

Submission to Mornington Peninsula Planning Scheme Amendment C243morn



Submission date: 17 April 2023, 4:46PM

Receipt number: 35

Related form version: 2

Name

Organisation

Postal address

Email

Phone number/s

Do you represent other people ?

No

If yes, who?

Have you attached written consent from these people
for you to represent them?

Written consent

How would the proposal affect you ?

I own land affected by the amendment

Other (please detail below)

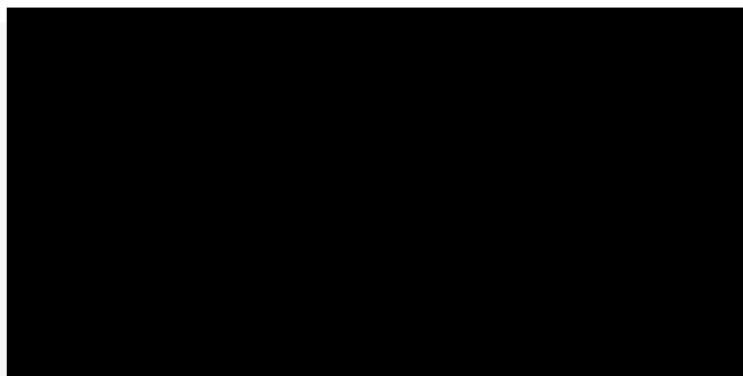
In Summary, my comments are:

I object the rezoning of this land, as a local resident, who will be living close, I am concerned about the extra traffic, more damage on our roads, extra noise and pollution and the destruction of our rural ambiance and low density style living

I have provided detailed comments on the attached sheets

Upload comments

Signature



Date

17/04/2023

Submission to Mornington Peninsula Planning Scheme Amendment C243morn



Submission date: 18 April 2023, 2:31PM

Receipt number: 36

Related form version: 2

Name

Organisation

Postal address

Email

Phone number/s

Do you represent other people ?

Yes

If yes, who?

Have you attached written consent from these people for you to represent them?

No

Written consent

How would the proposal affect you ?

Other (please detail below)

Other (please detail below)

Increased traffic right past my home

In Summary, my comments are:

the increased traffic along Bungower would adversely affect my property with noise and also trying to exit Barakee dr on Bungower road. If the traffic flow increases too much and you then have to widen Bungower rd this will definitely decrease the value of my semi rural property.

I have provided detailed comments on the attached sheets

NO

Upload comments

Signature

Date

18/04/2023

12 APRIL 2023

Submission 043
Page 1 of 1

[REDACTED]
E-mail: strategic.admin@mornpen.vic.gov.au

Dear Sir/Madam,

Town Planning Scheme Amendment C243 of the Mornington Peninsula Planning Scheme

[REDACTED]
[REDACTED]

I refer to your letter received on 16 March 2023. South East Water as the Water Supply and Sewerage Authority has no objection to the proposed amendment C243 of the Mornington Peninsula Planning Scheme.

If you have any enquires please contact [REDACTED] or via email on [REDACTED].

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]



Department of Energy, Environment and Climate Action

Your Ref: C243morn
[REDACTED]

22 April 2023
[REDACTED]

Team Leader Strategic Planning
Mornington Peninsula Shire Council

Email: strategic.admin@mornpen.vic.gov.au

Port Phillip Region
PO Box 137
Heidelberg Victoria 3084
DX211902
Telephone: 136 186
ppr.planning@depi.vic.gov.au

Dear Sir/Madam,

PLANNING SCHEME AMENDMENT: C243morn
ADDRESS: 79 and 83 Bungower Road, Somerville

Thank you for your correspondence dated 15 March 2023 and received by the Department on the 15 March 2023 referring details of the above amendment to the Department of Energy, Environment and Climate Action (the Department) in accordance with Section 19(1)(c) of the *Planning and Environment Act 1987*, to the Minister for Environment and Water as the Ministers prescribed under Regulation 8(b) of the *Planning and Environment Regulations 2015*.

The amendment proposes the following changes to the Mornington Peninsula Planning Scheme:

- Insertion into the Planning Policy Framework of a new local policy 17.03-2L (Industrial Land Supply – Mornington Peninsula (Somerville) Industry, Technology and Business Park Precinct) which will apply to the land.
- Rezoning of the land from Special Use Zone Schedule 1 – Port Related Uses (SUZ1) to Industrial 3 Zone (IN3Z).
- Introduction of a new Development Plan Overlay Schedule 24 (Mornington Peninsula (Somerville) Technology, Industry and Business Park Precinct) (DPO24) over the land.
- Amending the Schedule to Clause 72.08 to include the Industrial Land and Infrastructure
- Assessment and Rezoning Strategy (Mornington Peninsula Shire, 2020) as a Background Document.

The Department has considered the proposal has **no objection** to the proposed amendment.

The Department would like to take this opportunity to provide the following comments:

1. The *Existing Ecological Conditions Report* (Ecology & Heritage Partners, April 2022) (EECR) indicates that the following biodiversity values are present on the subject land and may be impacted by future development:
 - a) Approximately 7.5 hectares of native vegetation including >30 large trees

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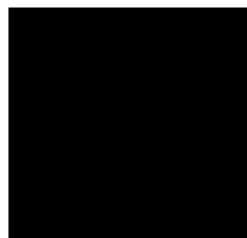


OFFICIAL

- b) Ecological Vegetation Classes (EVCs) that are Endangered in the Gippsland Plain Bioregion: Swamp Scrub (EVC 53) and Grassy Woodland (EVC 175)
 - c) Confirmed hollow-bearing trees
 - d) Potential habitat for flora and fauna species listed under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) including River Swamp Wallaby-grass, Swamp Fireweed, Swamp Everlasting, Leafy Greenhood, and Growling Grass Frog
 - e) Potential habitat for flora and fauna species listed under the *Flora and Fauna Guarantee Act 1988* (FFG Act) including Purple Diuris, Floating Bladderwort, Tiny Arrowgrass, and Southern Toadlet
2. DEECA is satisfied with the requirement under the proposed Development Plan Overlay Schedule 24 (DPO24) for an Ecological Assessment and Native Vegetation Management Plan to be prepared to the satisfaction of the responsible authority. It is important that this plan identifies opportunities to avoid and minimise impacts on native vegetation and that efforts to avoid and minimise focus on areas of native vegetation with the most value. Recommendations must be incorporated into the Master Plan.
3. The EECR does not constitute an Ecological Assessment and Native Vegetation Management Plan (**EANVMP**) for the purposes of the proposed DPO24. DEECA makes the following comments for consideration by the applicant and responsible authority at the development plan stage:
- a) The “impact area” provided to Ecology and Heritage Partners for the EECR covers most of the site and results in the removal of almost all native vegetation. The Master Plan must incorporate the recommendations of the EANVMP and demonstrate efforts to avoid and minimise the impacts on native vegetation.
 - b) A habitat hectare assessment must be conducted in accordance with the *Vegetation Quality Assessment Manual v1.3* (DSE, 2004). Modelled condition scores cannot be used.
 - c) The EANVMP must include a field assessment of 83 Bungower Road, which was not conducted when preparing the EECR.
 - d) The Native Vegetation Removal Report provided must be generated by the EnSym tool and cannot be a “Scenario Test” report.
 - e) The EECR recommends targeted surveys for flora listed under the EPBC Act be conducted at an appropriate time of year.
4. The Landscape Plan required by the DPO24 should include a full flora species list for planting, not just a tree species list. Species should be from an appropriate local EVC wherever possible.
5. The Construction Environment Management Plan (CEMP) required by the DPO24 should be to the satisfaction of the responsible authority. The following should be considered for inclusion into the CEMP requirements:
- a) Details of how native vegetation to be retained on the land will be protected, not just significant trees and tree protection zones
 - b) That polluted and/or sediment-laden runoff is not to be discharged into native vegetation to be retained (in addition to drains or watercourses)
 - c) Details of how weeds and weed spread both on and off the site will be controlled during construction activities

If you have any further questions in relation to this matter, I can be contacted directly at

[REDACTED]



[REDACTED]

[REDACTED]

[REDACTED]

Submission to Mornington Peninsula Planning Scheme Amendment C243morn



Submission date: 23 April 2023, 9:16AM

Receipt number: 39

Related form version: 2

Name

Organisation

Postal address

Email

Phone number/s

Do you represent other people ?

No

If yes, who?

Have you attached written consent from these people
for you to represent them?

Written consent

How would the proposal affect you ?

I own land affected by the amendment

Other (please detail below)

In Summary, my comments are:

I oppose the amendment due to it's negative impact on the community. Noise, traffic and the loss of semi-rural community feeling. I have expanded on this in the attached document.

I have provided detailed comments on the attached sheets

Yes

Upload comments

Signature



Date

23/04/2023

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

To: Team Leader, Strategic Planning

Re: Amendment C243morn

I am writing to express my deep concerns about the proposed amendments to the zoning and planning scheme in our community, particularly as they relate to the amendment to 79 and 83 Bungower Road Somerville and the potential increase in traffic that will come with it.

As you know, the proposed changes would allow for more intensive industrial development in our community, which would undoubtedly bring more traffic to our already congested roads. This increase in traffic would have a negative impact on the quality of life for all of us who call this community home.

Not only would the increased traffic lead to longer commutes and more air pollution, but it would also pose a safety risk to pedestrians, cyclists and motorists who use our roads every day. It is unacceptable to prioritise the interests of industrial development over the safety and well-being of the people who live here.

Furthermore, the proposed changes would also have a negative impact on the environment. Increased industrial activity would lead to more noise pollution, as well as increased emissions from trucks and other vehicles associated with industry. We owe it to ourselves and to future generations to protect the environment and minimise our impact on the planet.

Introducing more industrial traffic to the area will compound the significant increases that have already occurred over the past 10 years. This includes increases in the frequency of larger bulk transports servicing Hastings\Crib Point industrial entities (Bluescope, Hastings\Crib point Petro-chemical terminals). As a cross Peninsula route, Bungower Road has also seen increases in the frequency of larger industrial transport vehicles, which in turn has added to noise pollution (vibration from weight of these transports and the use of exhaust brakes) which is accompanied with a degradation of already poorly maintained roads.

Finally, I believe that there are better ways to foster economic growth in our community without sacrificing our quality of life. We should be encouraging sustainable development that takes into account the needs of our community and the environment. This would not only benefit our community in the long run, but it would also set an example for other communities around the country.

In conclusion, I strongly urge you to vote against the proposed amendments to the zoning and planning scheme. The potential risks and negative impacts on our community are simply too great. Let's work together to find sustainable and responsible ways to foster economic growth and improve our community for everyone.

Sincerely,

[REDACTED]

Submission to Mornington Peninsula Planning Scheme Amendment C243morn



Submission date: 23 April 2023, 11:19PM

Receipt number: 40

Related form version: 2

Name

Organisation

Postal address

Email

Phone number/s

Do you represent other people ?

No

If yes, who?

Have you attached written consent from these people
for you to represent them?

Written consent

How would the proposal affect you ?

Other (please detail below)

In Summary, my comments are:

Subject: Support for Planning Scheme Amendment
C243morn

As a local resident with over 20 years of experience in the technology industry, I am excited about the proposed Mornington Peninsula Technology, Industry & Business Park. The development will bring new jobs, innovation, and economic benefits to our community. I support the rezoning of land for this project and encourage the allocation of more industrially zoned land in the future to further strengthen our region's economic prospects.

I have provided detailed comments on the attached sheets

Yes

Upload comments

Signature

Date

23/04/2023

[REDACTED]
[REDACTED]
[REDACTED]

23rd April 2023

Mornington Peninsula Shire
Council Planning Department
90 Besgrove St
Rosebud VIC 3939

Subject: Submission in Support of Planning Scheme Amendment C243morn

Dear Members of the Mornington Peninsula Shire Council,

I am writing as a resident and neighbor of the proposed Mornington Peninsula Technology, Industry & Business Park, which is the subject of Planning Scheme Amendment C243morn. I am thrilled to learn about the plans to develop a technology, industry, and business precinct in our community.

As someone who has worked in the technology industry for over 20 years, I understand the value and potential of having a dedicated technology park in our area. This development promises to bring numerous benefits to our community, including new jobs and an infusion of excitement and innovation.

The proposed Technology, Industry & Business Park will undoubtedly provide much-needed economic benefits to the Mornington Peninsula by increasing the amount of industrially zoned land. Our region currently faces a shortage of such land, and the establishment of this precinct will contribute to business growth and offer more employment opportunities for our local residents, helping our community thrive and remain competitive in the regional context.

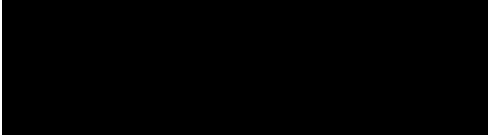
Furthermore, I believe that the tech sector is essential and currently underrepresented in our area. The development of this technology park will help fill that gap, ensuring that our community stays on the cutting edge of innovation and continues to attract new businesses and talent. Additionally, the emphasis on sustainable design, environmentally friendly practices, and high-quality amenities in the proposed park will only enhance the overall appeal and quality of our neighborhood.

In light of these benefits, I would like to encourage the council to consider allocating more industrially zoned land for similar developments in the future, as it will help further strengthen our community's economic prospects and provide additional opportunities for growth.

In conclusion, I wholeheartedly support the Planning Scheme Amendment C243morn and the development of the Mornington Peninsula Technology, Industry & Business Park. I am excited about the positive impact it will have on our community and look forward to witnessing its growth and success.

Thank you for reading my submission in support of this amendment. Should you require any further information or clarification, please feel free to contact me.

Sincerely,

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Submission to Mornington Peninsula Planning Scheme Amendment C243morn



Submission date: 24 April 2023, 2:43PM

Receipt number: 41

Related form version: 2

Name

Organisation

Postal address

Email

Phone number/s

Do you represent other people ?

No

If yes, who?

Have you attached written consent from these people
for you to represent them?

Written consent

How would the proposal affect you ?

I am a neighbour

Other (please detail below)

In Summary, my comments are:

Increase in traffic
not the most suitable site
industrial zone 3 allows for industrial related services
not a clean high tech park as proposed

I have provided detailed comments on the attached
sheets

Yes

Upload comments

Signature



Date

24/04/2023

From: [REDACTED]
To: [Strategic Admin](#)
Subject: "Amendment C243morn-submissions"
Date: Monday, 24 April 2023 2:52:06 PM
Attachments: [REDACTED]

Dear Sir/Madam

Attached is our submission regarding the above amendment.

Please confirm receipt of this email.

Regards,

[REDACTED]

We purchased our property for the rural character, the tranquillity, and the peaceful surroundings. The Technology industry will take this all away.

Our objections are as follows:-

- It will only increase theft, vandalism and undesirables congregating there? It will take our safety and security away.
- It will escalate the huge dramatic increase in traffic which we have now. We have difficulty now trying to get on and off Bungower Road from our driveway due to the enormous traffic using Bungower road to enter onto to Peninsula link. We could be 2 to 3 minutes (not exaggerating) waiting in the car before we can proceed to get onto Bungower Road. There are days that the traffic from the roundabout at Frankston-Flinders road is banked up to Lower Somerville Road which takes even longer for us to get onto Bungower Road. Two conflicting reports on the Town Planning Report regarding the traffic, stated that the one done in 2020 recorded 7000 cars but in 2020 all of Victoria was in lock-down due to Covid therefore if there was 7,000 cars then now it would be seven time more. Does this survey include heavy duty transports? Because there is a huge increase of heavy duty vehicles. Are they not supposed to be using Westernport Highway. The report then predicts 15000 cars a day once the development goes ahead. This means that Bungower road needs to be duplicated. Who is responsible for the cost? Which side of the road will they take the land and what is the Compensation to landowners that are effected ?
- We now have and environmental concern. The pollution of Noise, fumes, emissions, and lighting in the precinct. Are the hours 24/7? If trucks must come in and deliver or pick up containers they will need cranes, which means due to OHS laws the whole precinct will be required to be lit up. The fumes and emissions who polices that? Would it not affect the Market Garden produce? The noise that we have with the traffic and the hooning now is disruptive to our sleep, how will it be when you have production occurring during the night.
- A pair of wedge-tailed Eagles are frequently observed over the proposed area. They are protected under the wildlife Act 1975 in Victoria. There could be other native wildlife there too.

- The cost to surrounding landowners when new infrastructure is introduced. We were told that [REDACTED] would have to pay for sewerage, but if it goes passed our property are we compelled to connect? When speaking to the two council officers at our meeting on 05/04/2023 at the Mechanics Hall Somerville I had them if they could please send me in writing confirming the sewerage, and they confirmed to me that they had my email and would send me the email to confirm the sewerage. As of todays date 24/04/2023 we have not received any email.
- We have an open drain that runs across our property from Frankston-Flineders road to LSR. Will this drain be covered up and again at who's cost.
- Will it devalue surrounding properties?
- What will the heritage house be used for?
- They say it will create 1100 jobs. If factories relocate, their staff will come with them. The only jobs would be the construction of the factory's etc.

The Council information session that we attended on the Wednesday April 5th was very disappointing. The questions we asked could not be answered. The answers we got were conflicting with answers received from other people that had attended.

Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Submission to Mornington Peninsula Planning Scheme Amendment C243morn



Submission date: 24 April 2023, 5:42PM

Receipt number: 38

Related form version: 2

Name

Organisation

Postal address

Email

Phone number/s

Do you represent other people ?

No

If yes, who?

Have you attached written consent from these people for you to represent them?

Written consent

How would the proposal affect you ?

I am a neighbour

Other (please detail below)

• It will take away the rural character of the area. Most people bought here for the rural tranquility. • Drainage– the open drain that runs across LSR to Lot 79 will it go down LSR and the back of the property? Will it be an open or enclosed drain? • Hours of operation. 24/7? No one can tell me but if trucks have to come in to deliver or pick up they will probably need cranes. If at night, the whole area will have to be lit up for OHS. • Will this increase theft, vandalism, undesirables congregating there? • Buffers. What will they be, how wide, who will police and make sure they abide to guidelines. • Fumes & emissions . Will this

effect the market garden, our food bowl? • How will businesses be selected? size? Different businesses require different buffer zones. • The cost to surrounding landowners when new infrastructure is introduced. If the sewerage is introduced and goes passed your property, are you compelled to connect? • Will it devalue surrounding properties? • Dramatic increase in traffic. I'm sure there will be lots coming down Lower Somerville Rd too, not just Bungower Rd. Two conflicting reports. One done in 2020 stated 7000 cars (this was okay) Predict 15000 cars a day once the development goes ahead. This means the road needs to be duplicated. However, duplicated from where? Just in front of Lot79 ? If it's from Hastings/ Dandenong Rd to Frankston- Flinders Rd, Who is responsible for the cost? Which side of the road will they take the land/ Compensation to landowners? Does this survey include heavy duty transports? • People will use LSR, will this road, will this need to be widened? • The proposed sporting oval and walking tracks.... when will they go in? I think this is just an environmental sweetner ! • If you look at the vision photo, there's about 47 factories ranging from small to medium, large format sites and high exposure sites. • What will the heritage house be used for? • Once the precedent has been set to rezone 79 Bungower Rd, what's stopping all the other blocks from applying to be rezoned. Council rep said this could happen as all the land is excess port related. It could be all of the market garden and right down to O'Neils rd according to the map of excess port related areas. It could even go as far down as the Grayden's Rd site. A pair of wedge-tailed Eagles is frequently observed over the proposed area. They are protected under the wildlife Act 1975 in Victoria. There maybe other native wildlife there too. • They say it will create 1100 jobs. If factories relocate, I'm sure their staff will come with them. It may create jobs to build the factories, but will they be local people?

In Summary, my comments are:

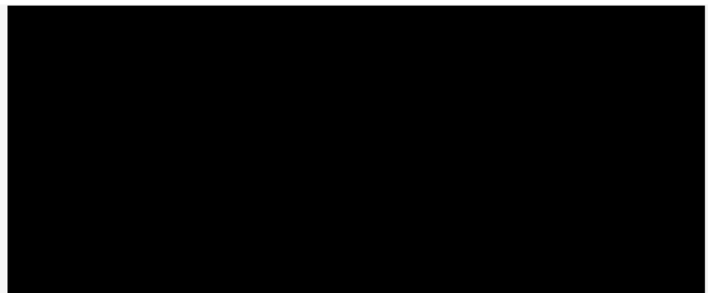
As a neighbour to this development, I'm strongly opposed to it as it has too many unknown issues that can't be answered. (OPENING HOURS, SIZE OF FACTORIES, LIGHTING,, ROAD TRAFFIC, EMISSIONS/FUMES,.see above comment) Once 'The cat has bolted' its too late to change it back and the industrial land will become a Dandenong! We bought here nearly 40 years ago for the country/rural outlook. As it is, since Peninsula Link has opened and Bungower Rd has become a thorough fair, making it hard to enter

I have provided detailed comments on the attached sheets

NO

Upload comments

Signature



Date

21/04/2003

Submission to Mornington Peninsula Planning Scheme Amendment C243morn



Submission date: 25 April 2023, 1:10PM

Receipt number: 42

Related form version: 1

Name

Organisation

Postal address

Email

Phone number/s

Do you represent other people ?

Yes

If yes, who?

Have you attached written consent from these people
for you to represent them?

No

Written consent

How would the proposal affect you ?

I am a neighbour

Other (please detail below)

I am a resident of Somerville whom is interested in
environmental conservation

In Summary, my comments are:

This amendment does not reflect the nature of the area in which we live. It is not in keeping with planning protocols that have industry to the north of Somerville. It will adversely affect our amenity through noise, emissions, increase in traffic and lighting. There is more suitable land in Hastings. The council could take advantage of the release of land for environmental or lower density residential purposes, in keeping with current use. It is home to a number of local fauna.

I have provided detailed comments on the attached sheets

Yes

Upload comments

Signature

Date

25/04/2023

Submission Against Amendment C243morn
25/04/2023

To whom it may concern,

[REDACTED] and I strongly object to the proposed changes to the planning scheme for 79-83 Bungower Road Somerville. We do not believe that it reflects the nature of the low density residential and rural area in which we live. We are very concerned that this will adversely affect several of our current amenities and believe that it is not in keeping with usual planning protocols that have placed other industrial activities to the north of the Somerville township. We are extremely disappointed that the council has ignored concerns from a large representation of residents at meetings several years ago, when this idea was first flagged for a marine precinct. At the largest of these meetings a planner concurred that this was not in keeping with the way a township would normally be planned out. (In our opinion it will be like a pimple stuck out on a neck). Our councillor was also in sympathy with residents' concerns but then a replacement councillor voted this amendment in during Covid when no one was given the opportunity to object. We are aware of much more suitable land in Hastings and believe that this section of land is being proposed primarily because it is easier to deal with one or two owners, rather than because it is the best block to use for this purpose. We are aware that this land was set aside for port uses but it has restrictions on it that would be removed were the amendment to go ahead, allowing a greater degree of industrialization. We also think that the council should take advantage of the release of land on this side of the bay for environmental or lower density residential purposes, in keeping with the current use and because it has been serendipitously preserved, through its setting aside, unlike the other side of the peninsula, which is significantly developed. It is close to the shores of Westernport Bay and home to a number of local fauna such as eagles, koalas, tiger snakes (Will the Council be rehoming these elsewhere before they move across the other properties?) and other smaller birds, reptiles, frogs and mammals.

We have several issues which are outlined as follows:

- To date we believe that the Mornington Peninsula Shire has been concerned about the environment and that the Westernport area, in particular, still retains a more natural environment than the overdeveloped Port Phillip Bay side. We have always greatly appreciated that we can live in such a beautiful environment. However, we are now wondering why the council would even consider allowing the building of an industrial precinct right in the middle of a residential and rural area, next to market gardens which grow our food and would be adversely affected by the likely emissions.
- We are of the belief that the proposed Port of Hastings is not likely to go ahead the way that was originally planned. Therefore, it makes more sense that the development of that land should be looked at in its entirety and planned accordingly, with suitable buffers and environmental concerns clearly addressed. We do not believe that now is the time to develop a slice "ad hoc" that could remain in the middle of a rural area for decades to come. When the land was set aside the Peninsula was much less developed. Since then, community concerns about loss of animal habitat have escalated. In

addition, we now better understand the importance of Western Port Bay as a nursery to half the marine life of the southern shores of Australia and what impact development of this magnitude may have on the surrounding environment also. We believe that there is a strong community expectation for the council to keep the land rural and not to overdevelop it.

- Another pressing concern for us is the animal habitat. We have observed numerous different species of marine birds, including protected species such as eagles on our property, (little eagles and wedge tails), and know that they use this open land as part of their diminishing habitat. Koalas have been seen in the vicinity also. In the past the council has obviously thought that this is an area of environmental significance as there are a number of different environmental overlays on all the surrounding properties to the north and west. The Green Wedge zone also runs alongside some of these properties, so developing the land as industrial in the midst of this area is incongruous. Developing this land will cut off a natural corridor for these species.
- We feel that the amendment really plays down the loss of amenity and social impact on the nearby residents. People who buy lower density residential properties do so for the lifestyle and are also great protectors of the environment, leaving habitat spaces for a large number of different species. No one who purchased in this area expected to live near or next to an industrial park and have to put up with lights, emissions and noise.
- This amendment will allow development that is likely to put undue pressure on an already burgeoning road system. It is likely that Bungower Road will need to be developed as a dual lane road and the increase in traffic, and noise, will make a significant impact on residents all along these roads. Since we moved to this area over 20 years ago it has become increasingly difficult and dangerous to get in and out of our property along Frankston-Flinders Road. Somerville township has expanded rapidly and the increase in population and traffic will impact upon all infrastructure, including shopping and car parking.
- There is an issue of water drainage. The water run-off from a very large number of properties to the north and west all feed into the channel that goes right through the middle of this property and on to be dispersed by the open land as it heads towards the bay.
- There is a heritage property on one of the proposed sites. It is more in keeping with its history if it retains land around it rather than it becomes part of an industrial complex.

Submission to Mornington Peninsula Planning Scheme Amendment C243morn



Submission date: 25 April 2023, 7:00PM

Receipt number: 43

Related form version: 2

Name

Organisation

Postal address

Email

Phone number/s

Do you represent other people ?

If yes, who?

Have you attached written consent from these people
for you to represent them?

Written consent

How would the proposal affect you ?

Other (please detail below)

In Summary, my comments are:

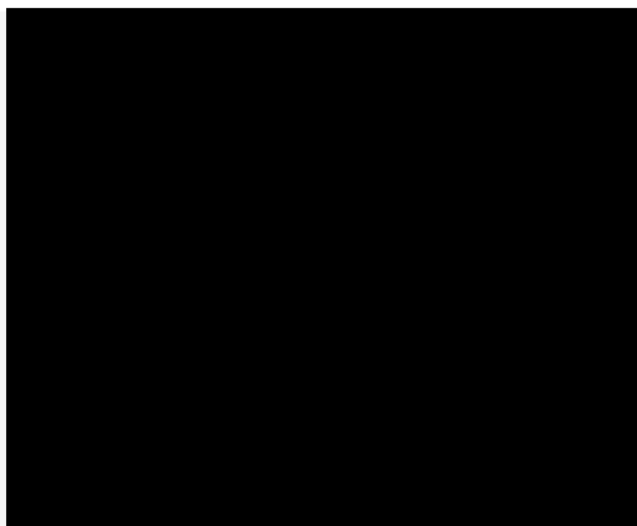
I live in Somerville between [REDACTED]
[REDACTED] just over 1km from the proposed development.
Having worked in manufacturing all my life I think this
is a really good idea to support local jobs and keep
manufacturing in Australia. I have seen that
Somerville is growing quickly, particularly with the
population transfer from Melbourne over the past few
years. These people need to work close to home for a
better work-life balance and to reduce traffic on our
roads to the city.

I have provided detailed comments on the attached
sheets

NO

Upload comments

Signature



Date

24/04/2023

Submission to Mornington Peninsula Planning Scheme Amendment C243morn



Submission date: 26 April 2023, 12:42PM

Receipt number: 44

Related form version: 2

Name

[REDACTED]

Organisation

Local Resident

Postal address

[REDACTED]

Email

[REDACTED]

Phone number/s

[REDACTED]

Do you represent other people ?

No

If yes, who?

Have you attached written consent from these people for you to represent them?

No

Written consent

How would the proposal affect you ?

I am a neighbour

Other (please detail below)

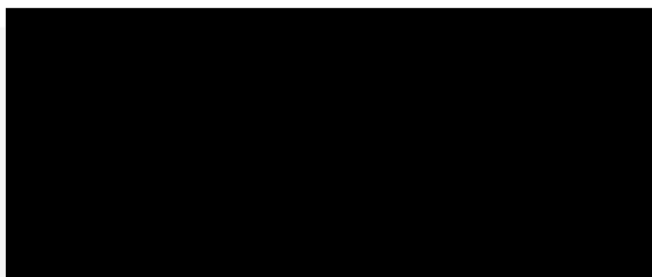
In Summary, my comments are:

The proposed rezoning would have a negative impact on our local area through: increased traffic congestion; additional noise and pollution; potential contamination of local market gardens; increased deterioration of road surfaces making them more unsafe; destruction of the rural ambience and low density local lifestyle; increased truck activity, with related noise and fumes pollution. There is also a risk of increased criminal activity and hoons accessing the park at night.

I have provided detailed comments on the attached sheets

Upload comments

Signature



Date

26/04/2023

Submission to Mornington Peninsula Planning Scheme Amendment C243morn



Submission date: 27 April 2023, 1:10PM

Receipt number: 45

Related form version: 2

Name

[REDACTED]

Organisation

[REDACTED]

Postal address

[REDACTED]

Email

[REDACTED]

Phone number/s

[REDACTED]

Do you represent other people ?

No

If yes, who?

Have you attached written consent from these people
for you to represent them?

Written consent

How would the proposal affect you ?

Other (please detail below)

Other (please detail below)

Resident of Mornington Peninsula concerned about
the future of local employment for our Children.

In Summary, my comments are:

1,100 jobs to the local community.

Light Industrial use.

Low impact and environmentally sustainable.

Heritage precinct that would offer a green buffer to the tech park for nearby residents.

Network of cycling walking and running paths.

Taking into consideration all the benefits this Tech Precinct brings to the local community, it would be vandalism not to approve it.

I have provided detailed comments on the attached sheets

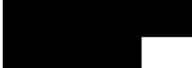
Yes

Upload comments

Signature



Date

27/04/2023



Submission to Mornington Peninsula Planning Scheme Amendment C243morn

It's heart-breaking seeing our children having to leave the Peninsula in search of work and career opportunities, due to short sighted decision made over the years by our local authorities, let's change that, why can't we all work together to bring development's such as this desperately needed one to fruition and ensure our children and grandchildren don't have to leave, but stay and raise their families' in our beautiful environment.

I've been a resident on the Peninsula for more than 30 years, although I am now a 
 I have had to travel long distances in my time, this has over the years added stresses on family life, not being able to spend as much time with family as I would have liked and always having that feeling of tiredness and rundown. Let's also consider the pressures this travelling puts on our environment, cars bumper to bumper on our freeways putting out all those exhaust fumes is just another straw on the back of the world's very fragile environment, let's do our bit to make a difference, if everyone around world can make at least one environmental decision today, such as the approval of this Tech Precinct, it would go a long way in halting and hopefully reversing Global Warming.

1,100 jobs to the local community.

Light Industrial use.

Low impact and environmentally sustainable.

Heritage precinct that would offer a green buffer to the tech park for nearby residents.

Network of cycling walking and running paths.

Taking into consideration all the benefits this Tech Precinct brings to the local community, it would be vandalism not to approve it.

Yours Sincerely



Submission to Mornington Peninsula Planning Scheme Amendment C243morn



Submission date: 27 April 2023, 3:39PM

Receipt number: 46

Related form version: 2

Name

[REDACTED]

Organisation

Postal address

[REDACTED]

Email

[REDACTED]

Phone number/s

[REDACTED]

Do you represent other people ?

No

If yes, who?

Have you attached written consent from these people
for you to represent them?

Written consent

How would the proposal affect you ?

I visit the area

Other (please detail below)

Local resident

In Summary, my comments are:

I am a local resident of Baxter and Somerville, and I am writing in support of this project as Mornington Peninsula ratepayer.

This project is vital for Western Port. It means more jobs staying within our region, provides career pathways for locals, and its a smart use of the land (ie. It is not green wedge).

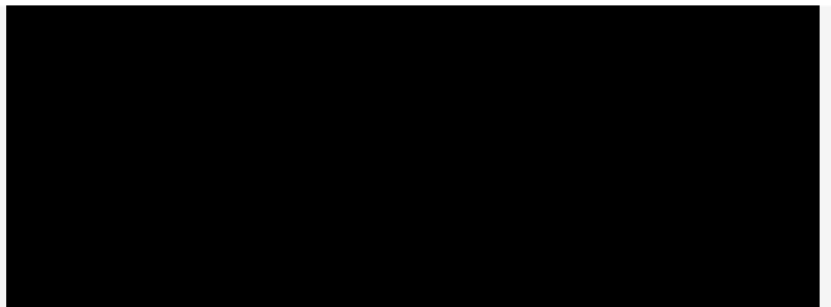
This sort of project is exactly what Somerville has been crying out for. I thoroughly support it.

I have provided detailed comments on the attached sheets

NO

Upload comments

Signature



Date

27/04/2023

Submission to Mornington Peninsula Planning Scheme Amendment C243morn



Submission date: 27 April 2023, 5:31PM

Receipt number: 47

Related form version: 2

Name



Organisation

Postal address



Email



Phone number/s



Do you represent other people ?

If yes, who?

Have you attached written consent from these people
for you to represent them?

Written consent

How would the proposal affect you ?

I visit the area

Other (please detail below)

In Summary, my comments are:

I can only hope and pray all this goes ahead i fully support it to bring so many companies and jobs to the mornington peinsula and they are greatly needed to i think.

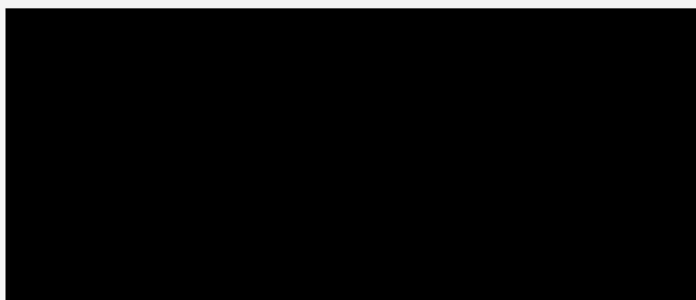
I love to see 100% of rezoning to ahead and for work to start ASAP

I have provided detailed comments on the attached sheets

Yes

Upload comments

Signature



Date

27/04/2023

Submission to Mornington Peninsula Planning Scheme Amendment C243morn



Submission date: 27 April 2023, 6:56PM

Receipt number: 48

Related form version: 2

Name

[REDACTED]

Organisation

N/A

Postal address

[REDACTED]

Email

[REDACTED]

Phone number/s

[REDACTED]

Do you represent other people ?

No

If yes, who?

Have you attached written consent from these people
for you to represent them?

Written consent

How would the proposal affect you ?

I am a neighbour

Other (please detail below)

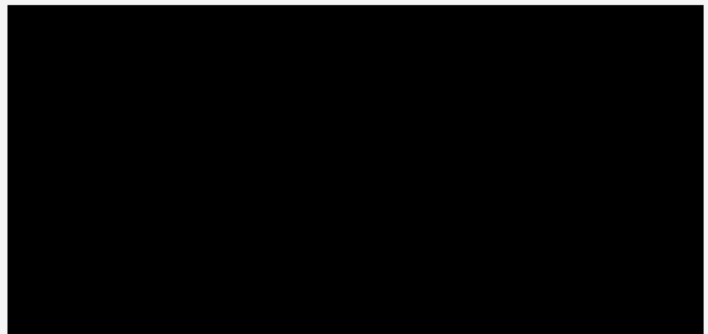
In Summary, my comments are:

The development will cause pollution from the increased truck activity and cars. The market gardens surrounding this development and the low density residential properties will be severely affected. There is no public transport to service the industrial estate. The surrounding roads are very narrow not designed for large trucks especially the roundabout at Eramosa west, Eramosa East and Grants Road. There is already a large industrial estate in Somerville with room for expansion.

I have provided detailed comments on the attached sheets

Upload comments

Signature



Date

27/04/2023

Submission to Mornington Peninsula Planning Scheme Amendment C243morn



Submission date: 28 April 2023, 9:45AM
Receipt number: 49
Related form version: 2

Name

Organisation

Postal address

Email

Phone number/s

Do you represent other people ?

No

If yes, who?

Have you attached written consent from these people for you to represent them? Yes

Written consent

How would the proposal affect you ?

Other (please detail below)

Other (please detail below)

In Summary, my comments are:

I am the [REDACTED], a Mornington Based IT provider. We currently employ 72 staff from the Peninsula region. I see this development as a positive opportunity to further scale our business and also bolster the development of technology based roles on our community. We have outgrown our home in Mornington and would absolutely be looking to move our tenancy into this development. This development would have a direct and positive impact on jobs in our organisation.

I have provided detailed comments on the attached
sheets

NO

Upload comments

Signature



Date

28/04/2023

From: [REDACTED]
To: [Strategic Admin](#)
Subject: C243morn - submission
Date: Friday, 28 April 2023 10:42:37 AM
Attachments: [REDACTED]

[REDACTED]
MPSC, Team leader

Strategic Planning

Friday, 28th of April

Re: Amendment C243morn - submission.

Dear [REDACTED],

After reading the current proposals of the shire's present re-zoning strategy and assessments, we are of the opinion that these decisions are not in the best interest of Somerville, its residents, and the surrounding area.

We believe that after 32 years living in Somerville we are slowing being choked by Council's industrial expansion and questionable sustainable plans for our town.

Our apposition to Council's proposals are as follows:

1. Land use not conducive to the country surrounds and quite living, part of the reason people live here.
2. Proposal plan will increase traffic significantly and increase pollution and noise.
3. Increased traffic poses hazards from trucks and deliveries, for pedestrians and local dog walkers, school children, and the elderly.
4. An increase in semitrailers and B - Doubles trucks which will service port related services.
5. Somerville is presently being "choked by smog" by increased industrial areas, which are expanding at an alarming rate due to rezoning, with little input from landowners.
6. We reject and oppose the introduction of a Technology and Business Park Precinct, see reasons 1 - 5.
7. We oppose your new local policy 17.03 - 2L, as unsustainable, see reasons 1 - 5.
8. We oppose your re-zoning of land for the Special Use Zone Schedule 1, citing Port Related Uses (SUZI) to Industrial 3 Zone (IN3Z), see reasons 1 - 5.
9. We oppose your introduction of a new Development Plan Overlay Schedule 24, Technology, Industry, Business Park Precinct (DPO24) over the land, see reasons 1 - 5.
10. We oppose your amending the Schedule to Clause 72.08 to include the Industrial Land and Infrastructure Assessment and Rezoning Strategy (2020) as a background document, see reasons 1 - 5.

These opinions are based on local people who live in the area, who we have had many discussions with, and the overall presentation of what we believe is unrealistic.

Thank you.

Regards,



Submission to Mornington Peninsula Planning Scheme Amendment C243morn



Submission date: 28 April 2023, 11:57AM

Receipt number: 50

Related form version: 3

Name [REDACTED]

Organisation [REDACTED]

Postal address [REDACTED]

Email [REDACTED]

Phone number/s [REDACTED]

Do you represent other people ? No

If yes, who?

Have you attached written consent from these people for you to represent them? No

Written consent

How would the proposal affect you ? Other (please detail below)

Other (please detail below) Positive

In Summary, my comments are:

As a Somerville resident, I view the upcoming development as a valuable addition to community. It presents a unique opportunity for the creation of career pathways that are currently absent in the local job market.

[REDACTED], located in Mornington and comprising of 74 employees, would benefit greatly from this new precinct. We would relocate our business to this site and pursue expansion opportunities."

I have provided detailed comments on the attached sheets

NO

Upload comments

Signature



Date

28/04/2023

Submission to Mornington Peninsula Planning Scheme Amendment C243morn



Submission date: 28 April 2023, 12:55PM

Receipt number: 51

Related form version: 3

Name

Organisation

Postal address

Email

Phone number/s

Do you represent other people ?

If yes, who?

Have you attached written consent from these people
for you to represent them?

Written consent

How would the proposal affect you ?

Other (please detail below)

im a manufacturer in Dandenong south looking to
expand my business into the peninsula. .

In Summary, my comments are:

I live on the Mornington peninsula and my manufacturing facility [REDACTED] for customers from the peninsula. My manufacturing facility is currently based out in Dandenong south. My preference would be to move my manufacturing facility into the Peninsula. I saw the article on online regarding a Proposal for a newly built Technology Park. This excites me to be able to have a facility closer to my customers and my home.
Can I get some timing around the project please.

I have provided detailed comments on the attached sheets

NO

Upload comments

Signature

Date

Submission to Mornington Peninsula Planning Scheme Amendment C243morn



Submission date: 28 April 2023, 3:18PM

Receipt number: 52

Related form version: 3

Name

Organisation

Postal address

Email

Phone number/s

Do you represent other people ?

No

If yes, who?

Have you attached written consent from these people
for you to represent them?

No

Written consent

How would the proposal affect you ?

Other (please detail below)

Other (please detail below)

licenced pipeline owner

In Summary, my comments are:

no objection with conditions

I have provided detailed comments on the attached
sheets

Yes

Upload comments

Signature

Date

28/04/2023

[REDACTED]

[REDACTED]
Team Leader, Strategic Planning
Mornington Peninsula Shire
90 Besgrove Street,
Rosebud, VIC 3939

By Email: strategic.admin@mornpen.vic.gov.au

28 April 2023

Dear [REDACTED],

**No Objection with conditions: Mornington Planning Scheme Amendment C243morn
Location: 79 and 83 Bungower Road, Somerville ("Properties")**

[REDACTED] is writing to advise that we do not object to the C243morn amendment to the Mornington Peninsula Planning Scheme but we request the following changes.

The properties at 79 and 83 Bungower Road, Somerville are proposed to be rezoned from Special Use Zone – Schedule 1 to Industrial 3 Zone (IN3Z). These properties are situated within the authorised route of two licenced high pressure pipelines being the; Western – Altona – Geelong Pipeline (Pipeline Licence 65) and Crib Point pipeline (Pipeline Licence 3) ("Pipelines"). The rezoning raises a number of concerns relating to community safety. The proposed rezone will result in a large increase in population density in close proximity to the pipelines therefore increasing the potential impact in the event of an emergency or incident.

1. The Pipeline

The exhibited documents in the planning scheme amendment C243morn has not described how the integrity of the Pipelines would be preserved or mitigate the impacts of loss of containment in the new planning scheme. Any damage to the Pipelines could lead to significant risk of harm and injury to the community and surrounding environment.

The Pipeline operates 24 hours per day, 365 days of the year. The operating pressures can be as high as 5,500 kPa and as such any damage to the Pipelines may result in a potentially hazardous situation in terms of:


- fire and/or explosion causing high risk to life (and property); and
- significant environmental impact.

All works associated with licenced pipelines in Victoria are regulated by the *Pipelines Act 2005* (Vic) and the *Pipelines Regulations 2017* (Vic). The Pipelines Act and the Regulations require all pipelines to be operated and maintained in accordance with Australian Standard 2885 Pipelines – Gas and Liquid Petroleum. The standard requires additional safety controls when a pipeline route passes any Sensitive land use. These Sensitive uses include childcare centres and others as defined in the standard.

The proximity of the permitted uses of the land to the Pipelines creates various safety issues that are required to be addressed through planning controls.

2. Conditions

[REDACTED]




To protect the environment and the community and to deliver on the requirements of the Pipelines Act and Australian Standard 2885, Viva Energy Australia requests the following be changed in Industrial 3 Zone and Development Plan Overlay (DP024) for C243morn planning scheme amendent:

The following land uses should be Prohibited in the Table of Uses:



- Any Education centre including early learning/childcare/school/education institution/ TAFE/ university (currently only states must not be a primary or secondary school).
- Place of assembly
- Place of worship


The following land uses should require a Permit in the Table of Uses:


- Any building or structures within 152m of the Pipeline Licence 65 we require a development referral and a Safety Management Study (to be completed in accordance with AS2885.6 of Australian Standard 2885 Pipelines – Gas and Liquid Petroleum);
- Permit required for supermarket/shops/retail/convenience store

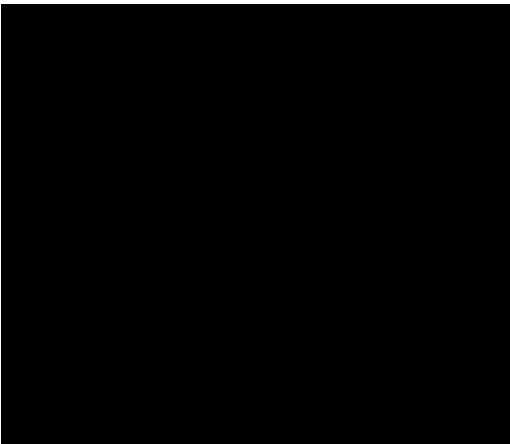
For clarity, all other proposed land uses in C243morn planning scheme amendment further than 152m from the authorised route of Pipeline Licence 65 is of no concern to 

Conclusions

 requests that the above conditions be included in the C243morn planning scheme amendment. It is critical  is consulted with and our requirements are met to ensure sufficient risk mitigation measures are in place to protect the community and or the Pipelines in any future development.

 does not object to the planning scheme amendment provided the above conditions are included.

Should you wish to further discuss, please do not hesitate to contact me directly at 



Submission to Mornington Peninsula Planning Scheme Amendment C243morn



Submission date: 28 April 2023, 3:38PM

Receipt number: 53

Related form version: 3

Name

[REDACTED]

Organisation

Postal address

[REDACTED]

Email

[REDACTED]

Phone number/s

[REDACTED]

Do you represent other people ?

No

If yes, who?

Have you attached written consent from these people
for you to represent them?

Written consent

How would the proposal affect you ?

[REDACTED]

Other (please detail below)

I would like to know what considerations have been made to upgrade the dilapidated section of Bungower Road Eastbound between Western Port Highway and Tyabb -Tooradin Road in order to improve access to the proposed site for residents, tourists, and other road users that approach Bungower road from the East. Bungower Road Eastbound between Western Port Highway and Tyabb -Tooradin Road has no pedestrian footpath, bike rides, or access to public transport. What considerations have been made to incorporate foot and bike paths and a bus route for the rest of Bungower Road Eastbound? Lastly, the bus route from Eramosa Road to Western Port Highway to Bungower Road to Tyabb Tooradin Road and back to the proposed Bussiness Park precinct should be considered.

In Summary, my comments are:

The State of Bungower Road
The need for Public transport
The need for pedestrian foot and bike paths

I have provided detailed comments on the attached sheets

NO

Upload comments

Signature

Date