ambience and seaside atmosphere, its heritage values and its focus on Main Street. [22.18-2 O]
- ~~To strengthen~~ Strengthen the Rosebud's ~~role as a major~~ Major activity ~~Activity centre~~ Centre ~~and as a~~ regional visitor destination, ~~and facilitate additional retail and commercial developments, as well as a range of other supporting activities.~~ ~~To enhance the sense of place of the centre, its~~ with a focus on ~~Point Nepean Road~~, its low-scale coastal ambience, its integral connection with the foreshore and its backdrop of Arthurs Seat. [22.23-1 O]
- Strengthen the Hastings' ~~roles as a major~~ Major activity ~~Activity centre~~ Centre ~~and as a~~ regional visitor destination, ~~and with a focus on~~ facilitate additional retail and commercial developments, as well as a range of other activities that support these roles its coastal ambience, its integral connection with the Western Port Ramsar Wetland and its scenic backdrop of Western Port Bay. [21.13-2 O]
- ~~Give particular attention to~~ Protect the unique character and functions of the small coastal townships and rural villages, and ~~to maintain~~ ing their compact form and amenity. [21.06 O]
- ~~There is no need for any~~ Avoid out-of-centre development and the creation of new major, township or local activity centres on the Peninsula in addition to the activity centres shown in Table 1 to this clause and on the map to this clause. [21.07-3]
- ~~In this context, there is a strong commitment to maintaining the established growth boundaries of townships on the Peninsula, including those that define the edge of the Mt Eliza and Baxter townships and which create~~ Protect green wedge land, maintain the Urban Growth Boundary and protect the “green break” between the Peninsula and metropolitan Melbourne. [21.03-1]
- Maintaining ~~ing~~ rural areas for their environmental, landscape, recreational and agricultural values. ~~The Framework Plan utilises the Arthurs Seat escarpment/ Red Hill area as a point of orientation, emphasising the diversity of landscape types on the Peninsula, and minimise development that could have an adverse impact on these values on land located in the Green Wedge Zone or Farming Zone.~~ [21.04]
- Maintaining ~~ing~~ separation between port development areas and ~~township areas~~ activity centres, as identified in the Strategic Framework Plan under Clause 02.04. [21.04]
- ~~Provide for the development of~~ Encourage greater housing diversity in ~~new growth areas and through appropriate consolidation within established areas,~~ having regard to: [21.07-1]

02.03-2 Environmental and landscape values

The Mornington Peninsula is an area of great environmental and landscape diversity ~~and that~~ owes its special conservation value to ~~a number of factors including~~ the following features: [21.02]

- ~~The acknowledged~~ Natural areas of regional, state, national and international significance ~~of natural areas and habitats~~ located on the Peninsula and adjoining marine areas. ~~This~~ These areas combine to form the Peninsula's 'green spine', which includes the parks and coastal reserves on Western Port Bay, ~~and~~ Port Phillip Bay, ~~the~~ Mornington Peninsula National Park, ~~and~~ Arthur's Seat State Park ~~and Highfield/ Greens Bush Reserve.~~ [21.02]

- Significant natural reserves on Commonwealth lands at HMAS Cerberus and Point Nepean ~~also act as significant natural reserves, as well as~~ The Peninsula receives water supply from the Cardinia reservoir but also contains a number of small service reservoirs and the major Devil Bend Devilbend Natural Features Reserve ~~reservoir, which incorporates conservation and recreation functions as well as providing water storage.~~ [21.02]
- The Western Port Ramsar Wetland, which is protected under the Ramsar Convention on Wetlands and ~~is a fragile ecosystem and most of the Bay is nominated under the~~ international treaties of JAMBA and CAMBA for the protection of migratory bird habitats, ~~(the Ramsar Convention on Wetlands and the JAMBA and CAMBA treaties)~~ with extensive areas of zoological, botanical or geomorphological significance. ~~The Peninsula is, therefore, a critical area for achieving State environmental and biodiversity objectives and Tootgarook Wetland, which is the largest groundwater-dependent ecosystem and freshwater marsh in the region.~~ [21.02]
- ~~The complex interrelationship between land use and development on the Peninsula and the foreshores, coastlines and marine environments of Port Phillip Bay, Western Port Bay and Bass Strait. The stream catchments of the Peninsula are relatively small, increasing their vulnerability and emphasising the need for whole-of-catchment management. This includes recognition of the value and importance of the groundwater resources of the Nepean Peninsula. Strategically important Habitat-habitat linkages along streamlines, road reserves and the coastal fringe are also of strategic importance.~~ [21.02]
- ~~The landscapes~~ Landscapes of the Peninsula, ~~which that involve include~~ a combination of natural and cultural elements, ~~are a major recreational resource and support~~ Both both local native vegetation and introduced species ~~contribute to the visual diversity and cultural significance of the landscape. It is not only the specific landscape areas that are of value but also the proximity and contrasts of many different landscape types in a relatively small area.~~ [21.02]

Environmental and landscape values are important, considering ~~The the~~ Mornington Peninsula is a key recreation area, ~~and is often described as Melbourne's playground, that meeting meets~~ both local and metropolitan needs. ~~It is the most popular~~ The significant number of informal recreational area in Victoria. ~~In 1996, the Mornington Peninsula National Park attracted a total of 2.5 million visitors, which the Peninsula attracts each year, making it the most visited National Park in Victoria. Other attractions include Arthur's Seat National Park (82,500 visitors in 1996), safe bayside beaches, ocean surf beaches, golf courses, boating facilities, bushwalking and horse riding trails, weekend markets and historic sites, including the homestead and nature reserve at Coolart in Somers and the Briars property between Mornington and Mt Martha. The Peninsula boasts some of Victoria's greatest natural and cultural assets, and these form is a major contributor to the local economy and~~ the basis of a sustainable tourism industry. [21.02]

~~Distinguishing between~~ While the Port Phillip foreshore ~~as an area is~~ capable, ~~in selected locations, of sustaining recreational opportunities activities~~ for large numbers of people, ~~and the~~ Western Port and Bass Strait ~~Wild coast, which~~ are more fragile environments, with greater sensitivity to ~~modification~~ land use and development. [21.04]

Council's strategic directions for 'Environmental and landscape values' are to:

- ~~Identifying major components of the regional open space network~~ Maintain the Peninsula's 'green spine', which including includes the Point Nepean National Parks, ~~Greens Bush~~ Mornington Peninsula National Park and Arthurs Seat State Park. ~~These areas form a "green spine" on the Peninsula and support major recreational and environmental goals.~~ [21.04]
- ~~To maintain~~ Maintain the rural character of land adjoining main roads and tourist routes, ensuring the ongoing ~~and the~~ visual amenity and recreational value of the outlook from these roads. [22.06-2 O]

- ~~The Peninsula's~~ Protect coastal and foreshore areas ~~are as~~ major tourism and recreational resources, ~~however from over-overuse will result into avoid~~ environmental degradation, ~~and~~ loss of natural and cultural values ~~and declining community benefit~~. [21.08]
- Protect and conserve habitat areas and linking corridors to encourage wildlife survival. [21.09-1 S]
- ~~To maintain~~ Maintain the integrity of strategic landscapes between and around the Peninsula's townships ~~and the recreational value of visual sequences along main roads and tourists routes~~. [22.06-2 O]
- ~~To give emphasis to~~ Support outdoor and unstructured recreation, ~~especially recreational activities that promote understanding of, cultivate an interest in or are directly that are~~ associated with rural pursuits of the land or coastal environments in their natural state. [22.07-2 O]
- Support the extension of the ~~Regional-regional~~ Open-open ~~Space-space~~ network, including the Two Bays Trail and the Port Phillip Coastal Bay Trail. [21.09-3 S]

02.03-3 Environmental risks and amenity

~~The Peninsula faces~~ A-a number of ~~interrelated~~ environmental issues ~~face the Peninsula, including such as~~ the loss and degradation of native vegetation, pest plant and animal infestation, lowered habitat capacity, pollution of streams and aquifers, erosion and mass wastage of slopes, and damage to scientific and historic sites. ~~It is estimated that the Peninsula contains less than six per cent of the vegetation cover that existed at settlement and the need to protect remnant vegetation communities is a critical issue~~. [21.09-1]

~~While~~ Most-most areas of the Peninsula are physically stable, ~~in terms of sensitivity to disturbance, except for~~ areas west of the ~~Selywn~~ Selwyn Fault (the Nepean Peninsula). ~~However, there are~~ and some localised areas are prone to erosion and instability. The beach, dune, cliff and ~~inter-inter~~tidal areas are particularly sensitive to human interference. [21.09-1]

~~The proper management of erosion-prone and unstable slopes is critical to sustainable use and development and the maintenance of environmental values. Landslides and erosion can affect the structural stability of buildings and works, increase the siltation and turbidity of creeks, cause flooding, decrease the viability of vegetation communities and reduce habitat areas. Of particular concern is the~~ Bed-bed and bank erosion of Ballar Creek; ~~exacerbates landsliding problems along it particularly where there are Balcombe Clay outcrops in the creek-the~~ Land-land slopes along the ~~Ballar C~~reek are susceptible to instability if disturbed by earthworks, ~~for buildings, driveways, service lines or the like or changes in the water table through inappropriate drainage or other causes. Development which~~ needs to be carefully ~~sited, designed and constructed to avoid exacerbating these problems~~ managed. [22.16]

Council's strategic directions for 'Environmental risks and amenity' are to:

- ~~Utilize a land unit approach to provide a framework for sustainable land use and~~ Protect the unique environmental ~~management~~ and landscape values of the Peninsula. [21.09-1 S]
- ~~To ensure that~~ Preserve the stability of ~~the~~ land ~~does not deteriorate~~ by avoiding development in areas prone to erosion. [22.20-2 O]

02.03-4 Natural resource management

A mild climate, high and well-distributed rainfall, ~~a variety of~~ good soils and ready access to markets ~~have combined~~ to make the Peninsula a major farming area. ~~The Peninsula forms part of the Port Phillip and Westernport catchment and Land Protection Region that~~

~~is the third highest in the state in terms of gross value of agricultural production per hectare. Agricultural land in close proximity to Melbourne is of major value to the state economy.~~
[21.09-2]

Agriculture will continue to play an integral role on the Peninsula, forming part of the economic base, providing ~~a basis~~ for sustainable land management and adding value to recreational experiences. ~~Supporting The local~~ agricultural ~~use is also consistent with industry relies on~~ maintaining areas with a low population density and providing a separation between incompatible uses, such as townships and port development areas.
[21.09-2 & 21.03-3 blended]

The existing pattern of subdivision in the ~~Shire's Peninsula's~~ rural areas ~~already~~ presents a challenge to continued agricultural land use. Further fragmentation of rural land and increasing population in rural areas, would ~~tend to~~ undermine viable farming practices, and destabilise the land market. This in turn would reduce confidence of investment in land management and further fuel pressures for the conversion of rural land to hobby farms and rural residential subdivisions. ~~While There there~~ are opportunities for ~~value value~~-adding industries to operate in conjunction with agricultural activities, ~~however~~ the use of rural land for industry should only occur where the industry is directly related to, or supports, agricultural production in the area. ~~Rural areas must not be seen as low cost industrial land.~~
[21.03-3 & 21.09-2 blended]

Broiler ~~chicken farming farms is are~~ a ~~particular concerning~~ issue ~~of concern~~ on the Peninsula. ~~This Although it~~ is an important economic activity, ~~however~~ the scale of the buildings, the practices associated with farm operation (~~including such as night night-time collections~~), and variations in odour emissions ~~lead to~~ conflicts with landscape objectives and the ~~amenity~~ expectations of ~~other~~ rural residents. [21.09-2]

~~The development of Extractive extractive industry industries resources need to be protected for their strategic value, but development of these sites must have regard to~~ consider the landscape protection and conservation objectives of this scheme. [21.09-2]

Council's strategic directions for 'Natural resource management' are to:

- ~~Maintain controls over subdivision of rural land to avoid further impediments to the proper management of land for agriculture and to ensure~~ Ensure that the intensity of subdivision, land use and development in rural areas is consistent with sustainable agricultural land use and the protection of the natural attributes of the ~~land and protection of the~~ landscape. [21.09-2 S]
- ~~Consolidating Consolidate~~ broiler chicken farming farms in areas where this form of use and development is already well established, ~~to the extent this is compatible with achieving compliance with State Environmental Protection Policies and best practice environmental management guidelines.~~ [21.09-2 S]
- ~~Ensuring Ensure that~~ the staging of development by extractive industries and subsequent rehabilitation ~~is sensitively affected, with~~ provide maximum protection for every value and significant aspect of the surrounding area. [21.09-2]

02.03-5 Built environment and heritage

~~This Mornington Peninsula's~~ sense of place is reinforced by the distinctive built built-form and character of ~~many of the Peninsula's townships, and of precincts with these townships its residential areas.~~ This distinctiveness ~~often~~ arises from: [21.02]

- The relationship between the settlement and its environmental setting—~~be it a rural landscape, a tract of bushland, a hillside or clifftop area or a coastline.~~
[21.02]
- The balance between natural features and built form —~~that~~ in many areas ~~natural features, such as vegetation cover or dune patterns, rather than buildings,~~

are the dominant visual elements. Areas of public open space and reserves contribute to this feature. In addition, some areas, such as parts of Mornington and Sorrento, have a strong heritage element, while in others the natural environmental features and landform have has produced a definite local character. In a number of these areas a key factor is the balance between open space, built form and vegetation. One key distinction is between areas where the street space is defined and enclosed by buildings in contrast to areas where the open space, landform and landscape are provide a dominant and provide a setting for buildings the built form. [21.02 & 21.07-2 blended]

- The influence of heritage sites, gardens and precincts— such as The the Peninsula's also has a rich history, with of buildings, places and sites of heritage significance. Significance, in terms of the Burra charter, refers to places that help us to understand the past, that enrich our life now and that we expect to be of value to future generation. The challenge is to make good decisions about the care of these important places contained in many of its townships that include the Ranelagh Estate in Mount Eliza and the Sorrento Historic Precinct. [21.02 & 21.03-3 blended]
- The cultural significance of heritage places, heritage buildings, structures and gardens located on the Peninsula, including such as places, sites and objects of Aboriginal cultural significance. [21.02]
- Well-established subdivision and development patterns— with characteristic townscapes and streetscapes. It is clear that the extent of site coverage has a direct effect on where the ability to retain or establish site vegetation and that the ability to retain a “bushland”, or “woodland” or coastal setting is often dependent on retaining maintaining larger lot sizes with minimal site coverage. It is therefore important to define requirements for site and area responsive design—design that integrates subdivision and development with the natural landform and vegetation and recognises the importance of existing townscapes and streetscapes. [21.02 & 21.07-2 blended]

Council's strategic directions for 'Built environment and heritage' are to:

- Require that Ensure the location, design and construction of buildings and works are compatible with the special built form and landscape character and heritage of each the surrounding area. [21.09-3 S]
- Identify, protect and manage Conserve sites and locations of cultural heritage significance, relating to both Aboriginal and European heritage. [21.09-3 S]

02.03-7 Economic development

The Peninsula's economy is very diverse; and around 75 per cent of total employment amounts to approximately 23,100 jobs, compared with an estimated is occupied by the local workforce of 31,000 people (ABS 1998 2016 Census). Employment on the Peninsula is based on a few large employers dominated by three industry sectors, i.e. construction, health care and social assistance, and retail trade; these three industries together generate over one-third of the Peninsula's total employment and many small ones. Most jobs are generated by town-based activities such as retailing, construction, business services, health. Other important sectors include education and training, manufacturing, and community services accommodation and food services. [21.02 & ABS Census]

The Port of Hastings is Victoria's largest bulk liquid cargo port; is the Port of Hastings accounting for 57 per cent of the State's bulk liquid trade. These plants directly employ over 1,600 people. In addition, there are a number of smaller operations that are either engaged in port-related activities themselves, or are dedicated to servicing other port industries. [21.02]

Agricultural activities and primary industry occupy the majority of the Peninsula's land rural areas and employ approximately 3 per cent of the Shire's workforce, which is well

~~above the Victorian average. Activities such as Horticulture~~horticulture, viticulture, market gardening and poultry farming are significant rural industries on the Peninsula. ~~Vineyards are an increasingly important industry on the Peninsula. The Peninsula's 40 plus wineries attract more than 150,000 visitors a year and~~In particular, the ~~vineyards and wineries~~ continued ~~growth of this industry~~to contributes ~~significantly~~ to ~~the~~ marketing of the region as a recreation destination with a range of all-season attractions. [21.02]

~~The Municipal Strategic Statement does, however, recognise that~~ The recreational role of the Peninsula requires the provision of supporting facilities, which add value to the region's natural resources and assets, enriches the experience for visitors and provide benefits to the local economy. [22.07-1]

~~While Mornington~~The Peninsula ~~currently~~ has a substantial supply of ~~light~~ industrial land, ~~Nonetheless~~, there is a ~~relative~~ shortage of lots larger than 2,000 square metres. It is necessary to prevent the ~~premature~~ subdivision of remaining industrial land to maintain a supply of larger development sites. [21.07-4]

Council's strategic directions for 'Economic development' are to:

- ~~To facilitate~~Facilitate the expansion of existing industries and ~~to attract~~support new industries that provide services to the Peninsula community, contribute to the local employment base and ~~that~~ are compatible with the Peninsula's character and environment, ~~and the amenity of the local area~~. [21.07-4 O]
- ~~Retain~~Support larger ~~areas of~~ industrial ~~land as a resource~~lot sizes to provide opportunities for a wider range of manufacturing activities. [21.07-4 S]
- ~~To maintain~~Maintain the ~~long long~~-term recreational role of the ~~Mornington Peninsula, which underpins the tourism sector, to support the local economy and to prevent defacto urban or rural residential encroachment into rural areas~~. [22.08-2 O]
- ~~Accordingly, it is appropriate to encourage the provision of facilities and services that generally support~~Support businesses that improve the ability to experience the Peninsula's natural and cultural recreational values, ~~including~~ such as the provision of ~~short short~~-term and ~~home home~~-hosted accommodation, host farms and similar ~~facilities~~uses. [22.07-1]

02.03-8 Transport

The Mornington Peninsula is connected to Melbourne by a network of major roads and freeways, ~~including such as the~~Nepean Highway, Moorooduc ~~Road~~Highway, ~~and the Peninsula Link~~, Mornington Peninsula Freeway, ~~the~~Western Port Highway, Coolart Road and Frankston-Flinders Road. In addition to these north-south linkages, there is also a network of cross-Peninsula roads, ~~including such as~~ Bungower Road and Mornington-Tyabb Road. These roads combine to form the primary movement system on the Peninsula, which will continue to rely heavily on private transport into ~~the~~ foreseeable future. [21.02]

A secondary network of roads serves the Peninsula hinterland and acts as an important recreation resource. These links, ~~which include the~~such as ~~Bittern~~Bittern-Dromana Road, Red Hill-Shoreham Road, ~~Mornington~~Mornington-Flinders Road, Boneo Road, Browns Road and Old Melbourne Road, are used by ~~cross~~cross-Peninsula traffic, ~~by~~ local people accessing their properties, and ~~by~~ recreational travellers engaged in sightseeing and other leisure pursuits. A ~~number~~network of pedestrian and bicycle paths ~~have also been developed which~~ provide recreational opportunities and support movement ~~with~~in local areas. [21.02]

The ~~Mornington~~Peninsula's passenger and commercial rail system is ~~now limited to~~ ~~one~~serviced by a ~~non~~non-electrified line between Frankston and Stony Point. It carries a passenger shuttle service along with ~~considerable~~freight traffic associated with ~~BHP's Western Port Steelworks~~BlueScope in Hastings. [21.02]

Buses are the principal mode of public transport serving Peninsula residents. These operate primarily on ~~north-north-south~~ routes, ~~connecting to and connect with~~ Frankston. ~~While Subsidised subsidised~~ school and community bus services operate throughout the ~~Shire Peninsula; however,~~ the ~~relatively low intensity and~~ dispersed pattern of development (~~compounded by and low permanent seasonal~~ occupancy rates ~~in some of coastal~~ townships) ~~with a high volume of holiday homes militates against limit~~ the establishment of a more extensive bus service. [21.02]

The Tyabb airfield has ~~been in operated operation~~ for many years ~~and in addition to providing~~ recreational flying ~~provides a connection for some forms of commercial air transport to larger airports, including Moorabbin and Melbourne (Tullamarine) Airport.~~ [21.02]

The Port of Hastings makes an important contribution to the Victorian economy and has ~~a number of significant several~~ competitive advantages, ~~including such as:~~ [21.10]

- Shorter shipping times than the Port of Melbourne. [21.10]
- Sheltered ~~anchorage's anchorages~~ and ~~a Victoria's deepest water port~~ channel ~~that requiring requires~~ minimal maintenance dredging. ~~The port channel is Victoria's deepest, with a guaranteed minimum depth of 14.3 metres.~~ [21.10 & 21.02 blended]
- Readily developed land and accessible infrastructure, including pipelines. [21.10]
- ~~The Port of Hastings is served by four Four~~ jetty complexes, — ~~i.e. the~~ Crib Point Oil Terminal Jetty, Long Island Point Pier, ~~the BHP Steel Industries Roll On-Roll Off BlueScope~~ Wharf, and ~~the~~ Stony Point Port Services Complex. [21.02]
- ~~The port facilities at Hastings have attracted three Three~~ major industries ~~associated with the port:- i.e. BHP's Western Port Steelworks BlueScope, The Esso-BHP ExxonMobil Gas Fractionation Plant, and The Whitemark United Petroleum Storage and Distribution facility Facility.~~ [21.02]
- Major road links to Melbourne's existing industrial and manufacturing centres. [21.10]

~~On the basis of~~ Considering these factors, planning for Western Port has been directed towards maintaining ~~long long-term~~ port potential. [21.10]

Western Port ~~Bay has is~~ also ~~been the subject of a number of environmental and planning studies, including the major Western Port Bay Environmental Study (1975). This work has identified the Bay and its surrounds as an area of environmental significance and sensitivity. Planning has therefore placed special emphasis on "finding the for this area must balance"—meeting the need to pursue pursuit of the economic advantages of the area, whilst ensuring with~~ the protection of the environment. [21.10]

In addition to the major ~~deep deep-water~~ port facilities ~~on in the~~ Western Port ~~area,~~ there are ~~a numerous many~~ local boating facilities; ~~including the major facilities ones are~~ at Mornington, Hastings, Sorrento, and Crib Point. Vehicle and passenger ferry services operate between Sorrento, Portsea and Queenscliffe ~~on across~~ Port Phillip ~~Bay~~ and passenger ~~ferry~~ services operate between Crib Point, French Island and Phillip Island ~~on across~~ Western Port ~~Bay.~~ [21.02]

Council's strategic directions for 'Transport' are to:

- ~~To ensure Ensure~~ development does not ~~impede~~ the safe and efficient movement of traffic along highways, main roads and tourist routes in the municipality ~~and to avoid a proliferation of access points.~~ [22.06-2 O]
- ~~To protect Protect~~ the long-term value of Western Port for ~~selected~~ port and industrial purposes that ~~depend upon or gain significant economic advantage benefit~~ from proximity to natural ~~deep deep-water~~ channels. [21.10 O1]

- ~~To ensure~~ Ensure that port and ~~port-port~~-related development does not adversely affect ~~or compromise~~ the ecosystems and recreational ~~resources~~ value of Western Port Bay. [21.10 O2]

02.03-9 Infrastructure

The Mornington Peninsula ~~also~~ faces ~~a number of~~ several ~~key~~ challenges in relation to sewerage and drainage infrastructure. [21.02]

~~Development in unsewered areas has previously been approved on the basis of satisfactory on-site wastewater treatment and disposal facilities. Recent investigations, however, have raised concerns that unsewered development is contributing to the~~ Although most areas now have access to reticulated sewerage, there are still a significant number of properties that are not connected which present an ongoing risk of pollution ~~of to~~ inland surface waters, beaches and groundwater, particularly on the Nepean Peninsula. [21.02]

~~Equally~~ In addition, ~~although~~ the drainage systems in ~~more recent development areas have been designed with adequate capacity~~, many parts of the ~~Shire~~ Peninsula have local capacity limits, ~~while Major~~ major regional drainage systems depend on natural watercourses and streamlines, with subsequent pressure on their environmental values. [21.02]

Council's strategic directions for 'Infrastructure' are to:

- Ensure ~~that proposals for new development provide appropriate stormwater treatment measures and that construction activities~~ does not adversely impact on the regional drainage function of waterways, drains, retarding basins and floodplains. [21.07-1 S]
- ~~Require that~~ Ensure major ~~new~~ development in new areas ~~be is~~ connected to reticulated sewerage. [21.07-1 S]
- Ensure ~~that infill development proposals which will result in new or increased waste water discharge are approved only where connected to reticulated sewerage or where the applicant demonstrates that wastewater discharges will meet State environmental standards and will~~ does not contribute ~~further~~ to the pollution of groundwater or surface waters. [21.07-1 S]
- Ensure ~~that all development, including drainage, roads and sewerage systems are~~ is designed to protect the ~~air~~ environment, ~~land, waterways and ground water resources~~ from polluting discharges and activities ~~in accordance with State Environment protection policies and relevant best practice environmental management guidelines~~. [21.07-1 S]