

21.0919/01/2006
VC37**PLANNING FOR RURAL AREAS** [Rule 5 Not PPF format]

~~The Peninsula's rural areas are one of the key elements of the strategic framework plan. In the context of the Peninsula, "rural" refers to land with a diverse range of values. It includes areas that support the natural systems of Peninsula, including stream catchments, wetlands and ground water recharge areas, bushland habitats and major conservation reserves. It refers to land used for agriculture and primary production. It refers to landscapes, and areas of recreational value and cultural significance.~~ [Rule 4 Unnecessary content]

Finally, the attraction of the Peninsula has led to a substantial rural population that is not directly or primarily engaged in traditional agriculture. In this sense, many properties on the Peninsula are used for "rural living", generating a further set of demands and expectations. [02.01 C]

~~A major aim of this statement is to recognise the complexity and inter dependence of the Peninsula's rural values and to provide a framework that will maintain them into the future. This framework is expressed in terms of three components:~~ [Rule 4 Unnecessary content]

~~21.09-1—Conserving environmental values.~~ [Rule 4 Unnecessary content]

~~21.09-2—Supporting agriculture and primary production.~~ [Rule 4 Unnecessary content]

~~21.09-3—Maintaining and enhancing landscape, cultural and recreational values.~~
[Rule 4 Unnecessary content]

~~A key challenge is to support the development of high yield, nature based tourism and eco tourism and to support businesses which operate in a sustainable manner.~~
[Rule 4 Unnecessary content]

21.09-125/01/2006
C83**Conserving environmental values** [Rule 5 Not PPF format]**Overview** [Rule 5 Not PPF format]

~~The Mornington Peninsula is recognised as an area of environmental significance. Environmental characteristics have shaped human activity on the Peninsula and continue to do so today, forming the basis of the Peninsula's strengths in agriculture and recreation.~~ [Rule 4 Unnecessary content]

A number of interrelated environmental issues face the Peninsula, including 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.
[02.03-3 SD]

~~The Local Agenda 21 program and the development of Local Conservation Strategies provide an opportunity to address environmental issues in detail. However, land use planning has a central role in achieving conservation objectives and in applying the principle of sustainability through development decisions.~~ [Rule 4 Unnecessary content]

~~Extensive studies have identified the diversity of the Peninsula's environmental features and the linkages between environmental systems, landform, landscapes and sustainable land use. The concept of land units, which indicate areas of consistent geology, landform, soils, vegetation, landscape and environmental capability was utilised as the basis for land use planning by the Western Port Regional Planning Authority in the preparation of the Conservation Plan for the Southern Mornington Peninsula (1979). This approach continues to provide a viable framework for the development and implementation of environmental strategies.~~ [Rule 4 Unnecessary content]

Key issues [Rule 5 Not PPF format]

- ~~▪ There is a need to recognise the relationship between different elements of the Peninsula's environmental systems that support environmental quality, diversity and stability.~~
[Rule 4 Unnecessary content]
- Most areas of the Peninsula are physically stable, in terms of sensitivity to disturbance, except for areas west of the Selywn Fault (the Nepean Peninsula). However, there are localised areas prone to erosion and instability. The beach, dune, cliff and inter tidal areas are particularly sensitive to human interference. [02.03-3 SD]

- ~~The overall sustainability of biological systems is more precariously balanced, due to:~~
 - ~~The extent of clearing of native vegetation.~~
 - ~~The generally mature age structure of the remnant vegetation and the limited number of large scale vegetated areas capable of supporting natural regeneration.~~
 - ~~Loss of diversity of natural habitats, indigenous plant and animal species.~~
 - ~~Invasion by environmental weeds and pest animals.~~
 - ~~Increased development in catchment areas, including unsewered subdivision and intensive agriculture.~~
 - ~~Incomplete water way management.~~
- [Rule 4 Unnecessary content]

- ~~In this context some areas are of strategic importance—including streamline environments and habitat corridors. Public land, including parks and coastal reserves provides a critical resource base and there is a need for regional coordination in catchment planning and management.~~
- [Rule 4 Unnecessary content]

- ~~The cumulative effect of increased population in rural areas is to increase pressure on environmental systems, with particular impact in ground water recharge areas and erosion prone areas. Increasing development also in results in the further removal of remnant vegetation, both to establish buildings and access, and to manage fire risk. It is necessary to maintain a development density and land use pattern that is compatible with protecting environmental systems.~~ [Rule 4 Unnecessary content]

Objective 1 [Rule 5 Not PPF format]

~~To maintain and enhance the natural values and ecological systems of the Peninsula.~~
[Rule 3 12.05-1S Duplication]

Strategies [Rule 3 Duplicates PPF format]

~~Strategies to achieve these objectives include:~~ [Rule 4 Unnecessary content]

- ~~Base planning for the use and development of land on a comprehensive assessment of the natural systems of the Peninsula.~~ [Rule 3 VPP 12 Duplication]
- Utilize a land unit approach to provide a framework for sustainable land use and environmental management. [02.03-3 SD]
- ~~Identify, conserve and enhance areas and sites of environmental significance, paying special regard to:~~
 - ~~The capacity of those areas and sites to withstand change and development without detriment.~~
 - ~~The management of such areas and sites to sustain their value and the integrity of biotic communities both on land and in water.~~
 - ~~The adverse effects of unconstrained access and development in areas of indigenous plant communities and habitats.~~
 - ~~The need to protect the high conservation and landscape values of National and State parks and other conservation reserves by minimising intrusive development on adjacent areas.~~
 - ~~The potential for establishment and enhancement of faunal habitat and linking corridors in areas adjacent to National and State Parks and other conservation reserves in strategic areas between the Parks and other sites of conservation significance.~~

[Rule 3 VPP 12 Duplication]

- ~~Integrate land use planning with policies for the protection of catchments, the adjacent coastal areas and marine environments.~~ [Rule 3 12.02-1S & 14.02-1S Duplication]
- ~~Include consideration of information from scientific studies of the area, including the Regional Catchment Strategy and Catchment Action Plans prepared under the Catchment and Land Protection Act 1994 and Coastal Action Plans under the Coastal Management Act 1995.~~
[Rule 3 14.02-1S Duplication]

- ~~Coordinate public and private land use strategies to achieve best practice environmental management outcomes.~~ [Rule 6 Unclear how to apply]
- ~~Develop and implement management plans for public land, having regard to the need to recognise and reconcile the relationship between public land management and private land use.~~ [Rule 4 Unnecessary content]
- ~~Conserve and enhance native vegetation along roadsides~~ [Rule 3 12.01-2S Duplication] ~~having regard to the Mornington Peninsula—Western Port Roadsides Management Plan (1996).~~ [Rule 4 Outdated content]
- Protect and conserve habitat areas and linking corridors to encourage wildlife survival. [02.03-2 SD]
- ~~Protect and conserve remnant native vegetation and the diversity of plant communities on public and private land through effective and equitable controls and monitoring.~~ [Rule 3 12.01-1S Duplication]
- ~~Protect the Peninsula's coastal dunes, wetlands and other environmentally sensitive areas in accordance with relevant State guidelines and policies.~~ [Rule 4 Unnecessary content]
- ~~Ensure that planning scheme provisions are consistent with the principles of ecologically sustainable development and allow development only where the long term protection of the environment is ensured, having regard to the environmental capacity of each areas to absorb further development.~~ [Rule 6 Unclear how to apply]
- ~~Protect the land, air environment, waterways and ground water resources of the Peninsula from polluting discharges and activities in accordance with the relevant State Environment Protection Policies, best practice environmental management guidelines and any relevant approved regional or catchment strategy~~ [Rule 3 13.06-1S, 14.02-1S & 19.03-3S Duplication]
- ~~Ensure that all earth works are designed to minimise off site discharges of stormwater contaminated by sediment, having regard to EPA guidelines.~~ [Rule 3 14.02-2S Duplication]
- ~~Promote the provision of drainage, sewerage and other waste disposal facilities to lessen pressure on environmental systems.~~ [Rule 3 19.03-3S Duplication]

Implementation [Rule 5 Not VC159 format]

~~These strategies will be implemented by:~~ [Rule 4 Unnecessary content]

Zones and overlays [Rule 5 Not VC159 format]

Use the Green Wedge Zone and Farming Zone to encourage an integrated approach to land management and the protection and enhancement of biodiversity. [74.01s]

Using the Green Wedge Zone and Farming Zone to specify a required minimum lot size based on land unit analysis, that will facilitate maintaining the existing pattern of rural land use and that is compatible with the ability of the environment and landscape to absorb use and development without detriment. [74.01s]

Using the Environmental Significance Overlay to give effect to land unit classifications and support integrated environmental management. [74.01s]

Using the Environmental Significance Overlay, Vegetation Protection Overlay and Erosion Management Overlay to identify and implement management requirements in relation to specific environmental such as streamlines, wetlands, areas of native vegetation and erosion-prone areas. [74.01s]

- Applying the Public Conservation and Resource Zone to manage the use of major public reserves of substantial conservation value, in conjunction with sustainable levels of recreational activity. [74.01s]

Policies and the exercise of discretion [Rule 5 Not PPF format]

~~Requiring land use and development proposals to:~~

~~Provide land capability assessments and environmental impact statements, where appropriate.~~ [Rule 3 35.04 Duplication]

~~Demonstrate compliance with State Environment Protection Policies, where appropriate.~~ [Rule 4 Unnecessary content]

~~Incorporate best practice environmental management guidelines.~~ [Rule 4 Unnecessary content]

~~Have regard to the requirements or recommendations of any approved relevant regional catchment strategy or action plan. [Rule 3 14.02-1S Duplication]~~

~~Provide short and long term rehabilitation plans, where appropriate, including, revegetation with native vegetation of local provenance and other environmental repair techniques.
[Rule 3 12.01-2S Duplication]~~

~~Using a local policy to provide guidelines to reduce the environmental impact of development.
(Clause 22.14 – Mornington Peninsula land units). [Rule 3 42.01 Duplication]~~

Avoiding the spread of environmental weeds and encouraging the re-establishment of native vegetation of local provenance through the provision of appropriate information and support, and through conditions of planning approval where appropriate. [12.01-1L S]

~~Using a local policy to provide guidelines in relation to the development of land in areas prone to bushfire risk (Clause 22.11 – Mornington Peninsula fire protection policy).
[Rule 3 13.02-1S & 52.12 Duplication]~~

~~Requiring all earthmoving works to be designed to minimise off site discharges of stormwater contaminated by sediment by appropriate and approved means and have regard to EPA guidelines for major construction sites, techniques for sediment pollution control and urban stormwater management: major roads and freeways. [Rule 3 14.02-2S & 19.03-3S Duplication]~~

~~Requiring the provision of utility services, drainage, sewerage and other waste disposal facilities in keeping with the area's conservation significance. [Rule 19.03-3S & 19.03-5S Duplication]~~

Further strategic work [Not mandatory content under the Act]

~~Investigating the further integration of land unit based planning with integrated catchment management.~~

~~Reviewing the Chinaman's Creek catchment strategy and implementing appropriate policies and planning scheme provisions.~~

~~Developing catchment plans in partnership with the Catchment and Land Protection Board, Melbourne Water and the EPA to protect natural elements, control and minimise pollution load at or near the source and promote treatment and reuse of storm water.~~

~~Introducing appropriate land use and development controls in consultation with Melbourne Water to protect water supply catchment areas and to identify floodplains and land subject to inundation.~~

~~Promoting the development of management plans to manage public access and visitor numbers to recreational areas where increased human activity will threaten the conservation values of such areas.~~

~~Support the development of management plans to recognise and reconcile the relationship between public land management and land use on adjoining private land.~~

~~Extending the detailed mapping of environmental system elements to all areas of the municipality.~~

~~Developing more detailed mapping and provisions in relation to fire risk areas and fire prevention, in conjunction with the CFA.~~

Other actions [Not mandatory content under the Act]

~~Developing and implementing an environmental code of practice to guide Council's operational activities.~~

~~Supporting programs for the control of noxious weeds and vermin.~~

~~Developing a program for monitoring environmental conditions including liaison with the EPA to establish monitoring of outputs from drains and watercourse.~~

21.09-2

25/01/2006
C83**Supporting agriculture and primary production** [Rule 5 Not PPF format]**Overview** [Rule 5 Not PPF format]

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. [02.03-4 SD]

However, the Peninsula's attraction as a residential location and its appeal to hobby farmers has led to fragmentation of some rural land into relatively small parcels. While the small size of many landholdings leads to pressure on effective and economic agriculture on the Peninsula, the Shire seeks a strategic response which will maintain and foster agricultural viability. [02.01 C]

~~It is also necessary to ensure that farming practices are integrated with the achievement of other planning objectives, particularly in terms of catchment management, conservation and landscape protection. Sustainable development and land use must be based on a detailed assessment and understanding of long term land capability.~~ [Rule 3 14.01-2S Duplication]

Broiler chicken farming is a particular issue of concern on the Peninsula. This is an important economic activity however the scale of the buildings, the practices associated with farm operation (including night time collections) and variations in odour emissions lead to conflicts with landscape objectives and the expectations of other rural residents. [02.03-4 SD] ~~A state wide code of practice is currently in preparation and will bring greater certainty to this industry.~~ [Rule 3 Outdated content] ~~In the interim, it is considered that long term sustainability must include community acceptance and that a precautionary approach is appropriate.~~ [Rule 3 Unnecessary content]

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. [02.03-4 SD]

Key issues [Rule 5 Not PPF format]

~~Although the Peninsula remains an area of above average agricultural productivity pressures for residential use and land fragmentation tend to undermine the continued use of land for agriculture and increase expectations of continuing excisions or future conversion to hobby farms.~~ [Rule 3 02.03-4 SD Duplication]

~~The loss of land from rural production tends to undermine the infrastructure that supports farming, adding more pressure on agricultural land use and undermining confidence in investment. This process can create a vicious circle unless there is a long term strategy to retain rural land.~~ [Rule 3 02.03-4 SD Duplication]

~~The increase in intensive forms of agriculture on the Peninsula, including vine yards, and market gardening requires attention to environmental sustainability, in relation to pressure on remnant vegetation and maintaining environmental stream flows.~~ [Rule 3 14.01-2S Duplication]

There are opportunities for 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. [02.03-4 SD]

Extractive industry resources need to be protected for their strategic value, but development of these sites must have regard to the landscape protection and conservation objectives of this scheme. [02.03-4 SD]

Objective 1 [Rule 5 Not PPF format]

~~To support the use of rural land for farming to the maximum extent that is environmentally sustainable and consistent with maintaining landscape character.~~ [Rule 3 14.01-2S Duplication]

Strategies [Rule 3 Duplicates PPF format]

~~Strategies to achieve these objectives include:~~ [Rule 4 Unnecessary content]

- ~~Recognise the productive capacity of rural land on the Peninsula and the value of maintaining agricultural land as part of the Peninsula's strategic planning framework.~~
[Rule 3 14.01-1S Duplication]
- ~~Support sustainable agricultural land use as a means of effectively managing and conserving rural land and landscapes and achieving the productive use of land for agricultural purposes.~~
[Rule 3 14.01-1S Duplication]
- ~~Ensure that high quality agricultural land and other agricultural land that is of strategic importance in terms of achieving conservation, recreation, settlement pattern, and port development objectives, remain available for productive agriculture.~~
[Rule 3 14.01-1S Duplication]
- Maintain controls over subdivision of rural land to avoid further impediments to the proper management of land for agriculture and to ensure that the intensity of subdivision, land-use and development is consistent with sustainable agricultural land use, the natural attributes of the land and protection of the landscape. [02.03-4 SD]
- ~~Retain larger rural lots as single titles, and avoid fragmentation of rural land, to facilitate the use of effective farming practices.~~ [Rule 3 14.01-1S Duplication]
- ~~Limit provisions for rural excision to include only those farm properties which remain in the same ownership as prior to the introduction of planning controls (1975) and which have sufficient area to continue to operate as farming properties after the excision.~~ [Rule 3 11.01-1L Duplication]
- Avoid the encroachment of more sensitive land uses into recommended air or noise buffer distances which are established to insulate potentially offensive activities. [14.01-1L S]
- ~~Protect rural areas from encroachment by containing township growth within defined boundaries.~~
[Rule 3 14.01-1S Duplication]
- ~~Prevent the establishment of use and development that is incompatible with agricultural activity.~~
[Rule 3 14.01-1S Duplication]
- ~~Ensure that recreational developments do not impact on the rural character of an area or the continued use of land for rural pursuits by their nature or scale.~~ [Rule 3 14.01-1L Duplication]
- ~~Encourage best practice in the sustainable management of rural land in order to maximise its productive value and avoid land degradation, this includes:~~ [Rule 3 14.01-1S Duplication]
- ~~Identifying areas of environmental concern, such as the management of surface water and ground water resources.~~ [Rule 3 14.02-1S Duplication]
- ~~Encouraging whole farm planning.~~ [Rule 9 Provision is vague]
- ~~Developing and implementing appropriate strategies and catchment action plans in conjunction with landowners, land care groups and relevant authorities and agencies.~~
[Rule 3 14.02-1S Duplication]
- ~~Protecting and where possible enhancing native vegetation and habitat for native fauna as part of whole farm planning.~~ [Rule 3 12.01-1S Duplication]
- ~~Establishing, maintaining and ensuring compliance with appropriate buffer areas and other performance requirements for intensive activities such as feedlots, piggeries, broiler chicken farms, egg production farms and animal boarding establishments.~~
[Rule 3 Duplicates relevant Victorian Code]
- Consolidating broiler chicken farming 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.
[02.03-4 SD]
- ~~Promote opportunities for value adding activities such as agricultural services, rural industries and visitor accommodation, while having regard to the potential impact of commercial and industrial activities on the character and environmental quality of the area, including EPA interim guidelines on the control of noise from industry in country Victoria.~~
[Rule 3 14.01-2S Duplication]

Implementation [Rule 5 Not VC159 format]

~~These strategies will be implemented by:~~ [Rule 4 Unnecessary content]

Zones and overlays [Rule 5 Not VC159 format]

Using the Green Wedge and Farming Zone to provide for the sustainable use of rural land, primarily for extensive animal husbandry and Crop raising. [74.01s]

~~Using the Green Wedge and Farming Zone to specify a required minimum lot size that will facilitate maintaining the existing pattern of rural land use and that is compatible with ability of the environment and landscape to absorb use and development without detriment.~~

[Rule 3 21.09-1 Duplication]

Applying the Environmental Significance Overlay to identify potential environmental constraints and to require land capability assessment of proposed development where appropriate. [74.01s]

Policies and the exercise of discretion [Rule 5 Not PPF format]

~~Using local policies to establish an appropriate framework for the consideration of applications involving rural land. Clause 22.14—Mornington Peninsula land units)~~

[Rule 4 Unnecessary content]

~~Using a local policy to establish an appropriate framework for the consideration of applications involving more than one dwelling on a rural property, the creation of house lot excisions and realignments of boundaries. (Clause 22.03—Dwelling density, excisions and realignments in rural areas).~~ [Rule 4 Unnecessary content]

~~Using a local policy to provide guidelines for the consideration of applications involving broiler chicken farms. (Clause 22.15—Broiler chicken farms).~~ [Rule 4 Unnecessary content]

~~Requiring applications to demonstrate consistency with codes relating to feedlots, piggeries, effluent disposal guidelines for dairy sheds, dairy processing plants, aqueous wool scouring and carbonising, tanning and related industries and any relevant Best Practice Environmental Management Guidelines as developed or varied from time to time.~~ [Rule 4 Unnecessary content]

~~Requiring applications for intensive animal industries, where these are not subject to a specific state code of practice, to demonstrate that the level of odour emission will comply with State environment protection policies, will not impact on residential properties and will not cause a nuisance (as defined in the Health Act 1958).~~ [Rule 3 13.06-1S Duplication]

~~Ensuring that existing extractive industries have reasonable access to available stone resources while being contained to carefully limited works and sites.~~ [Rule 3 14.03-1S Duplication]

Ensuring that the staging of development by extractive industries and subsequent rehabilitation is sensitively affected, with maximum protection for every value and significant aspect of the surrounding area. [02.03-4 SD]

Further strategic work [Not mandatory content under the Act]

~~Undertake a review of rural land use planning including an agricultural land capability assessment.~~

~~Investigate the opportunities for timber production on smaller landholdings, as part of whole farm plans and the option of cooperative use of land in separate ownerships as a viable production unit.~~

Other actions [Not mandatory content under the Act]

- ~~Encouraging the use of whole farm techniques and agricultural activities that are:~~
 - ~~— compatible with the conservation of water and soil resources and the retention and~~
 - ~~— reinstatement of areas of native vegetation of local provenance.~~
- ~~Supporting coordinated catchment management and land care programs.~~
- ~~Supporting cooperative management of properties in separate ownership as viable farming units.~~
- ~~Supporting recycling from agricultural activities and encouraging the reuse of waste water where this is ecologically sustainable and is carried out in accordance with the Guidelines for Waste water Reuse (EPA Publication No. 464, 1996) and the Guidelines for Waste water Irrigation (EPA Publication No.168, revised 1991).~~

21.09-3

25/01/2006
C83**Maintaining and enhancing landscape, cultural and recreational values**

[Rule 5 Not PPF format]

The Peninsula is the most popular area in Victoria for informal recreation. The Peninsula's importance as a recreation area is increasing due to: [Rule 4 Unnecessary content]

- Rapid population growth in Melbourne's south-east. [Rule 4 Unnecessary content]
- The particular suitability of the Peninsula's natural features, heritage, resources and natural character to support a wide and varied range of recreational opportunities, particularly unstructured and outdoor activities. [Rule 3 02.03-2 SD Duplication]

A key resource supporting this recreational role is the diversity and quality of the Peninsula's landscapes. These vary from the Arthurs Seat escarpment and undulating Red Hill area, to the open coastal landscapes of Western Port/ Cape Schanck to the south and east, the distinctive Cup's landscape to the west, and the landscapes of Mt Martha and the Kangerong Basin to the north. Equally important are the Moorooduc Plain, Balcombe Valley and the landscapes of the central and eastern Peninsula, which form part of the Peninsula's "green break" from metropolitan Melbourne. [Rule 3 02.03-2 SD Duplication]

These landscapes are made up of a number of elements, including specific features such as ridgelines and escarpments, treelines of both native and introduced vegetation, as well as the general land form, viewlines and patterns of remnant vegetation. The network of scenic roads that cross the Peninsula and the "green spine" of public land and walking tracks also form part of the landscape value of the Peninsula, and the add to recreational experiences. [Rule 3 02.03-2 SD Duplication] In addition, there are buildings and places throughout the Peninsula, which increase our understanding of the past and add value to our current experience. These are sites of European and Aboriginal heritage significance. [Rule 3 02.03-5 SD Duplication]

In this context, sustainable development is seen as that which supports the inherent values of the Peninsula and provides opportunities for access, understanding and enjoyment rather than introducing elements that are disruptive, intrusive or out of character. Protecting the recreational value of the Peninsula's roads is included in this aim, involving policies such as the retention of roadside vegetation and preventing the development of commercial strips.

[Rule 3 02.03-5 SD & 02.03-8 SD Duplication]

This is not to suggest that recreation on the Peninsula requires no supporting facilities. Investment in recreational infrastructure that adds value to the region's natural resources both enriches the experience of users and benefits the local economy. This infrastructure may include visitor accommodation, interpretation centres, equestrian facilities, restaurants associated with wineries and the like. Regional trails, such as the Two Bays Walking Trail and the Around the Bay Trail, are particularly compatible with the focus on outdoor and unstructured recreation in the Shire.

[Rule 4 Unnecessary content]

The Peninsula boasts some of Victoria's greatest natural and cultural assets, and these form the base of its tourism industry. However, the Peninsula faces a challenge in harnessing its attractions to produce sustainable economic benefits. [Rule 3 02.03-7 SD Duplication]

It is also necessary to ensure that the region's infrastructure can support more intensive tourist activity, particularly in designated tourism nodes. Adequate infrastructure is essential to avoid detriment to natural areas and the residential amenity of the townships.

[Rule 3 11.01-1L Duplication]

Finally, in the context of development pressures on the Peninsula, it is important to distinguish between developments which meet tourism and recreation needs, and those that would essentially establish new residential settlements. While the resulting built form may be similar, the functional value and implications in terms of planning objectives will be significantly different.

[Rule 4 Unnecessary content]

Key issues [Rule 5 Not PPF format]

- The Peninsula's regional tourism role is likely to increase over time, placing pressure on the natural environment and rural and coastal landscapes that support this role. [Rule 4 Unnecessary content]
- In rural areas, the provision of facilities to support recreation and add value to recreational experiences is supported. However, maintaining the value of the Peninsula for recreation depends on resisting pressures for urban intrusion including rural residential development and the development of commercial strips adjacent to major roads and tourist routes.

[Rule 3 11.01-1L Duplication]

- ~~Increasing the tourism focus of the existing townships needs to be supported by the provision of adequate infrastructure. [Rule 3 17.04-1S Duplication]~~
- ~~A sustainable position in relation to recreational developments must distinguish between facilities which support the Peninsula's recreational role and the establishment of new residential settlements. [Rule 3 11.01-1L Duplication]~~
- ~~There are substantial opportunities to consolidate the Peninsula's recreational role, extending regional open space networks and increasing the range and diversity of recreational activities, however it will be important to achieve coordination between public land managers and ensure cooperation with private land owners. [Rule 4 Unnecessary content]~~

Objective 1 [Rule 5 Not PPF format]

~~To maintain the recreational role of the Peninsula by protecting the qualities of its landscapes, natural environment and cultural heritage. [Rule 3 02.03-2 SD Duplication]~~

Strategies [Rule 3 Duplicates PPF format]

~~Strategies to achieve these objectives include: [Rule 4 Unnecessary content]~~

- ~~Maintain the scenic landscape quality of the Peninsula with the following strategies:~~
- ~~Maintain permanent non-urban areas of high landscape value and natural interest, which support a variety of recreational activities and experiences and contribute to the liveability of the Melbourne and Western Port regions. [Rule 3 02.03-2 SD Duplication]~~
- ~~Give emphasis to outdoor and unstructured recreation, especially recreational activities that promote understanding of, cultivate interest in, or are directly associated with rural pursuits, the land or coastal environments in their natural state. [Rule 3 02.03-2 SD Duplication]~~
- ~~Promote appropriate recreational activities in non-urban areas particularly activities that are linked with the existing historic, agricultural, environmental and landscape features of the Peninsula. [Rule 3 02.03-2 SD & 02.03-7 SD Duplication]~~
- ~~Acknowledge the role of State significant tourist and recreational facilities as an important part of the economic development of the Peninsula. [Rule 3 02.03-2 SD & 02.03-7 SD Duplication]~~
- ~~Protect the landscapes, seascapes, coastlines and waterways of the Peninsula, paying particular regard to: [Rule 3 02.03-2 SD & 12.02-1L Duplication]~~
 - ~~Protecting the integrity of the landscape and natural features in both rural and township areas. [Rule 3 12.05-2S Duplication]~~
 - ~~Landscape character and vantage points of high quality. [Rule 3 12.05-2S Duplication]~~
 - ~~Visual sequences along access routes. [Rule 3 02.03-2 SD Duplication]~~
 - ~~The control of building and subdivision densities in areas of scenic value. [Rule 3 12.05-2S Duplication]~~
 - ~~The conservation of significant areas of native vegetation of local provenance indigenous vegetation and significant stands of trees along ridges and in valleys and of vegetation along roadsides. [Rule 3 12.01-1S Duplication]~~
 - ~~The potential to restructure old and inappropriate subdivisions where development would impact adversely on the landscape or natural features. [Rule 3 45.05 Duplication]~~
- ~~Ensure that the roads of the Peninsula are protected from inappropriate development and are maintained as a major landscape and recreational resource. [Rule 3 02.03-8S Duplication]~~
- ~~Require that the location, design and construction of buildings and works are compatible with the special character and heritage of each area. [02.03-5 SD]~~
- ~~Prevent the establishment of new broiler farms in sensitive landscape areas. [Rule 3 02.03-4 SD Duplication]~~

- ~~Encourage the provision of facilities which support the recreational role of the Peninsula, improve the ability to meet the demands of visitors and reduce the impact of recreational use on environmental systems and township areas. [Rule 3 17.04-1S Duplication]~~
- ~~Encourage the provision of services and facilities for outdoor and unstructured recreation, including short term and home hosted accommodation, of a kind, scale and location appropriate to the natural and rural environment and the special role, heritage and character of the Peninsula. [Rule 3 17.04-1S Duplication]~~
- ~~Provide for sustainable forms of recreation including a world class regional open space network. [Rule 3 19.02-6S Duplication]~~
- Support the extension of the Regional Open Space network, including the Two Bays Trail and the Port Phillip Coastal Bay Trail. [02.03-2 SD]
- Identify, protect and manage sites and locations of cultural heritage significance, relating to both Aboriginal and European heritage. [02.03-5 SD]
- ~~Have regard to current heritage studies for the municipality, including the Aboriginal cultural resource management grid map and guidelines (Aboriginal Affairs Victoria). [Rule 3 15.03-2S Duplication]~~
- ~~Protect rural areas and roads from intrusion by commercial uses that are primarily urban in character, such as freestanding convenience shops, take away food shops and service stations which are more appropriately located in township areas. [Rule 3 02.03-8 SD Duplication]~~
- ~~Maintain and enhance the safety, function and amenity of access routes and scenic roads by:~~
- ~~Avoiding a proliferation of access points along major roads that detract from their safety and efficiency. [Rule 3 18.02-3L Duplication]~~
- ~~Protecting visual sequences along access routes. [Rule 3 02.03-2 SD Duplication]~~
- ~~Protecting arterial roads, scenic roads and access routes from inappropriate commercial and visual intrusion, including advertising signs. [Rule 3 02.03-8 SD Duplication]~~
- ~~Preventing the development of commercial strips along rural roads. [Rule 3 02.03-8 SD Duplication]~~
- ~~Limiting access in some areas to protect pedestrian and equestrians from vehicle traffic:~~
 - ~~Ensure that major indoor recreational facilities and facilities for structured recreation are not be approved where these would have a significant adverse impact on the rural environment or character of the area. [Rule 3 11.01-1L Duplication]~~
 - ~~Ensure that proposals for recreational developments that include residential, commercial or subdivisional components meet strict tests of consistency with the overall planning directions of this statement. [Rule 3 11.01-1L Duplication]~~

Implementation [Rule 5 Not VC159 format]

~~These strategies will be implemented by: [Rule 4 Unnecessary content]~~

Zones and overlays [Rule 5 Not VC159 format]

- Using the Green Wedge and Farming Zone to provide flexibility in the use of rural land for recreational purposes that are consistent with landscape character, environmental management and long term agricultural use in the area. [74.01s]
- Using the Green Wedge and Farming Zone to specify a minimum subdivision requirement in different areas which is consistent with an assessment of the ability of the landscape to absorb further development without detriment. [74.01s]
- Using the Green Wedge and Farming Zone to require planning approval of substantial timber production proposals that may adversely affect landscape values. [74.01s]
- Using the Comprehensive Development Zone to incorporate integrated tourist developments, where there is an overriding recreation or tourist need of State significance. [74.01s]

- Applying the Significant Landscape Overlay to identify areas of particular landscape sensitivity and to require landscape impact assessment as part of development applications. [74.01s]
- Using the Public Park and Recreation Zone to manage recreation areas capable of supporting greater numbers of visitors and providing facilities for active sport and recreational uses. [74.01s]

Policies and the exercise of discretion [Rule 5 Not PPF format]

~~Using local policies to provide guidelines for the consideration of applications involving sites of cultural heritage and aboriginal cultural heritage. (Clause 22.04 Cultural heritage places and Clause 22.05 Aboriginal cultural heritage). [Rule 4 Unnecessary content]~~

~~Using a local policy to provide guidelines for the consideration of commercial and industrial uses in rural areas. (Clause 22.07 Commercial and industrial uses in rural areas). [Rule 4 Unnecessary content]~~

- ~~Use a local policy to establish guidelines for the consideration of applications involving the development of substantial recreational facilities in conjunction with residential and commercial components. (Clause 22.08 Integrated recreational and residential development in rural areas). [Rule 4 Unnecessary content]~~
- ~~Using a local policy to ensure that the safety, function and amenity of access routes must be maintained and enhanced. (Clause 22.6 Development on highways, main roads and tourist routes). [Rule 4 Unnecessary content]~~
- ~~Using a local policy to provide direction on the display of advertising signs. (Clause 22.10 Advertising signs). [Rule 4 Unnecessary content]~~
- ~~Including consideration of the impact of development on private land on the recreational and conservation values of adjoining reserves, including the Point Nepean National Park and Arthurs Seat State Park. [Rule 4 Unnecessary content]~~
- ~~Requesting applicants in areas where there is a known site of heritage significance or potential for Aboriginal archaeological sites to occur to include a report from a suitably qualified archaeologist demonstrating that the impact of proposed developments on cultural heritage values has been addressed. [Rule 4 Unnecessary content]~~

Further strategic work [Not mandatory content under the Act]

- ~~Undertaking a more detailed Cultural Landscape Study as part of a comprehensive Conservation Strategy for the Shire.~~
- ~~Preparing guidelines to ensure appropriate siting and design of buildings and works in areas of landscape significance, including the coastal areas between Merricks Beach and Cape Schanck.~~
- ~~Developing an implementation plan for the Regional Equestrian Strategy 1997.~~

Other actions [Not mandatory content under the Act]

- ~~Encouraging the preparation of management plans for major reserves including the management of the interface with adjoining land in private ownership.~~
- ~~Coordinating development and management of regional open space with Parks Victoria, DNRE and other relevant agencies.~~
- ~~Seeking the involvement of community volunteers and private sector sponsors to assist in the management and maintenance of regional open space areas.~~
- ~~Seeking appropriate funding to develop the open space network on the Peninsula, focussing on:~~
 - ~~The protection and enhancement of sites of environmental and cultural significance.~~

- ~~— Completing habitat links and trail gaps which would significantly improve the network.~~
- ~~— The establishment and enhancement of adequate infrastructure at activity nodes.~~
- ~~— Working with Tourism Victoria to prepare a development plan for nature-based ecotourism and interpretation operations.~~