MORNINGTON PENINSULA Shire

ATTACHMENTS

COUNCIL MEETING

TUESDAY, 16 DECEMBER 2025

6:30PM

MUNICIPAL OFFICES
BESGROVE STREET, ROSEBUD

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IN AN INTERNAL ARBITRATION PROCESS
FOR MORNINGTON PENINSULA SHIRE COUNCIL
UNDER SECTION 143 OF THE *LOCAL GOVERNMENT ACT* 2020

LGA IAP REF:	IAP 2025-19
APPLICANTS:	Crs David Gill (representative), Kate Roper, Max Patton, Michael Stephens, Patrick Binyon
RESPONDENT:	Cr Anthony Marsh
TYPE OF HEARING:	On the papers
BEFORE:	Arbiter J Silver
DATE:	1 December 2025

FINDINGS:

1. The application is dismissed.

STATEMENT OF REASONS

1. This application (allocated reference number IAP 2025-19) was made on about 27 August 2025, and on 30 September 2025, the Principal Councillor Conduct Registrar appointed me to hear the application.

2. With the parties' agreement, I determined this application "on the papers", through considering the parties' positions and evidence in writing, without an in-person hearing. The facts were all matters of public record not requiring further evidence, being past Council decisions, what was proposed in motions, and what was said in video recordings, in which regard I received some assistance from the Councillor Conduct Officer in locating the relevant Council documents and materials.

3. I have considered the parties' material in drawing these reasons. However, they ended up being of limited assistance, in what proved to be a rather complex exercise in statutory construction.

4. In the Mornington Peninsula Shire Governance Rules (adopted on 24 August 2021), sub-clause 22(1), titled 'Revocation and Amendment' provides as follows–

   Motions to revoke or amend a resolution can be made in the following ways:
   (a) By Notice of Motion signed by at least two Councillors, including one Councillor who previously supported the resolution and lodged with the Chief Executive Officer; or
   (b) By recommendation contained in an Officer's report included on the agenda.

   The operation of the clause can be suspended by a suspension of standing orders under clause 33, meaning a subsequent majority of Councillors can still overturn a resolution in the absence of original supporters.

5. Under sub-clause 22(4), a revocation or amendment "*must be included on the agenda of the Meeting at which it is to be considered*", such that even if there is a failure to comply with sub-clause 22(1), for example, because only one Councillor has signed it, the motion must be included on the agenda despite the apparent non-compliance. In

other words, the question of compliance with sub-clause 22(1) is to be dealt with at the Council Meeting, not in the settling or finalisation of the agenda.

6. In addition, while the Chief Executive Officer must reject notices of motion on certain grounds under clause 21, because sub-clause 22(4) states that a notice involving revocation or amendment "must be included" on the agenda, the Chief Executive Officer cannot reject it. This means the validity of the motions is for the Chairperson to decide (unlike other motions, where the Chairperson and the Chief Executive Officer have overlapping powers under clauses 16 and 21).

7. The practical utility of such arrangements for notices of revocation or amendment are that once a Council decision is made, its opponents cannot keep agitating the matter without having a real prospect of the Council making a different decision. The alternative is that motions doomed to fail could nevertheless be brought repeatedly, and either fail, or would have to be "gagged" repeatedly by the majority: either alternative exercise is an arguably poor use of the Council's time and resources.

8. While I have not conducted a survey, I suspect these clauses are not unique to Mornington, and may also appear in the Governance Rules of other Councils.

9. Clause 22 doubtless allows for differing opinions about the effect of a notice (ie. different readers might disagree if its effect is to "revoke" or "amend"), noting again that if a majority of Councillors disagree with the interpretation of a motion, a suspension of standing orders can remedy the issue and allow it to proceed.

10. In my view, this means that notices of motion worded to avoid the operation of clause 22 on a technical reading, by not seeking to directly revoke or amend a decision (instead involving what might be called "precursor steps"), might nevertheless be interpreted (validly) as having that effect.

11. On the agenda for the Council Meeting of 3 June 2025, Item 5.2 listed that Cr David Gill had given a notice of his intention to move a motion (numbered **485**) as follows:

Climate Change

That Council:

(1) Urgently develops in-house a new plan to ensure the continuation of locally focused, practical and measurable climate resilience and mitigation projects on the Mornington Peninsula.

(2) Invites our community to contribute to the plan.

12. Further, on the agenda for the Council Meeting of 17 June 2025, Items 5.1 and 5.2 listed that Cr Max Paton had given notice of intention to move two motions (numbered **490 and 491** respectively) as follows:

Arts and Culture

That Council:

1. *Recognises the value of arts and culture in fostering community wellbeing, local identity, and economic investment on the Mornington Peninsula.*
2. *Requests that a report be brought back to Council outlining:*
   - *A. Consultation undertaken with community and arts and culture stakeholder groups prior to changes to Community Investment Funding (CIF), endorsed by Council in May 2025.*
   - *B. The impact that the removal of the Performing Arts Grant and Creative Grants will have on the delivery of the Arts and Culture Strategy and the Music Plan.*
   - *C. The funding gap between budgeted resourcing and the successful delivery of the Arts and Culture Strategy, Music Plan and Council Plan.*
   - *D. A high-level analysis of operational and capital investment in the arts compared to similar councils.*
3. *Requests that a report be brought back to Council outlining:*
   - *A. Consultation undertaken with First Nations stakeholder groups prior to changes to CIF, endorsed by Council in May 2025.*
   - *B. The impact of the removal of Aboriginal and Torres Strait Islander (ATSI) inclusion organisation subsidy on the delivery of ATSI inclusion programs on the Peninsula.*

C. *The impact of the removal of ATSI inclusion organisation subsidy on First Nations relations and delivery of the Council's Reconciliation Action Plan (RAP) and related, adopted Council Plans and Strategies.*

4. *Requests that a report be brought back to Council outlining:*
   A. *The level of consultation with the Dolphin Research Institute, and Repower prior to changes to the CIF, endorsed by Council in May 2025*
   B. *The impact of the removal of subsidies related to these organisations will have on Council Plan objectives and adopted Council Plans and Strategies.*
5. *That these reports be brought to Council in September.*

Climate Change

That Council:

1. *Acknowledges the significant level of community engagement and concern expressed in relation to recent decisions regarding the Climate Emergency Declaration and Climate Emergency Plan.*
2. *Acknowledges the immense, unique challenges that changes in the climate will bring to the Mornington Peninsula and the need to ensure the community is adequately informed and prepared.*
3. *Commits to meaningful, comprehensive community engagement with the Mornington Peninsula community about Council's future role in supporting climate resilience, hazard adaption and emissions reduction, consistent with its obligations under the Local Government Act 2020, Climate Change Act 2017, and Public Health and Wellbeing Act 2008.*
4. *Requests that officers deliver a community engagement process, commencing as soon as possible, that seeks to:*
   A. *Inform the community of Council's mandated role in Climate Action*
   B. *Capture community sentiment, expectations and priorities regarding climate action*
   C. *Identify the programs, partnerships and approaches residents believe Council should prioritise*
   D. *Provide opportunities for feedback across diverse cohorts, including youth, business, agriculture, coastal groups and community organisations.*
5. *Requests that a report be brought back to Council in October 2025, outlining:*

A. Outcomes from community engagement.

B. High-level analysis of climate response measures in similar councils (coastal, agricultural).

C. Forecasted impacts on the community highlighted in existing Government reports or data and Council strategies and plans - i.e. Our Coast, Our Future, Port Phillip Bay Coastal Hazard Assessment, Council Health and Wellbeing Data.

D. Recommended pathways to respond to the challenges and opportunities identified in 5A, 5B, and 5C.

13. While couched in terms of being a request for a report, on my reading, Motions 485 and 491 sought to re-agitate Council's 22 April 2025 decision to discontinue its Climate Emergency Declaration and associated Climate Emergency Plan.

14. Motion 490 sought to re-agitate Council's decision, earlier in the same meeting on 17 June 2025, as part of the adoption of the annual budget (being Amendment E), to refer to the mid-year budget for consideration of the allocation of surplus funds to Arts and Culture creative grants, the Willum Warrain reconciliation program, and the Dolphin Research Institute education program. The proposed reports that Motion 490 called for, on my reading, sought information that effectively challenged the decision that had just been made.

15. The respondent, who is the Mayor of the Council and was acting as the Chairperson of the Council Meeting within the meaning of the Governance Rules, ruled each of the motions out of order, with reference to clause 16 of the Governance Rules.

16. Clause 16, titled 'The Chairperson's Duties and Discretions', provides–

In addition to the other duties and discretions as provided in these Governance Rules, the Chairperson:

(a) must not accept any motion which is:

i. vague or ambiguous; or

ii. outside the powers of Council.

(b) must not accept any motion, question or statement which is:

i. defamatory, malicious, abusive or objectionable in language or in substance; or

ii. outside the powers of Council.

...

(f) must decide on all points of order.

To avoid doubt, while it is helpful for a Chairperson to identify the source of the power on which they rely, such statements do not empower. The Governance Rules either give a power to act, or they don't. If the Chairperson acts, then they are acting pursuant to that power, whatever they might say.

17. Following each motion being ruled out of order, Cr Gill (on 3 June) and Cr Paton (on 17 June) sought to move a dissent motion, and the Chairperson also ruled those motions out of order.

18. The Governance Rules define "motion of dissent" in clause 31:

(1) Where these Governance Rules do not provide guidance on a matter before a Meeting, the Chairperson shall decide the procedure to be followed unless a Motion of Dissent is carried in which case the procedure to be followed will be decided by the Meeting.

(2) When deciding the procedure to be followed the Chairperson must observe the requirements to be open, fair and transparent as stated in rule 1 of these Governance Rules.

19. Because the Chairperson did not purport to decide a matter of procedure in ruling the notions of motion out of order, a motion of dissent was not the correct motion to move (as opposed to a suspension of standing orders under clause 33).

20. In considering the application, it seemed unusual to me that, despite their clear intention, neither of clause 16 or clause 22 appeared to empower the Chairperson to rule out non-compliant revocation motions. Without such a power, the Chairperson would instead have to rule out motions under clause 31 on a general question of procedure. Compliance with clause 22 is not a matter of general procedure.

21. In a strict legal sense, the Governance Rules are not the source of a Council's power, as such, a motion not permitted by the Governance Rules is not "outside the powers of Council": even the most careless drafter cannot mean anything by that other than the motion must be within a Council's powers conferred by Parliament, rather than a Council's powers as limited or regulated by the Council itself.

22. However, Governance Rules are not a Council policy, rather (at least when dealing with the matters that Parliament has specified), they are a form of subordinate legislation which Councils are permitted and required by Parliament to make under section 60 of the *Local Government Act* 2020.

23. This means the rules for interpreting a Council's Governance Rules are the ordinary rules of statutory construction.

24. In interpreting a statutory instrument, words can be read into the instrument where certain criteria are met, namely, that the instrument was intended to deal with a matter, that the intention has not been fulfilled in the drafting of the instrument, that the missing words that would have been used can be stated with some certainty in the event that the legislature (or in this case, the Council) were made aware of the omission, and the modified construction must be open and conformant with the rest of the instrument.[1]

25. Reading the Governance Rules in full, and considering their purpose, I am satisfied that clause 16 includes the power to rule out motions that do not comply with clause 22. It is clear from the absence of an express power in clause 22 to rule out non-compliant motions that clause 16 was intended to be the means of doing so, but due to inadvertence in drafting, or perhaps a misunderstanding of what "the powers of a Council" means, no specific power was included.

[1] See *Director of Public Prosecutions (DPP) v Leys* (2012) 44 VR 1, 38-9 (The Court); *Joybay Pty Ltd & Anor: in the matter of an Application under Section 68 of the Domestic Building Contracts Act 1995* (Vic) [2019] VSC 620, [57] (Daly AsJ)

26. I accordingly read sub-clause 16(1)(a)(ii) of the Governance Rules as providing, *inter alia*, that 'the Chairperson must not accept any motion which is outside the powers of Council or has not met a requirement of the Governance Rules.' These words would likely also be found in sub-clauses 16(1)(b)(ii) and 21(5)(b), however, that issue does not arise in this application, so I do not consider it.

27. That brings me to the application itself.

28. The thrust of the application is that the respondent breached clause 3 of the Model Councillor Code of Conduct ('**Model Code**'), which provides–

> **3. Good governance**
>
> A Councillor must comply with the following Council policies and procedures required for delivering good governance for the benefit and wellbeing of the municipal community—
> (b) the Council's Governance Rules developed, adopted and kept in force by the Council under section 60 of the Act, including in relation to—
> (i) conduct in Council meetings or meetings of delegated committees; and

Before the Model Code was adopted, the former standards of conduct in schedule 1 of the *Local Government Regulations (Governance and Integrity)* Regulations 2020, at sub-standard 3(c), provided as follows:

> **3. Compliance with good governance measures**
>
> A Councillor, in performing the role of a Councillor, to ensure the good governance of the Council, must diligently and properly comply with the following—
> (c) the Governance Rules developed, adopted and kept in force by the Council under section 60 of the Act…

29. Clause 3 of the Model Code is arguably stricter than its predecessor, in that the standard of compliance is no longer that a Councillor must '*diligently and properly comply*', rather, they seem '*must comply*.'

30. The applicants allege that, by ruling their motions out of order, and declining to hear their dissent motions, the respondent breached clause 3, as well as sub-clauses 2(1), 4(1)(a) and (b), the later of which I posit the applicants argue apply to a Chairperson in conducting meetings, such that the Chairperson must interpret the Governance Rules having regard to those other clauses in the Model Code.

31. Because the Governance Rules and the Model Code are two different instruments, the latter has no bearing on the meaning of the former, in particular, to how a Chairperson exercises their discretion while chairing a Council Meeting, such that the allegations under sub-clauses 2(1), 4(1)(a) and (b) fail.

32. Nor am I satisfied that the respondent failed to comply with the Governance Rules in breach of clause 3 of the Model Code: to the contrary, given my interpretation of the Governance Rules, I am satisfied that he acted within power, and that none of the three motions qualified for consideration.

33. I accordingly dismiss the application.

J A SILVER
ARBITER

Submission 008 Page 1

[redacted]

25th July 2025

Strategic Planning Team
Mornington Peninsula Shire Council
Private Bag 1000
Rosebud VIC 3939

RE: Objection to Amendment C295morn – Development Contributions Plan for Creswell Street East, Crib Point

Dear Strategic Planning Team,

We are writing to formally object to **Amendment C295morn** to the Mornington Peninsula Planning Scheme, which proposes a revised Development Contributions Plan (DCP) for residential properties in Creswell and Cooma Streets, Crib Point.

We are the owners and residents of [redacted] a fully serviced and established property that was rightly **excluded from the original DCP**. We are extremely concerned and disappointed to now find our property included under the revised plan, with a proposed contribution of **$29,390** payable at the time of applying for a building or planning permit.

This amendment appears **unjust and disproportionate** for the following reasons:

1. **Our property already has existing infrastructure** – including stormwater, power, concrete road etc. Costs to develop the road on our property frontage would be considerably lower than that of the properties further down, who have none of the above mentioned.

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Submission 008 Page 2

2. We are aware that **at least 14 other landowners have already paid their contributions to the current DCP** and have therefore had the opportunity to pay the **significantly lower contribution cost**. In our case, we are not given the same opportunity to pay the lower contribution amount. Had we been included in the current DCP, our properties contribution would have likely been triggered when the previous owner subdivided the land or if not, we would at least have the option to pay a lower amount now, like the other contributors of the plan.

3. The proposed works is disproportionately beneficial for the participants. Lots that have no services or existing road will be gaining a significant improvement to their property value, where this will possibly devalue the properties with existing services via increasing traffic. We will **not materially benefit** from the proposed road and drainage upgrades. At most, we would receive minor road resurfacing, which we neither need nor have requested.

4. The contribution imposed on our property is patently intended to **subsidize infrastructure for new, privately owned developments** further down Creswell St – developments that we had no say in approving and, in fact, would oppose due to the likely increase in traffic and environmental degradation.

5. The financial burden of this contribution is substantial for our young family and will prevent us from enacting the much needed extending or improving of our home in the foreseeable future.

We respectfully submit that this amendment is both **inequitable and inconsistent with the principles of reasonable development contribution planning**. We request that Council:

- Either allow us to **secure our current $0 contribution rate** by confirming our exemption prior to the amendment's implementation; or

- Acknowledge that **it is fundamentally unfair to levy existing, serviced properties** to fund infrastructure for future developments from which we gain no benefit, and remove [redacted] from the DCP entirely; and,

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- Firstly, justify the *need* for resurfacing of the road outside [redacted] **independent of the other development works**; and secondly, cost this up as a stand alone dcp excluding the provisions of other services not required by these properties, should the former presupposition be justified.

We welcome further discussion of our objection and request that we be notified of any panel hearings or changes to the proposal. We reserve the right to present our case further should this amendment proceed.

[redacted]

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Planning Panels Victoria

Mornington Peninsula Planning Scheme Amendment C295morn

Creswell Street East, Crib Point Development Contribution Plan

Panel Report

Planning and Environment Act 1987

27 August 2025

VICTORIA State Government

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How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether to adopt the Amendment.
[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the PE Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the PE Act]

Planning Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the PE Act

Mornington Peninsula Planning Scheme Amendment C295morn

Creswell Street East, Crib Point Development Contribution Plan

27 August 2025



Gabby McMillan, Chair

Planning Panels Victoria

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Glossary and abbreviations

Council	Mornington Peninsula Shire Council
DCP	Development Contributions Plan Overlay
DEECA	Department of Energy, Environment and Climate Action
Development Contributions Guidelines	Development Contribution Guidelines Version 5.9 (Department of Sustainability and Environment, Amended March 2007)
exhibited DCP	*Creswell Street East, Crib Point Development Contributions Plan* (Mesh, December 2023)
existing DCP	*Creswell Street East Crib Point Development Contributions Plan* (Watsons, June 2024)
GRZ	General Residential Zone
NRZ	Neighbourhood Residential Zone
original DCP	*Creswell Street Development Contributions Plans* (April 2018)
PE Act	*Planning and Environment Act 1987*
Planning Scheme	Mornington Peninsula Planning Scheme

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Overview

Amendment summary	
The Amendment	Mornington Peninsula Planning Scheme Amendment C295morn
Common name	Creswell Street East, Crib Point Development Contribution Plan
Brief description	The Amendment seeks to vary the existing Creswell Street East, Crib Point Development Contributions Plan (DCP)
Subject land	Eastern end of Creswell Street, Cooma Street and Glossop Street, Crib Point (between Creswell Street and Disney Street) incorporating: - 1 – 77 Creswell Street (inclusive) - 1, 3 and 6 Cooma Street - 4 Glossop Street - 58, 62, 90 and 92 Disney Street
Planning Authority	Mornington Peninsula Shire Council
Authorisation	21 May 2024, with conditions
Exhibition	31 October – 20 December 2024
Submissions	Number of Submissions: 8 Opposed: 5

Panel process	
The Panel	Gabby McMillan
Directions Hearing	By video, 30 June 2025
Panel Hearing	Hastings Shire Office, 21 Marine Parade, Hastings, 11 August 2025
Site inspections	Unaccompanied, 10 July 2025
Parties to the Hearing	Mornington Peninsula Shire Council represented by Mr Jack Chido of Jackson Lane Legal Jurgen Dietzsch Matthew Smith (supported by Ms McGregor)
Citation	Mornington Peninsula PSA C295morn [2025] PPV
Date of this report	27 August 2025

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Executive summary

Mornington Peninsula Planning Scheme Amendment C295morn (the Amendment) seeks to implement the *Creswell Street East, Crib Point Development Contributions Plan* (Mesh, December 2023) (exhibited DCP) to support road and drainage infrastructure upgrades. The exhibited DCP will replace the existing *Creswell Street East, Crib Point Development Contributions Plan* (Watsons, June 2024) (existing DCP).

Specifically, the Amendment proposes to:

- amend the mapped extent of the Development Contributions Plan Overlay Schedule 1 (DCPO1) to include an additional 12 properties (comprised of 11 residential properties in the General Residential Zone 1 (GRZ1) and one property zoned Public Use Zone 1)
- amend Schedule 1 to the DCPO to reference the exhibited DCP
- amend the Schedule to Clause 72.04 to reference the exhibited DCP as an incorporated document and remove reference to the existing DCP
- amend Schedule 1 to the Clause 52.17 (Native Vegetation) provide exemptions for native vegetation removal to facilitate the works identified in the exhibited DCP.

Key issues raised in submissions included:

- Whether the financials of the DCP (project cost, demand unit calculation and apportionment) are sufficiently justified?
- Whether the additional road infrastructure should be included in the DCP?
- Whether the additional properties should be included in the DCP?
- Whether vegetation removal exemptions should be provided for in the Amendment?

Strategic justification

The Amendment seeks to update the existing DCP that is already in the Mornington Peninsula Planning Scheme. The existing DCP will expire in June 2026 and the costings in the existing DCP are not reflective of current construction costs. Accordingly, it is logical to update the DCP to ensure that the land rezoned for residential purposes in 2019[1] can be serviced.

The core issue is whether the expanded scope of the DCP (in terms of the DCP project scope and the additional properties proposed to be included in the DCP area) is appropriate.

Scope of the DCP

Submitters opposed the inclusion of additional residential properties in the DCP area. They submitted that it was not equitable for the properties in Cooma Street, Disney Street and the established part of Creswell Street to contribute to the DCP project when they already have electricity, gas, sewerage, water and fibre optic cable infrastructure and sufficient road access to meet their needs. Several submitters also opposed the road upgrades proposed to be delivered through the DCP, arguing it was not necessary nor in keeping with the character of the area.

Council reduced the scope of the DCP in response to submissions in the Day 1 Amendment. It removed several properties from the DCP area and reduced the extent of road upgrades.

[1] Through Amendment C210morn

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Ms Fisher gave evidence that the additional residential properties would receive a shared benefit. On that basis, Ms Fisher said they should be included and did not support the Day 1 Amendment. She supported the exhibited Amendment.

Council submitted that the costings in the DCP should be updated to reflect the most recent cost estimated prepared in July 2025. Ms Fisher supported the use of the July 2025 costings. Council accepted that the cost increase between the existing DCP and the Day 1 DCP was 'not insignificant'.

Conclusions

The Panel concluded that the Amendment was strategically justified, subject to the changes recommended by the Panel.

In relation to the inclusion of the 11 additional residential properties in the General Residential Zone 1 (GRZ1), the Panel concluded that:

- It is not equitable for established residential properties, that are already serviced to contribute to the cost of infrastructure at the same rate as unserviced (and recently rezoned) properties through the DCP.
- These properties will receive some level of shared benefit, however the level of benefit will be generally equivalent to the benefit of other residential properties in the local area (i.e. other properties which are not liable for contributions under the exhibited DCP).

In relation to the scope of the DCP project, the Panel concluded:

- The scope of road upgrades identified in the exhibited DCP is appropriate and should not be altered.
- The DCP should not include water mains and rising sewer mains (as presented in Council's Day 1 DCP).

In relation to the financials of the DCP, the Panel concluded:

- The use of lot area to calculate demand is acceptable.
- The approach to apportionment is acceptable.
- The cost of the road upgrades in the exhibited DCP should be redistributed among the remaining properties mapped in the DCPO1.
- The updated project costings prepared by Harlock in July 2025 for the project scope presented in the exhibited Amendment can form the basis of the costings in the DCP.
- Council should consider whether further notice is required, noting the cost increases expected for the remaining properties mapped in the DCPO1.

In relation to the native vegetation exemptions, the Panel concluded:

- The native vegetation exemptions should be deleted from the Amendment.
- The removal of vegetation can be considered through the usual planning application process, enabling a full consideration of options to avoid, minimise and offset any impacts on native vegetation.
- The project delivery date at section 5.4 of the exhibited DCP should be extended to 2030, rather than 2028 to allow sufficient time to secure any required approvals.

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Recommendations

Based on the reasons set out in this Report, the Panel recommends that Council:

1. **Adopt Mornington Peninsula Planning Scheme Amendment C295morn as exhibited with the changes recommended in this Report.**
2. **Revise the *Creswell Street East, Crib Point Development Contributions Plan* (December 2023) and the Development Contribution Plan Overlay Schedule 1 to reflect the *Updated Quantity Surveying Estimates prepared* by Harlock Consulting (31 July 2025) for the project scope presented in the exhibited Amendment.**
3. **Revise the Development Contributions Plan Overlay Schedule 1 mapping to delete the 11 additional residential properties (i.e. land zoned General Residential Zone 1).**
4. **Revise the *Creswell Street East, Crib Point Development Contributions Plan* (December 2023) and the Development Contributions Plan Overlay Schedule 1 to redistribute the costs to the properties remaining in the Development Contributions Plan Overlay Schedule 1.**
5. **Delete the exemptions for native vegetation removal from the Schedule to Clause 52.17.**
6. **Revise the *Creswell Street East, Crib Point Development Contributions Plan* (December 2023) to extend the project delivery date to 2030.**

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1 Introduction

1.1 The exhibited Amendment

The purpose of Mornington Peninsula Planning Scheme Amendment C295morn (the Amendment) is to implement the *Creswell Street East, Crib Point Development Contributions Plan* (Mesh, December 2023) (exhibited DCP) to support road and drainage infrastructure. The exhibited DCP will replace the existing *Creswell Street East, Crib Point Development Contributions Plan* (Watsons, June 2024) (existing DCP).

The Amendment also seeks to provide exemptions for native vegetation removal to facilitate the works identified in the exhibited DCP.

Specifically, the Amendment proposes to:

- amend the mapped extent of the Development Contributions Plan Overlay Schedule 1 (DCPO1) to include 12 12 additional properties (comprised of 11 residential properties in the General Residential Zone 1 (GRZ1) and one property zoned Public Use Zone 1)
- amend Schedule 1 to the DCPO to reference the exhibited DCP
- amend the Schedule to Clause 72.04 to reference the exhibited DCP as an incorporated document and remove reference to the existing DCP
- amend Schedule 1 to the Clause 52.17 (Native Vegetation) provide exemptions for native vegetation removal to facilitate the works identified in the exhibited DCP.

The exhibited DCP included the following changes:

- Changes to the extent of the infrastructure proposed to be funded through the control:
  - Extends the local road and drainage works to include an additional part of Creswell Street, Cooma Street and Glossop Street as shown in Figure 1.
  - Increases the total length of unmade local roads to be upgraded from 860 linear metres DCP to 1,151 linear metres. Notably the road design will not be altered from the existing DCP, it will still be a 5.5 metre wide asphalt pavement and stormwater drainage, with no footpath.
- Changes to the costings:
  - Increases the total costs included in the DCP to account for the extended road length, updated construction costs based on detailed design plans, Quantity Surveyor estimates, financing costs to deliver the project by 30 June 2028 and plan preparation costs.
  - The total cost will be $5,559,668.12 (made up of $4,720,000 for roads and drainage infrastructure construction, $520,427.93 for finance costs and $319,240.19 for plan preparation costs).
  - Increases the individual landowner DCP charges required due to the increase in total DCP costs. Noting that the apportionment arrangements are not altered, so Council will continue to contribute 30 percent of the cost.
  - Commits Council, as the Development Agency, to deliver the project within the revised timeframe of 30 June 2028.
  - Revises the demand units from linear metre of lot frontage as defined in the existing DCP to metre square of lot area. This is consistent with the State Government's DCP Guidelines and standard practice for DCPs in other planning schemes.
  - Removes the DCP expiry date and replaces it with:

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This DCP commences on the date it is gazetted into the Mornington Peninsula Planning Scheme and it adopts a long-term outlook for development and is intended to operate for 20 years. This timeframe considers planned future development of the area and this DCP will end when it is removed from the Mornington Peninsula Planning Scheme.

This approach provides Council the ability to continue collecting contributions, regardless of whether works have been delivered, whilst the DCP remains in the Planning Scheme. Removing the DCP from the Scheme will require a planning scheme amendment in the future.

1.2 Amendment land

The exhibited Amendment applies to land shown in Figure 1. The extent of road upgrade proposed is also shown in Figure 1.

Figure 1 Exhibited Amendment land and extent of proposed road upgrade



Source: Explanatory report

1.3 Background

This section explains the background which is relevant to the Panel's consideration of submissions. This includes events leading up to the exhibited Amendment and further changes proposed by Council after the exhibition period.

1.3.1 Introduction of DCPO1 (2019)

Most of the Amendment land is already affected by DCPO1 as shown in Figure 2 (existing DCP land). This land was historically zoned for industrial purposes. The DCPO1 was introduced by Amendment C210morn in 2019 at the same time the industrial land was rezoned to Neighbourhood Residential Zone Schedule 1 (NRZ1). Amendment C210morn was initiated by a private proponent.

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Figure 2 Existing extent of the Development Contributions Plan Overlay 1



1.3.2 Original DCP and scope of works

Amendment C210morn gave effect to the *Creswell Street Development Contributions Plan* (April 2018) (original DCP).

Some key features of the original DCP:

- The extent of project works included the formalisation of Creswell Street from Denman Street to its eastern end and Cooma Street as shown in Figure 3.
- The total cost of the project was estimated to be $2,091,053 and subject to indexation.
- Costs were apportioned using a methodology equivalent to a Special Charges Scheme where landowners contribute to 70 percent of the costs and Council contributes 30 percent.
- It required Council to deliver the project by 6 June 2024, regardless of whether contributions have been collected. The DCP needed to be removed from the Planning Scheme once the project works were completed.

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Figure 3 Extent of work in the original DCP



1.3.3 Minor revisions to the DCP (2019 – 2024)

Several revisions were made to the DCPO1 and DCP between 2019 and 2024 in response to Victoria Planning Provisions changes and other changes. The main change that has occurred was the extension of the delivery date[2] such that Council was required to deliver the DCP project by 6 June 2026 (regardless of the contribution amount that had been collected at the time).

Throughout this period there have been no substantive changes to the original DCP in terms of costing, however the DCP has been given a revised date of June 2024[3] (current DCP).

1.3.4 Contributions collected (2019 to now)

The DCP is already in the Planning Scheme. This means that Council has already collected contributions from 14 properties under the DCPO1 as identified in Figure 4. These contributions have amounted to $362,476.21[4].

[2] Through Amendment C300morn
[3] Revised date introduced through Amendment C305morn which came into effect on 18 July 2024
[4] Council's Part A submission, page 25

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Figure 4 Properties in the Amendment land who have already contributed (shown in red hatch)



Source: Council's Part A submission (page 26)

1.3.5 Substantive review of design, costings and DCP (2022 - 2023)

In 2022, Council prepared a detailed design and costings for the project identified in the original DCP. This review estimated that the project would cost $3,700,000. Even when accounting for indexation, the review identified a shortfall of approximately $1.1 million.

Council commissioned Mesh to complete an independent peer review of the original DCP. In November 2022 Mesh prepared a report which recommended revisions to the DCP, including recommended changes to the scope of the DCP.

In response, Council commissioned further drawings and a range of technical assessments to inform updates to the DCP including detailed design drawings, biodiversity assessment and cost estimates.

1.3.6 Post exhibition revisions (May 2025)

At its meeting on 20 May 2025, Council resolved to refer all seven[5] submissions to a panel. At that same meeting Council endorsed changes to the Amendment in response to submissions. These changes included the following:

- Removal of the following properties and infrastructure adjacent to these properties from the DCPO1 and DCP as shown in Figure 6:
  - 6 Cooma Street
  - 90 Disney Street
  - 92 Disney Street.
- Update the DCP project costs to reflect the changes to the scope of infrastructure proposed to be delivered.
- Deletion of the native vegetation permit exemptions (e.g. so that a permit application process would apply).

[5] At that time the late submission had not been received, this was referred to the Panel in July 2025.

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1.3.7 Post exhibited revisions (June – July 2025)

In the lead up to the Hearing, Council undertook additional work to inform the updated DCP project costs:

- Detailed Design Drawings (for Council's Day 1 Amendment), prepared by JCA Land Consultants, dated 20 June 2025, revision E
- Memorandum regarding drainage inclusions within the DCP Project, prepared by JCA Land Consultants, dated 25 July 2025
- Updated Quantity Surveying Estimates (for both the exhibited Amendment and Council's Day 1 Amendment), prepared by Harlock Consulting, dated 31 July 2025 (July 2025 costings)
- Detailed Design Drawings (for the exhibited Amendment), prepared by JCA Land Consultants, dated 30 July 25, Revision F.

Notably, the revised design prepared in 2025 included a sewer rising main that was not included in the exhibited DCP.

These most recent changes were integrated into Council's Day 1 Amendment.

1.4 Day 1 Amendment

Council presented its Day 1 Amendment as its preferred position at the Hearing. The Day 1 Amendment included Council's response to submissions and revised design and costing.

The Day 1 Amendment applies to the land shown in Figure 5.

Figure 5 Day 1 Amendment land



The following revisions to the exhibited Amendment were proposed in the Day 1 Amendment:

- Removed a section of road infrastructure in Cooma Street (i.e. 63 metres), reducing the scope of works.

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- Removed 6 Cooma Street, 90 and 92 Disney Street from the DCPO1 mapping and the DCP.
- Updated the DCP infrastructure costs to reflect the reduction in road length in Cooma Street and inclusion of a sewer rising main in the scope of the project. This results in a net increase in costs.
- Removed the native vegetation exemptions at Clause 52.17 from the Amendment so that a separate planning permit would be required for any vegetation removal.

1.5 Procedural issues

1.5.1 Late submission

Council referred a late submission (submission 8) to the Panel on 25 July 2025. The Panel provided the late submitter with an opportunity to be heard at the Hearing. The submitter did not appear at the Hearing however the Panel considered the submission. Other parties were provided with a redacted version of submission 8.

1.5.2 Exhibition process

Mr Dietzsch and Mr Smith raised concerns about the original exhibition process for the Amendment. Council provided a detailed explanation of the exhibition that occurred.

The submitters confirmed at the Hearing that they had received all the material circulated by Council for the Hearing and the late submission.

The Panel is satisfied that the submitters have been provided with the relevant material to participate in the Hearing.

1.6 The Panel's approach

Key issues raised in submissions were:

- Whether the financials of the DCP (project cost, demand unit calculation and apportionment) are sufficiently justified?
- Whether the additional road infrastructure should be included in the DCPO?
- Whether the additional properties should be included in the DCPO?
- Whether vegetation removal exemptions should be provided for in the Amendment?

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Strategic issues
- Financials
- Road infrastructure and property inclusions
- Native vegetation exemptions.

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2 Strategic issues

2.1 Planning context

This chapter identifies planning context relevant to the Amendment.

Table 1 Planning context

	Relevant references
Victorian planning objectives	- Part 3B of the PE Act - Section 4 of the PE Act
Municipal Planning Strategy	- Clause 2.03-8 (Infrastructure)
Planning Policy Framework	- Clauses 11.01 (Victoria), 11.01-1S (Settlement) - Clauses 11.02 (Managing Growth), 11.02-1S (Supply of urban land) - Clauses 19 (Development Infrastructure), 19.03-1S (Development and infrastructure contributions plans), 19.03-2S (Infrastructure design and provision), 19.03-3S (Integrated water management), 19.03-3L (Integrated water management – Mornington Peninsula)
Planning scheme provisions	- Development Contributions Plans Overlay - Clause 52.17 (Native vegetation)
Ministerial directions	- Ministerial Direction 11 (Strategic Assessment of Amendments) - Ministerial Direction on the preparation and content of development contributions plans and Ministerial reporting requirements for development contributions plans
Guidelines	- Development Contributions Guidelines (March 2007)

2.2 Strategic justification

The Amendment seeks to update and extend DCPO1 and the existing DCP that is already in the Planning Scheme. Accordingly, the key strategic issue is whether the updates are strategically justified.

The existing DCP will expire June 2026 and the costings in the existing DCP are not reflective of current construction costs, even when accounting for indexation. Accordingly, it is logical to update the DCP.

The Amendment is generally consistent with the Planning Policy Framework which seeks to:

- ensure supporting infrastructure is available to support sustainable urban development provide an integrated approach to the delivery of infrastructure for urban areas (Clause 11.02-1S)
- facilitate the timely delivery of planned infrastructure (Clause 19.03-1S).

The updates to the costings and calculation of demand unit in the exhibited DCP are more reflective of current practices in the *Ministerial Direction on the preparation and content of development contributions plans and Ministerial reporting requirements for development contributions plans* and the *Development Contributions Guidelines*. Subject to the resolution of

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more specific issues around the inclusion of additional infrastructure, properties and native vegetation exemptions, the Amendment is strategically justified.

(i) Conclusions and recommendation

For the reasons set out in this Report, the Panel concludes that the Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions
- is generally well founded and strategically justified
- should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

The Panel recommends Council:

1. **Adopt Mornington Peninsula Planning Scheme Amendment C295morn as exhibited with the changes recommended in this Report.**

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3 Financials

(i) The issue

The issue is whether the financials of the exhibited DCP (project costs, demand unit calculation and apportionment) are sufficiently justified.

(ii) Background

The exhibited DCP is proposed to increase the project costs and alters the demand unit calculation, compared with the existing DCP. Council's Day 1 DCP includes further cost increases. There is no change proposed to the apportionment of costs within the DCP.

Table 2 shows the cost changes between the existing DCP, exhibited DCP, revised costs following exhibition[6] and Day 1 DCP[7] in June 2025 dollars:

Table 2 Costs comparison for different version of the DCP (June 2025 dollars)

Existing DCP	Existing DCP	Revised cost following exhibition	'Day 1' DCP
$2,796, 974 (Originally $2, 091,053)	$4,985, 245 (Originally $4, 720,000)	$5,272,000	$5,210,000

Source: Council's Part B submission

(iii) Evidence and submissions

Council made the following submissions:

Project costs

- Accepted that the costs increases presented in the Day 1 DCP are 'not insignificant' when compared with the existing DCP.
- It is likely the costs in the original DCP were based on concept plans only.
- Council has undertaken significant work to scope out the DCP project and provide a realistic cost estimate (in June 2025 dollars).
- The updated costs presented in the Day 1 DCP includes water mains and rising sewer main that is not typically included in a DCP, noting an exception in the Arden Precinct[8].
- It is reasonable to include the costs associated with the water mains and rising sewer mains on the basis that:
  - the infrastructure is relatively localised and would not otherwise be delivered by service authorities
  - the overall cost is relatively minor
  - Council would be funding at least 30 percent of the costs of the delivering the project
  - if the cost of water infrastructure was not included in the DCP, Council would not be able to easily recoup costs through other mechanisms.

[6] This is the revised cost estimate of the project as exhibited (e.g. including the Cooma Street infrastructure)
[7] This is revised cost estimate of the project based on Council's preferred position (e.g. not including a portion of Cooma Street infrastructure).
[8] Arden Precinct Development Contributions Plan (Amended December 2023)

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- It is reasonable to use the cost estimated prepared by Harlock in July 2025 in the DCP as this represents the best available information and the exhibited DCP anticipated some adjustment to the cost of infrastructure:

> 5.10 Adjustment to the Infrastructure Scope
>
> The infrastructure project in this DCP has been costed to a sufficient level of detail; however, the Council may amend or modify some aspects of the project, so long as they are still generally in accordance with any direction regarding the scope outlined in this DCP.
>
> Where the Council or another agency seeks to change the scope of a DCP infrastructure item to meet changing standards imposed by adopted policy or a public regulatory agency, such changes of standards and the resulting cost changes should normally be made through a change to the DCP at the time of a regular review of the DCP.
>
> Where, after the DCP has been approved, a Council or other agency proposes changes to the scope of a DCP infrastructure item for reasons other than changes in standards imposed by policy or regulation the net cost increases resulting from the change should normally be met by the agency requesting the change.

- No further notice of the Amendment would be required if the July 2025 costing were included in the DCP because:
  - it is the best available information
  - notification would further delay the recouperation of more accurate costs (noting that several properties[9] in the existing DCPO1 have already made contributions).

Apportionment

- That the apportionment costs, being 70 percent to landowners and 30 percent to Council is a pragmatic and reasonable approach given the small scale of the project.
- The apportionment approach has already been accepted by a Panel in Amendment C210morn (i.e. when the original DCP was introduced).

Demand unit calculation

- That the demand unit should be calculated on the basis of lot area, rather than street frontage.
- A lot area demand unit calculation is consistent with the State's *Development Contributions Guidelines*.
- Demand units defined by the total size of the lot is more logical and equitable as it has regard to the development capacity of the site.

Ms Fisher gave the following evidence on behalf of Council:

Project costs

- Do not support the inclusion of water mains and rising sewer mains in the DCP project. This type of water infrastructure is not typically included in DCPs, but there had been exceptions in the Arden precinct.
- The project costs prepared by Harlock in July 2025 should be reflected in the planning controls.

Apportionment

- In her peer review, she initially recommended that 100 percent of the costs should be apportioned to landowners in the DCP area.

[9] Refer to discussion in section 1.2.4 of this Report

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- In her evidence statement she acknowledged that Council intended to contribute 30 percent of the project costs and considered this reasonable response in the circumstances.
- In her evidence statement she said:

> I note that Council could have pursued 100% apportionment however Council's acceptance of 30% effectively deals with any external benefit that would be associated with the proposed DCP project and therefore I consider this approach reasonable in the circumstances.

Demand unit calculation

- Supported the use of lot area to calculate demand.
- The use of lot area is reasonable as it aligns with common practice.

Mr Smith and Mr Dietzsch made the following submissions:

- That landowners of the former industrial zoned land should contribute 100 percent of the project costs, as they were the ones who benefited from the original rezoning.
- Council should not contribute 30 percent of the project costs.

Mr Smith submitted that he was concerned about the change in the demand unit calculation.

(iv) Discussion

Project costs

Council has accepted that the cost increases included in the exhibited DCP and Day 1 DCP are 'not insignificant'. These costs increases are attributed to several factors, including:

- the inclusion of financing costs
- plan preparation costs
- the inclusion of water infrastructure in the DCP project
- a further review of costs by a quantity surveyor in July 2025.

The costs associated with financing and plan preparation costs are typically included in a DCP. The Panel accepts this approach given it is consistent with the *Development Contribution Guidelines* and was supported by Ms Fisher in her evidence.

The costs associated with water mains and rising sewer mains are not typically included in DCPs. The Panel accepts the evidence of Ms Fisher that these items should not be included. This is particularly the case given these works were not included in the exhibited DCP and already the 'not insignificant' cost increase flagged by Council. While the Panel understands Council's dilemma in terms of recovering funds, it is not reasonable to add additional infrastructure that would not normally be expected to be covered in a DCP. Council needs to identify an alternative funding mechanism.

The Panel accepts Ms Fisher's evidence that the project costs should be calculated using the best available information, being the estimates prepared by Harlock in July 2025. However, Harlock's July 2025 estimates will need to be adjusted to reflect the DCP project scope changes recommended by the Panel.

Council should consider if further exhibition of the Amendment is needed on the basis noting that:

- some level of cost review was anticipated in the exhibited DCP
- the Panel is recommending the removal of established residential land from the DCP area (see section 4 of this Report) so they will not be required to bear the costs, but these costs will need to be redistributed to the balance of properties within the DCP area.

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Apportionment

The Council has proposed to continue with a 30 percent contribution towards the project costs. This approach is consistent with the existing DCP and effectively deals with any external benefit that would be associated with the DCP project.

This is a reasonable approach in the circumstances and removes the need for a detailed (and costly) analysis of the split between the beneficiaries of the DCP project.

Demand units

The use of lot area to calculate the demand unit is logical. This approach more accurately reflects the development capacity of land (and associated demand on the planned infrastructure), is consistent with the *Development Contribution Guidelines* and is a more equitable that an approach relying on the length of a lot's frontage.

(v) Conclusions and recommendations

The Panel concludes:

- The DCP should not include water mains and rising sewer mains (as presented in Council's Day 1 DCP).
- The updated project costings prepared by Harlock in July 2025 for the project scope presented in the exhibited Amendment can form the basis of the costings in the DCPO1 and DCP.
- The use of lot area to calculate demand is acceptable.
- The approach to apportionment is acceptable.

The Panel recommends:

2. Revise the *Creswell Street East, Crib Point Development Contributions Plan* (December 2023) and the Development Contribution Plan Overlay Schedule 1 to reflect the *Updated Quantity Surveying Estimates prepared* by Harlock Consulting (31 July 2025) for the project scope presented in the exhibited Amendment.

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4 Road infrastructure and property inclusions

(i) The issues

The issues are:

- whether the additional road infrastructure should be added to the DCP.
- whether the additional properties should be added to the DCP.

(ii) Background

The exhibited DCP expanded the extent of road infrastructure to be upgraded (as shown in Figure 1) that added 12 additional properties as shown in Figure 6 (New DCP land).

Figure 6 Residential properties proposed to be included in the New DCP area



Council's Day 1 Amendment reduced the scope of road works and properties proposed to be included in the DCP area (as described in section 1.3 of this Report). The extent of road works presented in Council's Day 1 Amendment are shown in Appendix B.

(iii) Evidence and submissions

Council made the following submissions:

- It acknowledged that four submitters (from properties proposed to be added to the DCPO1) already had access to existing drainage infrastructure.
- The Day 1 DCP had been updated in response to submitter concerns to:
  - remove 6 Cooma Street, 90 and 92 Disney Street, Crib Point from the Amendment
  - remove infrastructure immediately adjacent to 6 Cooma Street, 90 and 92 Disney Street
  - revise the DCP infrastructure costs to account for those changes (as discussed in section 3 of this Report).
- It did not have a position in relation to submitter 8. This was a late submission received after Council had resolved its position on the Amendment. No adjustments to the scope of the DCP project were proposed in response to submitter 8.

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Ms Fisher gave the following evidence on behalf of Council:

- Did not support the road infrastructure changes presented in Council's Day 1 DCP for the following reasons:

  > I am concerned that the impact of the Day 1 DCP changes will result in an inconsistent road network that conflicts with the objective of the Exhibited DCP as it does not deliver a continuous local road network that is of shared benefit to the DCP area.

- Did not support the removal of 6 Cooma Street, 90 and 92 Disney Street, Crib Point from the Amendment on the basis that these properties would have a shared benefit from the DCP project. There was insufficient justification to exclude those submitters from the DCP area and reduce the DCP project extent noting the disbenefit to other landowners that would arise due to the delivery of a discontinuous network.
- If 6 Cooma Street, 90 and 92 Disney Street were removed from the DCP area, she would prefer to retain the exhibited DCP project scope but reallocate the costs to the remaining properties in the DCP area.
- In response to cross-examination, she accepted that there was a discrepancy between the cost of constructing the southern end of Cooma Street ($62,000) and the required contributions for those abutting properties under the DCP ($100,000). However, she gave evidence that the abutting properties still obtained a benefit from the project and they should still be required to contribute.
- If Council intended on removing 6 Cooma Street, 90 and 92 Disney Street from the DCP area, it would be consistent to remove the other properties in Creswell Street (west)[10].

Mr Smith submitted:

- The infrastructure proposed in Cooma Street was not appropriate and would impact on the amenity of his property.
- Upgrades to Cooma Street were not warranted, and that Glossop Street was historically the preferred access for the former industrial land.
- Existing residential properties should not be required to contribute to the cost of the DCP on the basis that they did not need or benefit from the proposed works.
- It was not appropriate to charge properties a second time for existing infrastructure such as the drainage and road infrastructure.

Mr Dietzsch's submitted:

- The infrastructure proposed in Cooma Street and Glossop Street was not consistent with the character of the area and should not be supported, noting a more particular concern with Cooma Street.
- It was not equitable for the properties in Cooma Street and Disney Street to contribute to the DCP project when they already have electricity, gas, sewerage, water and fibre optic cable infrastructure and sufficient road access to meet their needs.
- Properties in Disney Street already have access to a sealed road.
- The contributions required in the exhibited DCP for Cooma and Disney Street properties were not equitable. Council had calculated[11] that the costs of works in Cooma Street equated to $62,000, but that the properties in Cooma Street would need to contribute $100,000 through the exhibited DCP.

[10] An issue raised by submitter 8
[11] Part B submission, page 10

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- The Amendment is inconsistent with Council's other plans, noting:

  > Council's Asset Plan requires Council to prioritise maintaining or renewing existing assets over new ones – this Development Plan [on the former industrial land] was privately led and will only benefit those properties clearly within Cresswell (sic) Street and should therefore be fully funded by those properties without subsidisation from adjoining existing properties already having the benefit from the other infrastructure proposed.

- That Cooma Street should be a no through road[12].

Submitters from properties in the New DCP land raised similar concerns to Mr Smith and Mr Dietzsch:

- Opposed the inclusion of established residential properties in the DCP area on the basis that it was unjust and disproportionate.
- Existing residential properties should not be required to contribute to the cost of the DCP on the basis that they did not need or benefit from the proposed works.
- At least 14 properties had already paid their contributions under the existing DCP, at a significantly lower rate than the rate proposed. It would not be fair for new properties, that did not accrue material benefit to pay a higher rate than those properties (who also benefited from the rezoning).
- It is fundamentally unfair to levy existing serviced property to fund infrastructure for future development for which they gain no benefit.

(iv) Discussion

Property inclusions

Most submissions were received from owners of established residential properties that are proposed to be included in the DCP area. The Council acknowledged that these properties (all zoned GRZ1) are already serviced by electricity, drainage, sewer and road access (though in some instances an unmade road).

The Panel agrees that these properties will receive some level of shared benefit, however the level of benefit will be generally equivalent to the benefit of other residential properties in the local area (i.e. other properties which are not liable for contributions under the exhibited DCP). The Council has acknowledged these broader local benefits by accepting that it will contribute 30 percent of the costs.

The additional properties would contribute disproportionately to the cost of the DCP project for the following reasons:

- They are only benefiting from a slight upgrade in their existing infrastructure (not the full upgrade which will be experienced by the former industrial properties).
- The costs these residents would be required to contribute would be disproportionate. As illustrated by the example provided by Mr Dietzsch, the Cooma Street properties would contribute $100,000 to a part of the infrastructure project that will cost $62,000.
- Several existing properties have already contributed at the lower rate; and it would be unreasonable for properties that receive less shared benefit to contribute higher costs.

[12] The Panel clarified that this issue was outside the remit of the Hearing.

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The Panel agrees with Ms Fisher that if Council supported the removal of the Cooma and Disney Street properties from the DCP, all 11 of the established residential properties in the GRZ1 should be removed from the DCP for consistency.

(v) Conclusions and recommendations

The Panel concludes:

- It is not equitable for established residential properties, that are already serviced to contribute towards the cost of infrastructure at the same rate as unserviced properties in the DCP.
- The established residential properties adjacent to the DCP project will receive some benefit from the works, however the benefit will be generally equivalent to the benefit of other residential properties in the local area which are not liable for contributions under the exhibited DCP.
- The scope of road upgrades identified in the exhibited DCP is appropriate and should not be altered.
- The cost of the road upgrades in the exhibited DCP should be redistributed among the properties already mapped in the Development Contributions Plan Overlay Schedule 1.
- Council should consider whether further notification of the DCP is required, having regard to the increases costs and the recommendation to redistribute costs between less properties.

The Panel recommends:

3. **Revise the Development Contributions Plan Overlay Schedule 1 mapping to delete the 11 additional residential properties (i.e. land zoned General Residential Zone 1).**
4. **Revise the *Creswell Street East, Crib Point Development Contributions Plan* (December 2023) and the Development Contributions Plan Overlay Schedule 1 to redistribute the costs to the properties remaining in the Development Contributions Plan Overlay Schedule 1.**

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5 Native vegetation exemptions

(i) The issues

The issues are:

- whether vegetation removal exemptions should be provided for in the Amendment
- whether the project delivery date in the exhibited DCP should be extended to allow for vegetation removal application processes.

(ii) Background

The exhibited Amendment included the introduction of a native vegetation exemption through a modification to the schedule at Clause 52.17 (Native vegetation). The exemption was proposed to facilitate the removal of native vegetation required for the DCP project.

(iii) Evidence and submissions

Council submissions:

- The native vegetation exemption was initially introduced at the suggestion of Department of Transport and Planning officers who suggested it as a means of streamlining the approvals process for the DCP project.
- The exemption would have applied to native vegetation only and removed the formal requirement for Council to provide offsets for the losses incurred.
- Council was mindful of its lead role in protecting and enhancing Mornington Peninsula's biodiversity.
- Council had committed to voluntarily pay for native vegetation offsets as part of its resolution to proceed with the Amendment.
- Accepted the submissions of the Department of Energy, Environment and Climate Action and had resolved to remove the native vegetation exemption in the Day 1 Amendment.
- Would pursue a separate planning application process to remove native vegetation to facilitate the DCP project. The permit application would be able to encompass other vegetation removal triggers that might exist (e.g. under the Vegetation Protection Overlay).

DEECA written submissions:

- Did not support the native vegetation removal exemption as proposed in the exhibited Amendment.
- The most appropriate statutory process to facilitate the removal of native vegetation to facilitate the DCP project was a permit application process.
- This permit application process would require referral to DEECA.

Other written submissions:

- Several submitters raised concerns about the extent of vegetation removal required, identifying particular trees that should be retained.

(iv) Discussion

The Panel accepts that Council introduced the native vegetation exemption as part of the Amendment with a view to streamlining the process for the delivery of the DCP project. The Panel accepts Council's revised position and notes there are some benefits in terms of enabling the

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consideration of all vegetation removal requirements (for example, for native and non-native vegetation).

This approach is more likely to enable further avoidance of impacts and secure native vegetation offsets through the permit application process.

The Panel canvassed the implications of delays in the permit process with the overall DCP project delivery timelines at the Hearing (completion by 2028). Council did not have a formal position on project delivery, but was open to the Panel considering an extension. To ensure the DCP does not need to be amended another time, it is recommended the project delivery time be extended to 2030 (noting this will not affect the project finance costs which are capped at a 5 year period).

(v) Conclusions and recommendations

The Panel concludes:

- The native vegetation removal exemptions should be deleted from the Amendment.
- The removal of vegetation can be considered through the usual planning application process, enabling a full consideration of options to avoid, minimise and offset any impacts on native vegetation.
- The project delivery date at sections 2.2.2 and 5.4 of the exhibited DCP should be extended to 2030, rather than 2028 to allow sufficient time to secure any required approvals.

The Panel recommends:

5. **Delete the exemptions for native vegetation removal from the Schedule to Clause 52.17.**
6. **Revise the *Creswell Street East, Crib Point Development Contributions Plan* (December 2023) to extend the project delivery date to 2030.**

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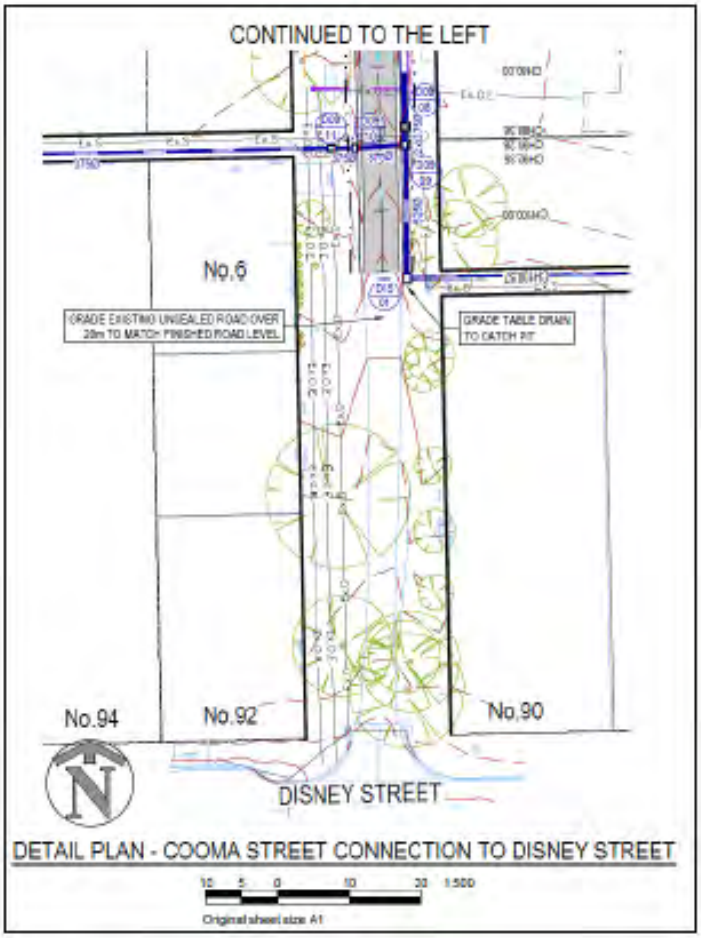
Appendix A Document list

No.	Date	Description	Provided by
1	1 Jul 2025	Panel Directions and Hearing Timetable	Council
2	25 Jul 2025	Late submission from Caitlin and David Phillips (referred to the Panel)	Council
3	25 Jul2025	Email to late submitter providing opportunity to complete a request to be heard form for the Hearing	Planning Panels Victoria
4	4 Aug 2025	Part A submission with attachments: - Photos of Amendment land - Map of photo locations - Authorisation Request for Further Information, responses and authorisation with conditions - Submitter map - Planning Permit applications map and table - Detailed design drawings (Rev E) (20 June 2025) (Preferred position), Updated Quantity Surveyor estimates (exhibited and preferred position), memorandum drainage within DCP (July 2025)	Council
5	4 Aug 2025	Expert evidence statement of Jo Fisher of Mesh Planning Pty Ltd	Council
6	4 Aug 2025	Day 1 documents: - Explanatory report (tracked) - Instructions sheet (tracked) - Clause 45.06 Schedule 1 DCPO (tracked) - Clause 52.17 Schedule (tracked) - Clause 72.04 Schedule (tracked) - DCPO Map 33 - Creswell Street East, Crib Point DCP (tracked) - Comparison Table – DCP costs using revised figures	Council
7	8 Aug 2025	Part B submission	Council
8	10 Aug 2025	Additional material referred to in Council's submissions: - Amendment C210morn Explanatory report - Amendment C210morn Panel report - Existing DCP sought to be amended - Aerial images (April 2019 and June 2025)	Council
9	12 Aug 2025	Drainage comparison plans (as presented at the Hearing)	Council

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Appendix B Council's preferred extent of road works in Day 1 Amendment

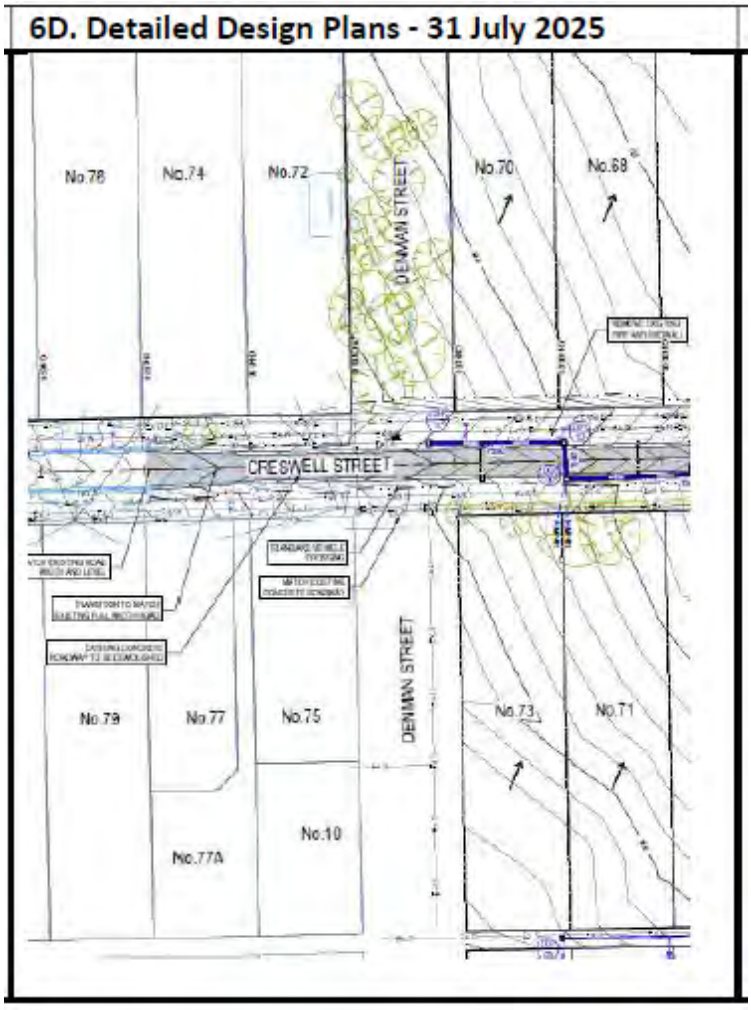
Figure 7 Council's preferred extent of works in Cooma Street



Source: Council's Part B submission (page 17)

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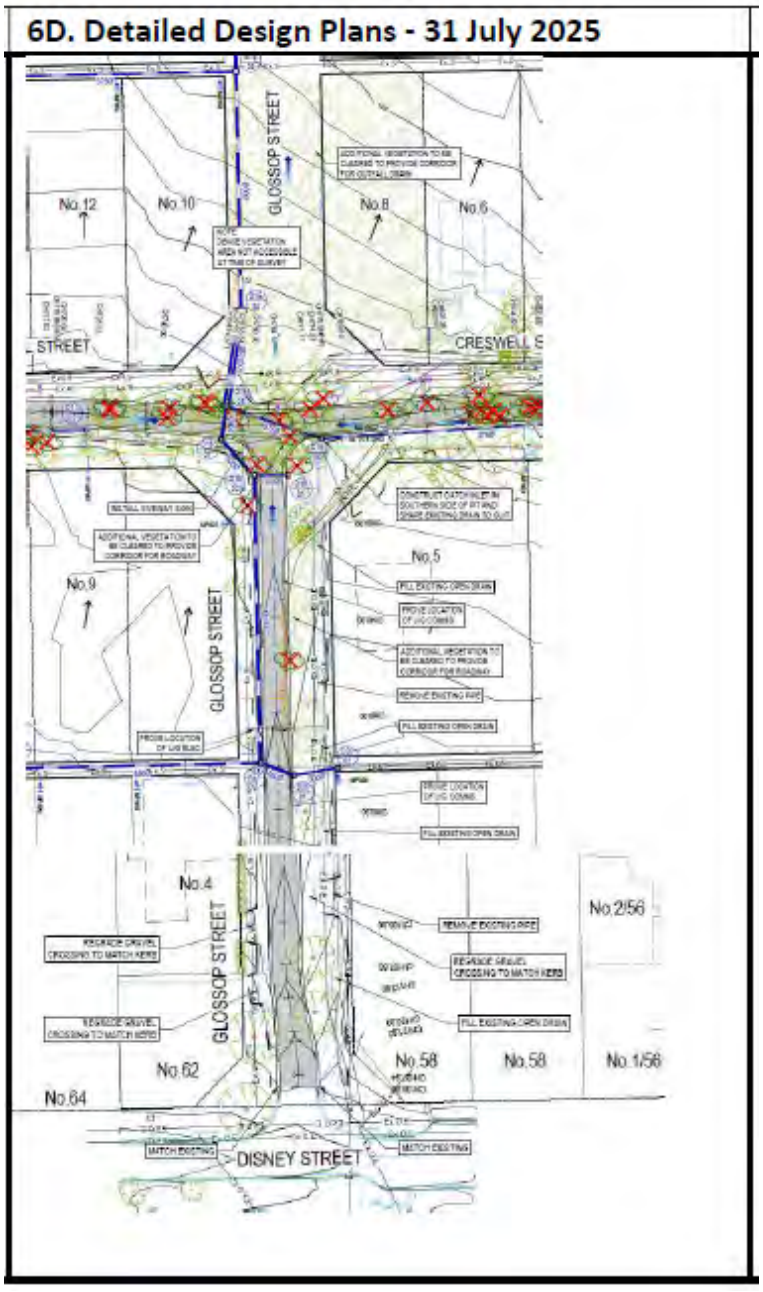
Figure 8 Council's preferred extent of works in Creswell Street (West)



Source: Council's presentation at the Hearing

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Figure 9 Council's preferred extent of infrastructure Glossop Street



Source: Council's presentation at the Hearing

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Amendment C295morn – Planning Panel recommendations - officer responses and recommendations

Planning Panel recommendations	Officer response	Officer recommendation
Planning Panel recommendation: 1		
Adopt Mornington Peninsula Planning Scheme Amendment C295morn as exhibited with the changes recommended in this Report.	**This Panel recommendation is supported by officers.** Officers support the Panel's recommendation to adopt Mornington Peninsula Planning Scheme Amendment C295morn (the Amendment) as exhibited, subject to the changes outlined in the Panel's report and reasons outlined in the officer responses below. Officers note that Panel Recommendations 2, 3 and 5 implement (either in full or in part), Council's post-exhibition version of the Amendment which it endorsed on 20 May 2025 for the purposes of its advocacy position to the Panel. Overall, the Panel concluded that the Amendment: • *"is supported by, and implements, the relevant sections of the Planning Policy Framework* • *is consistent with the relevant Ministerial Directions* • *is generally well founded and strategically justified* • *should proceed subject to addressing the more specific issues raised in submissions."* (p.17) Officers agree with the Panel's findings that the Amendment is strategically justified, subject "*to the resolution of more specific issues around the inclusion of additional infrastructure, properties and native vegetation exemptions"* (p.16/17). Recognising that the existing DCP expires in June 2026 and does not reflect current construction costs, even when accounting for indexation, the Panel agrees with Council that it is "*logical to update the DCP to ensure that the land rezoned for residential purposes in 2019 can be serviced."* (p.6). According to the Panel, the key issue to be resolved is whether the expanded scope of the DCP (in terms of the DCP project scope and the additional properties proposed to be included in the DCP) is appropriate. In summary, the Panel concluded that: • The 11 additional residential properties in the General Residential Zone 1 (GRZ1) should not be included because they receive little additional servicing benefit but would be required to contribute to the infrastructure costs at the same rate as unserviced (i.e. former industrially zoned) properties. • The scope of road upgrades identified in the DCP is appropriate and should remain unchanged, but the DCP should not include water mains and rising sewer mains. • In terms of financials:	**Accept recommendation in full.** Adopt the Amendment with changes as recommended by the Panel.

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Amendment C295morn – Planning Panel recommendations - officer responses and recommendations

Planning Panel recommendations	Officer response	Officer recommendation
	o The use of lot area to calculate demand is acceptable as is the approach to apportionment of costs (i.e. 70% to landowners and 30% to Council). o The cost of the road upgrades should be redistributed among the remaining 65 properties, and the updated project costings by Harlock Consulting (July 2025) should form the basis of the DCP costings, recognising that this results in an overall increase in costs. • The native vegetation exemptions should be deleted from the Amendment, with vegetation removal to be addressed through the usual permit planning application process, enabling a full consideration of options to avoid, minimise and offset any impacts on native vegetation. • The project delivery date for the DCP should be extended to 2030, rather than 2028, to allow sufficient time to secure any required approvals. As outlined in the below responses to each of the Panel recommendations, officers are satisfied that implementing the Panel's recommended changes appropriately responds to matters raised in public submissions, having regard to the expert evidence presented by Ms Fisher (Mesh Planning) on behalf of Council during the Panel process, and the requirement for the DCP to deliver on the principles of need, nexus, fair apportionment, accountability, and transparency.	
Planning Panel recommendation: 2		
Revise the *Creswell Street East, Crib Point Development Contributions Plan* (December 2023) and the Development Contribution Plan Overlay Schedule 1 to reflect the *Updated Quantity Surveying Estimates prepared* by Harlock Consulting (31 July 2025) for the project scope presented in the exhibited Amendment.	**This Panel recommendation is supported by officers.** For context, Council resolved on 20 May 2025 to endorse the following changes to the Amendment, in response to submissions, for the purposes of its advocacy position to the Panel: 1. Remove properties at 6 Cooma Street, and 90 and 92 Disney Street (highlighted red in Figure 1 below) and infrastructure upgrades immediately adjacent to these properties from the Development Contribution Plan Overlay Schedule 1 (DCPO1) and Creswell Street East, Crib Point Development Contributions Plan (DCP). 2. Update the DCP infrastructure costs to reflect the removal of these properties and associated infrastructure works. Figure 1: Council's endorsed post-exhibition version of the DCP area	**Accept recommendation in full.** Update the DCP and DCPO1 to reflect the updated Quantity Survey Estimates prepared by Harlock Consulting in July 2025, but do not include water mains and rising sewer mains costs.

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Amendment C295morn – Planning Panel recommendations - officer responses and recommendations

Planning Panel recommendations	Officer response	Officer recommendation
	 To implement Council's 20 May 2025 decision, officers commissioned further technical work to assist in the preparation of Council's submissions to the Panel, including: • Detailed Design Drawings (for Council's preferred position on the Amendment), prepared by JCA Land Consultants, dated 20 June 2025, revision E. • Memorandum regarding drainage inclusions within the DCP Project, prepared by JCA Land Consultants, dated 25 July 2025. • Detailed Design Drawings (for the exhibited version of the Amendment), prepared by JCA Land Consultants, dated 30 Jul 25, Revision F. • Updated Quantity Surveying Estimates (for both the exhibited version of the Amendment and Council's preferred position on the Amendment), prepared by Harlock Consulting, dated 31 July 2025. In reviewing Council's endorsed post-exhibition version of the Amendment, the Panel accepted the evidence given on behalf of Council by Ms Jo Fisher (Mesh Planning) that the project costs should be calculated using the best available information, being the estimates prepared by Harlock in July 2025. The Panel also accepted including financing (i.e. loan) costs and plan preparation costs in the DCP, as well as the existing 70/30 apportionment of costs between	

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Amendment C295morn – Planning Panel recommendations - officer responses and recommendations

Planning Panel recommendations	Officer response	Officer recommendation
	landowners and Council, and the use of lot area to calculate demand units (instead of the existing lot frontage approach). Importantly, however, the Panel concluded that the DCP should not include water mains and rising sewer mains, stating that: *"While the Panel understands Council's dilemma in terms of recovering funds, it is not reasonable to add additional infrastructure that would not normally be expected to be covered in a DCP. Council needs to identify an alternative funding mechanism"* (p.21). Council originally resolved to include the water mains in the DCP as recommended by Mesh Planning as an option to explore. Mesh Planning made this suggestion, acknowledging that the State Government's Development Contributions Guidelines (March 2007) stipulate that basic utilities, such as water supply and sewerage provided by servicing authorities, cannot be included in a DCP. However, Mesh Planning noted that water mains works have nevertheless been included in other approved DCPs, such as Arden Precinct DCP (implemented by Amendment C407melb). Ms Fisher acknowledged this in her evidence to the Panel. The sewer rising mains costs was added to the final costs when preparing Council's submissions to the Panel. Having considered the findings of the Panel, Ms Fisher's expert evidence, and the limitations of the Development Contributions Guidelines, officers recommend accepting the Panel's findings and removing the water mains and rising sewer mains costs from the DCP and DCPO1. The costs total $421,355, as identified in the updated costings prepared by Harlock in July 2025, the removal of these costs reduces the overall DCP costs from $5,272,000 to $4,850,645. Reducing the DCP by this amount means Council must pay these costs without the ability to receive contributions via the DCP. Council has already paid for the water mains component which totals about $246,355. The balance of costs for the rising sewer main, about $175,000, would need to be funded through a Capital Works budget bid in FY26.	
Planning Panel recommendation: 3		

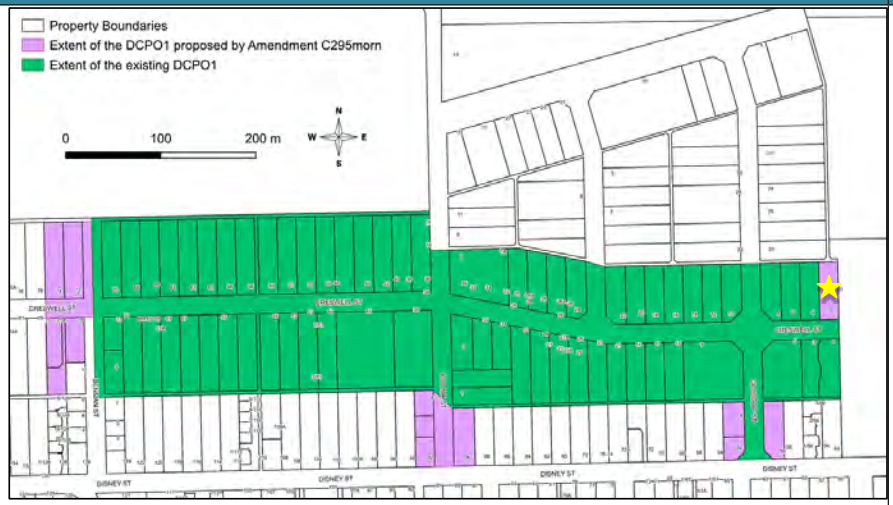
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Amendment C295morn – Planning Panel recommendations - officer responses and recommendations

Planning Panel recommendations	Officer response	Officer recommendation
Revise the Development Contributions Plan Overlay Schedule 1 mapping to delete the 11 additional residential properties (i.e. land zoned General Residential Zone 1).	**This Panel recommendation is supported by officers.** Council's exhibited version of the Amendment proposed to include 12 additional properties to the existing DCPO1 area currently in the planning scheme because these properties would benefit from the additional road infrastructure proposed to be included in the DCP project to fill illogical gaps in the network. Of these properties (shown in pink in Figure 2): • 11 are established residential properties already within the General Residential Zone Schedule 1 (GRZ1), and • 1 (2 Creswell Street, Crib Point, owned by South East Water) is within the Public Use Zone Schedule 1 (PUZ1) (marked with the yellow star). However, following submissions from landowners at 6 Cooma Street, and 90 and 92 Disney Street which objected to be included in the DCP, Council resolved to remove these 3 properties, and adjacent road infrastructure upgrades, as part of its endorsed post-exhibition version of the Amendment (see Figure 1). On behalf of Council, Ms Fisher gave evidence that she: • Did not support the road infrastructure changes in Council's post-exhibition version of the Amendment because it would result in an inconsistent road network that conflicts with the objective of the exhibited DCP to deliver a continuous local road network that is of shared benefit to the DCP area. • Did not support the removal of the 3 properties because they would have a shared benefit from the DCP infrastructure, and because a disbenefit would arise to other landowners due to the delivery of a discontinuous network. • Would prefer that, if the 3 properties were removed, the exhibited DCP project scope be retained but the costs reallocated to the remaining properties in the DCP area. • There was a discrepancy between the cost of constructing the southern end of Cooma Street ($62,000) and the required contributions for those abutting properties under the DCP ($100,000), but that the abutting properties still obtained a benefit from the infrastructure, and they should still be required to contribute. • If Council intended on removing the 3 properties, it would be consistent to remove the other properties in Creswell Street (west). Figure 2: Extent of existing and exhibited DCPO1 area	**Accept recommendation in full.** Update the DCP and DCPO1 to exclude the 11 GRZ1 properties from the DCP but include the additional PUZ1 property at 2 Creswell Street and 9 Denman Street.

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Amendment C295morn – Planning Panel recommendations - officer responses and recommendations

Planning Panel recommendations	Officer response	Officer recommendation
	 Ultimately, the Panel agreed with Ms Fisher that if Council supported the removal of the Cooma and Disney Street properties from the DCP, all 11 of the established residential properties in the GRZ1 should be removed from the DCP for consistency. In reaching this finding, the Panel concluded that: • *"It is not equitable for established residential properties, that are already serviced to contribute towards the cost of infrastructure at the same rate as unserviced properties in the DCP"* (p.25) (i.e. those properties that were rezoned from industrial to residential purposes). • *The established residential properties adjacent to the DCP project will receive some benefit from the works, however the benefit will be generally equivalent to the benefit of other residential properties in the local area which are not liable for contributions under the exhibited DCP."* (p.25) • *The Council has acknowledged these broader local benefits by accepting that it will contribute 30 percent of the costs".* (p.24) The Panel noted that the additional properties would contribute disproportionately to the cost of the DCP project because:	

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Amendment C295morn – Planning Panel recommendations - officer responses and recommendations

Planning Panel recommendations	Officer response	Officer recommendation
	• *"They are only benefiting from a slight upgrade in their existing infrastructure (not the full upgrade which will be experienced by the former industrial properties).* • *The costs these residents would be required to contribute would be disproportionate. As illustrated by the example provided by Mr Dietzsch, the Cooma Street properties would contribute $100,000 to a part of the infrastructure project that will cost $62,000.* • *Several existing properties have already contributed at the lower rate; and it would be unreasonable for properties that receive less shared benefit to contribute higher costs*". (p.24). Importantly, the Panel also concluded that "*The scope of road upgrades identified in the exhibited DCP is appropriate and should not be altered".* (p.25). In response to these findings, officers: • Acknowledge that the 11 GRZ1 properties recommended for removal are already serviced by electricity, sewer, drainage (noting that Glossop Street and a section of Cooma Street have an open channel drain which the DCP proposes to formalise), and road access (albeit unsealed in Cooma Street and Glossop Street with a section of Creswell Street serviced by a single lane concrete roadway). Therefore, these properties would only benefit from a lesser upgrade in their existing infrastructure compared to the full upgrades delivered for the remaining (former industrial) properties. • Accept that while some benefit is accrued to these properties from the proposed works, their inclusion within the DCP would mean these properties would contribute disproportionately to the cost of the infrastructure. • Accept that several existing properties have already paid their DCP contributions at a lower rate under the existing DCP, and that it would be unreasonable for properties that receive less shared benefit to be required to contribute to the higher costs of the revised DCP. • Accept that deleting these 11 properties from the DCPO1 area will better align with the principles of equity and nexus as required under the *Planning and Environment Act 1987* and the Development Contribution Guidelines, but will not compromise the delivery of a continuous and connected local road and drainage network, which remains a primary objective of the exhibited DCP. The recommended revised boundary (shown in Figure 3 below) maintains the integrity and functionality of the infrastructure upgrades to ensure shared benefit across the remaining DCP area.	

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Amendment C295morn – Planning Panel recommendations - officer responses and recommendations

Planning Panel recommendations	Officer response	Officer recommendation
	Considering the Panel's findings, community submissions, and Council's previous decision to remove 3 properties from the DCP area, officers recommend accepting the Panel's recommendation to remove the established 11 GRZ1 properties from the DCPO1, as shown in Figure 3. Accepting the Panel's recommendation results in a net increase of two additional properties in the revised DCP from the existing DCP in the planning scheme, being the South East Water site at 2 Creswell Street and 9 Denman Street, Crib Point*. Figure 3: Revised DCPO1 area to delete the additional 11 GRZ properties  For background purposes, Table 1 summarises the proposed changes to properties included within the DCP at each stage of the Amendment process. Table 1: Number of properties included in the DCPO1 area at key stages of the Amendment **Existing DCP in the Planning Scheme** / **Exhibited DCP** / **Post-Exhibition DCP** / **Post-Panel DCP**	

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Amendment C295morn – Planning Panel recommendations - officer responses and recommendations

<table>
<tr><th>Planning Panel recommendations</th><th>Officer response</th><th>Officer recommendation</th></tr>
<tr><td></td><td>
<table>
<tr><td>Number of properties included in the DCPO1 area</td><td>64</td><td>76
(+12)</td><td>73
(+9)</td><td>66
(+2*)</td></tr>
</table>
* During the planning scheme amendment process for Amendment C295morn, the total number of properties covered by the existing DCP has increased by one lot. That is, land at 73 Creswell Street – which forms part of both the existing and proposed DCP area – has been subdivided into two lots which are now known as 73 Creswell Street and 9 Denman Street. Alongside the addition of the SEW property at 2 Creswell Street, this means the total number of properties within the DCP is 66, as shown in Figure 4 and Table 1 above.
Importantly, inclusion of 9 Denman Street does not materially impact Amendment C295morn or the revised DCP. This is because:

It does not result in an increase in demand units (i.e. total square metres of area included in the DCP calculations).
The landowner for 73 Creswell Street has already paid their DCP contribution before the subdivision was finalised.

Therefore, inclusion of the property simply recognises a change of lot boundaries within the DCPO1 area.
Figure 4: Final DCP project plan included in the Creswell Street East Crib Point Development Contributions Plan (Mesh, December 2025) Incorporated Document
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Amendment C295morn – Planning Panel recommendations - officer responses and recommendations

Planning Panel recommendations	Officer response	Officer recommendation
		
Planning Panel recommendation: 4		
Revise the *Creswell Street East, Crib Point Development Contributions Plan* (December 2023) and the Development Contributions Plan Overlay Schedule 1 to redistribute the costs to the properties remaining in the Development Contributions Plan Overlay Schedule 1.	**This Panel recommendation is supported by officers.** Consequently, removing the 11 established GRZ1 properties from the DCP, officers recommend accepting Recommendation 4 to redistribute the costs to the remaining 66 properties for the same reasons outlined in response to Recommendation 3. In summary, while redistributing the costs to the remaining 66 properties results in increased contributions for these landowners, this is considered appropriate because: • The increases are relatively modest (as outlined below). • The primary benefactors of the infrastructure are the former industrial properties which benefited substantially from the uplift in value of their properties following the rezoning of their land in 2019. • These landowners will receive a greater benefit in infrastructure upgrades compared to the 11 GRZ1 properties which already have access to electricity, gas, sewerage, water and fibre optic cable infrastructure and sufficient road access to meet their needs.	**Accept recommendation in full.** Revise the DCP and DCPO1 to redistribute costs to properties remaining within the DCPO1 (i.e. the 64 former industrial properties, 9 Denman Street and the South East Water property at 2 Creswell Street, zoned PUZ1).

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Amendment C295morn – Planning Panel recommendations - officer responses and recommendations

<table>
<tr><th>Planning Panel recommendations</th><th>Officer response</th><th>Officer recommendation</th></tr>
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The full scope of the exhibited DCP infrastructure will be retained, delivering a continuous and connected local road and drainage network, consistent with the strategic objectives of Amendment C295morn.
The above changes, together with the removal of water and sewer rising main costs and updated quantity surveying estimates from 2023 dollars to 2025 dollars (Harlock Consulting, July 2025) results in an increase, when compared with the exhibited DCP of the following:
$4.60 per square meter in landowner contributions
$130,645 in total infrastructure delivery costs
$39,194 in Council's minimum contribution
Note: these figures account for indexation as they are represented in June 2025 dollars rather than the exhibited version of the amendment which is represented in May 2023 dollars and are therefore not a direct comparison.
For clarity, Table 2 provides a comparison of changes in the DCP costs at each stage of the Amendment process.
Table 2: Cost difference comparison of the existing and revised DCP at each stage of the Amendment process
<table>
<tr><th></th><th>DCP infrastructure roads and drainage costs</th><th>Contribution per m² of site area (DCP infrastructure roads and drainage costs)</th><th>TOTAL Contribution per m² of site area (DCP infrastructure, finance and planning costs)</th><th>TOTAL Contribution per m² of site area (DCP infrastructure, finance and planning costs)</th><th>Council 30% contribution</th></tr>
<tr><td>Existing version
(October 2017 dollars)</td><td>$2,091,053</td><td>N/A</td><td>N/A</td><td>N/A</td><td>$627,316</td></tr>
<tr><td>Exhibited version
(May 2023 dollars)</td><td>$4,720,000
Note: this equates to $4,985,245 in</td><td>$28.85 per m²</td><td>$5,559,668</td><td>$33.98 per m²</td><td>$1,667,900</td></tr>
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Amendment C295morn – Planning Panel recommendations - officer responses and recommendations

Planning Panel recommendations	Officer response	Officer recommendation

	June 2025 dollars				
Post panel version* (June 2025 dollars)	$4,850,645* **(+$130,645)***	$32.89 per m^{2*} **(+$4.04 / m^2)***	$5,690,313* **(+$130,645)***	$38.58 per m^{2*} **(+$4.60 / m^2)***	$1,707,094*# **(+$39,194)*#**

** Note: these figures account for indexation as they are represented in June 2025 dollars rather than the exhibited version of the amendment which is represented in May 2023 dollars and are therefore not a direct comparison.*

#$421,355 (water and sewer rising main) are recommended to be removed from the DCP and therefore will be 100% payable by Council. That is, Council will not have the ability to recoup any contribution for these works as they are outside of the DCP, meaning that $421,355 is in addition to the $1,707,094 minimum Council contribution.

The total of DCP roads and drainage infrastructure extents to be delivered by the DCP, is illustrated in Table 3 and Figure 5 below for comparison.

Table 3: DCP road and drainage extents at each stage of the Amendment process

	Current DCPO1 area (as described in the Incorporated Document)	**Exhibited DCPO1 area (as described in the Incorporated Document)**	**Post-exhibition DCPO1 area (as described in the Incorporated Document)**	**Post-Panel DCPO1 area (as described in the Incorporated Document)**
DCP roads and drainage infrastructure extents	"In total, the developable road length comprises 770m frontage to Creswell St and 90m frontage to Cooma St". *	"Total road length is 1,138 linear metres". #	"Total road length is 1,084 linear metres".	"Total road length is 1,147 linear metres". **(+267 linear metres*#)**

**As found during the planning panel preparations and as noted in the expert evidence prepared by Ms Fisher (Mesh Planning), "Council has advised that the total project length of 860 linear metres included in the Current DCP is incorrect and the correct extent is 880 linear metres".*

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Amendment C295morn – Planning Panel recommendations - officer responses and recommendations

Planning Panel recommendations	Officer response	Officer recommendation
	# As found during the planning panel preparations and as noted in the expert evidence prepared by Ms Fisher (Mesh Planning), "the road extent of 1,138 linear metres was incorrect and the correct length is 1,147 linear metres". Accordingly, the increased extent of infrastructure to be delivered from the existing DCP and post-panel version of Amendment C295morn includes 267 metres of additional road. Figure 5: Extent of existing DCP infrastructure and proposed DCP infrastructure 	
Planning Panel recommendation: 5		
Delete the exemptions for native vegetation removal from the Schedule to Clause 52.17.	**This Panel recommendation is supported by officers.** Council's endorsed post-exhibition version of the Amendment already proposed to make this change in response to submissions. Therefore, no further action is required to address this recommendation. A separate planning permit application is currently being prepared for the vegetation removal, consistent with Council's 20 May 2025 decision. Officers note that the Panel accepted that Council originally introduced a native vegetation removal exemption as part of the Amendment (as suggested by the Department of Transport	**Accept recommendation in full.** No further changes required to the Amendment as the recommended changes have already been made in Council's endorsed post-exhibition version.

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Amendment C295morn – Planning Panel recommendations - officer responses and recommendations

Planning Panel recommendations	Officer response	Officer recommendation
	and Planning) to streamline the process for delivering the DCP project. However, the Panel also accepted Council's revised (post-exhibition) position of deleting the exemption in response to submissions from the Department of Energy, Environment and Climate Action (DEECA). DEECA submitted that the most appropriate statutory process to facilitate the removal of native vegetation to deliver the DCP project was a permit application process which would require referral to DEECA. The Panel accepts that there are some benefits in terms of enabling the consideration of all vegetation removal requirements (for example, for native and non-native vegetation), and that this approach enables *"full consideration of options to avoid, minimise and offset any impacts on native vegetation".* (p.27)	
Planning Panel recommendation: 6		
Revise the *Creswell Street East, Crib Point Development Contributions Plan (December 2023)* to extend the project delivery date to 2030.	**This Panel recommendation is supported by officers.** Officers accept the Panel's recommendation to extend the DCP infrastructure delivery timeframe by two years, from 30 June 2028 to 30 June 2030, for the reasons outlined by the Panel. That is, to ensure the DCP does not need to be amended another time to account for unforeseen project delays, noting that the extension *"will not affect the project finance costs which are capped at a 5 year period."* (p.27) Officers support the extension because it: • Provides additional time to complete the project, ensuring flexibility and reducing the risk of requiring a further amendment, if unforeseen delays occur. • Provides an appropriate contingency to accommodate possible delays that may be experienced due to procurement or tendering processes, onsite construction works, or planning permit application processes related to vegetation removal (i.e. objections received during the public notice period or potential Victorian Civil and Administrative Tribunal proceedings). Officers therefore support updating the relevant sections of the DCP as follows: Section 2.2.2 *Given the fragmentation within the DCP area, Council, as the Development Agency commits to deliver the project within the revised timeframe, set at **30 June ~~2028~~ 2030**.* Section 5.4	**Accept recommendation in full.** Update the DCP and DCPO1 to extend the DCP project delivery date from 30 June 2028 to 30 June 2030.

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Version: 7, Version Date: 21/11/2025

Amendment C295morn – Planning Panel recommendations - officer responses and recommendations

Planning Panel recommendations	Officer response	Officer recommendation
	*As the Development Agency Mornington Peninsula Shire Council will deliver the DCP project by **30 June ~~2028~~ 2030** and recoup funds via this DCP. Therefore, no works in kind in lieu of the amount of levy payable pursuant to this DCP will be accepted.*	

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Version: 7, Version Date: 21/11/2025

Planning and Environment Act 1987

MORNINGTON PENINSULA PLANNING SCHEME

AMENDMENT C295morn

EXPLANATORY REPORT

Overview

The amendment replaces the Creswell Street East Crib Point Development Contributions Plan (Watsons, June 2024) incorporated document with the revised Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2025~~3~~) incorporated document, to provide for the funding and delivery of access and drainage infrastructure required to support the urban development of the ~~7~~66 parcels within the Development Contributions Plan (DCP) area, as outlined in map 1 below.





Map 1: Land Affected by Amendment C295morn and the DCP Project extent

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Where you may inspect this amendment

The amendment can be inspected free of charge at:

- Mornington Peninsula Shire Council website at www.mornpen.vic.gov.au/Building-Planning/Strategic-Planning/Planning-Scheme-Amendments.
- During office hours at the following Shire offices:
  - Rosebud Office – 90 Besgrove Street, Rosebud
  - Mornington Office – 2 Queen Street, Mornington
  - Hastings Office – 21 Marine Parade, Hastings
- Department of Transport and Planning website at www.planning.vic.gov.au/public-inspection or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

~~**Submissions**~~

~~Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by **Friday 20 December 2024 at 5:00pm**.~~

~~A submission must be sent to the Mornington Peninsula Shire:~~

- ~~**By online form** (preferred): visit www.mornpen.vic.gov.au/Building-Planning/Strategic-Planning/Planning-Scheme-Amendments and click on 'Amendment C295morn'~~
- ~~**By email:** at strategic.admin@mornpen.vic.gov.au (use 'Amendment C295morn – submission' in the subject line)~~
- ~~**By post:**~~
  ~~Attention: Team Leader, Strategic Planning~~
  ~~Re: Amendment C295morn - submission~~
  ~~Mornington Peninsula Shire~~
  ~~Private Bag 1000~~
  ~~Rosebud VIC 3939~~

~~**Panel hearing dates**~~

~~In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:~~

- ~~directions hearing: week beginning 30 June 2025.~~
- ~~panel hearing: week beginning 11 August 2025.~~

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the Mornington Peninsula Shire Council, which is the planning authority for this amendment.

The amendment has been made at the request of the Mornington Peninsula Shire Council.

Land affected by the amendment

The amendment applies to properties between 1 and 73~~7~~ Creswell Street, 9 Denman Street, and ~~those fronting Cooma Street and Glossop Street between Creswell Street and Disney Street~~ 1 and 3 Cooma Street, Crib Point, as shown in map 2 below.





Map 2: Land Affected by Amendment C295morn

What the amendment does

The amendment replaces the Creswell Street East Crib Point Development Contributions Plan (Watsons, June 2024) incorporated document with the revised Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2025~~3~~) incorporated document, to provide for the funding and delivery of access and drainage infrastructure required to support the urban development of the 6~~7~~6 parcels within the DCP area.

Specifically, this amendment makes the following changes to the Overlay maps and Planning Scheme Ordinance:

Overlay maps

- Mornington Peninsula Planning Scheme map number 33DCPO has been amended to include 2 Creswell Street, Crib Point ~~a further 12 properties which are to be included~~ within the DCP area.

Planning Scheme ordinance

- Amends Schedule 1 to Clause 45.06 (Development Contributions Plan Overlay) (DCPO1) to enable implementation of the Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2025~~3~~) incorporated document.
- ~~Amends Schedule 1 to Clause 52.17 (Native Vegetation) to exempt vegetation required to be removed as shown in the Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2023) incorporated document.~~
- Amends the Schedule to Clause 72.04 to remove reference to the existing Creswell Street East Crib Point Development Contributions Plan (Watsons, June 2024) incorporated document and instead reference the new incorporated document titled Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2025~~3~~).

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to enable a coordinated approach to the funding and delivery of local road and drainage infrastructure required to support residential development within the DCP area.

In 2019, Amendment C210morn rezoned some land within Creswell Street and Cooma Street, Crib Point from Industrial 3 Zone (INZ3) to Schedule 1 to the Neighbourhood Residential Zone (NRZ1) to facilitate residential development of the land.

Amendment C210morn also introduced the DCPO1, which applied the Creswell Street East, Crib Point Development Contributions Plan, 2018 incorporated document (the Original DCP) to provide a formal, lawful, and equitable way to collect contributions from new development to help fund the delivery of infrastructure required to service the residential land.

This amendment replaces the existing:

- Schedule 1 to Clause 45.06 (Development Contributions Plan Overlay) with the revised DCPO1; and
- Creswell Street East Crib Point Development Contributions Plan (Watsons, June 2024) incorporated document with the revised Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2025~~3~~) incorporated document.

The Mornington Peninsula Shire Council ~~recently~~ completed a review of the Original DCP which identified several issues, the most significant being that the project costs included in the existing Development Contributions Plan do not reflect the current construction costs.

As a result, a revised Development Contributions Plan has been prepared which:

- Extends the local road and drainage works to include the eastern edge of Creswell Street so it meets the existing road pavement and upgrade Cooma Street and Glossop Street between Creswell Street and Disney Street. As a result, the total length of unmade local roads to be upgraded has increased from 860 linear metres in the Original DCP to 1,147~~38~~ linear metres in the revised DCP. The extension of the road and drainage upgrades will provide an improved outcome for the local residents and deliver two upgraded north-south local access roads.

- Retains the project type and scope i.e. the road cross-section remains the same as that in the Creswell Street East Crib Point Development Contributions Plan (Watsons, June 2024) incorporated document and includes the construction of a 5.5 metre wide asphalt pavement and stormwater drainage but does not include construction of a footpath.

- Increases the DCP area to include 2 Creswell Street, Crib Point.~~as the extent of the upgrade of the local unmade roads has increased. The DCP area has been increased to include all properties immediately adjacent to the unmade local roads that will be upgraded, as a result 12 additional properties are included in the revised DCP.~~

- Increases the total costs included in the DCP to account for the extended road length, updated construction costs based on detailed design plans, Quantity Surveyor estimates in June 2025 dollars, includes finance costs to deliver the project by 30 June 2030~~28~~, and plan preparation costs.

- Increases the DCP charges required due to the increase in total DCP costs.

- Apportions 70% of all DCP projects including the road and drainage infrastructure construction, plan preparation and finance costs to the landowners benefiting from the localised infrastructure. This level of apportionment was applied to the Original DCP which funded road and drainage infrastructure construction only. Council will fund the remaining 30% of the total DCP project costs.

- Increases the delivery timeframe of the project to 30 June 2030~~28~~.

- Revises the demand units from linear metre of lot frontage as defined in the Original DCP to metre square of lot area.

- ~~Includes a vegetation removal plan identifying the vegetation to be removed from private and public land, to allow for the construction of the road and drainage infrastructure required to be delivered by the DCPO1.~~

  ~~Further, the Schedule 1 to Clause 52.17 (Native Vegetation) is amended to exempt vegetation required to be removed as shown in the Development Contributions Plan. This provides an exemption for the Development Agency (the Mornington Peninsula Shire) from requiring a planning permit to remove, destroy or lop native vegetation.~~

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It is noted that the Original DCP has previously been amended twice by two separate planning scheme amendments approved and gazetted in 2024 as follows:

- In June 2024, Amendment C300morn extended the expiry date of the DCP by 2 years, from 6 June 2024 to 6 June 2026 to ensure the DCP remains in place so Council can retain contributions collected to date and continue to collect contributions while Amendment C295morn to introduce the proposed new DCP is being progressed.

- In July 2024, Amendment C305morn corrected obvious technical errors that occurred as part of Amendment C300morn by:

  - Inserting an exemption in the DCP for small second dwellings consistent with Amendment VC249 which exempted small second dwellings from DCP requirements in all Victorian planning schemes as of 15 January 2024.

  - Updating the date of the DCP from 2018 to June 2024 in recognition of the changes made by Amendment C300morn.

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the following objectives of the *Planning and Environment Act 1987* (the Act) set out in section 4(1):

(a) *to provide for the fair, orderly, economic and sustainable use, and development of the land.*

The amendment will result in the fair, orderly, economic and sustainable use and development of land by providing a formal, lawful and equitable method to collect contributions to fund and enable the construction of the local unmade roads and necessary drainage infrastructure.

(c) *to ensure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*

The amendment will provide for the upgrade of existing local unmade roads and the provision of necessary drainage infrastructure to support the growth of the area and result in an improved level of amenity and safety for those landowners and residents.

(e) *to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.*

(f) *to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).*

(g) *to balance the present and future interests of all Victorians.*

The amendment enables the collection of development contributions to ensure that future residents are provided with appropriate infrastructure required to facilitate development in a logical manner.

How does the amendment address any environmental, social and economic effects?

Environmental effects

The planning controls that apply to the DCP area require a planning permit to remove, destroy or lop vegetation, with offsets required for native vegetation removed.

Should a planning permit be issued for any vegetation removal, there would be a statutory requirement for Council to provide associated native vegetation offsets as per Clause 52.17-5 (Offset requirements). These environmental effects will be considered separate to Amendment C295morn.

~~The amendment provides for the removal of native vegetation (from private and public land) required to facilitate the upgrade of the local unmade roads by creating an exemption within the Schedule to Clause 52.17 (Native Vegetation). Despite this exemption, the Mornington Peninsula Shire Council has resolved to voluntarily provide appropriate offsets to compensate for the proposed vegetation loss. The cost of providing the offsets will be funded by Council and is not included within the revised DCP.~~

Social effects
The amendment aims to facilitate the orderly development of the DCP area which will result in an improved level of amenity, servicing and safety for existing and future residents within sections of Creswell Street, Cooma Street and Glossop Street Crib Point, through the provision of new infrastructure.

Under the revised DCP, the infrastructure will be delivered by 30 June 2030~~28~~, which is in advance of receiving all the necessary development contributions.

Economic effects
The amendment provides for the fair funding and delivery of infrastructure required to service recently rezoned residential land. Specifically, the revised DCP enables Mornington Peninsula Shire Council to equitably apportion and collect development infrastructure levies to facilitate $4,850,645~~720,000~~ million worth of road and drainage infrastructure required for the local network. The amendment provides for 70% apportionment of development costs to affected landowners with Mornington Peninsula Shire Council to fund the remaining 30% of the total DCP costs.

While the amendment results in increased development costs for designated landowners, it is expected to have a positive effect on future private sector investment in the immediate area as landowners develop land for residential purposes.

Does the amendment address relevant bushfire risk?

The area subject to the DCPO1 is not affected by a Bushfire Management Overlay but is mostly within a bushfire prone area.

The amendment meets bushfire policy in Clause 13.02 of the Planning Scheme because it will not facilitate any increase to the risk to life, property, community, infrastructure or the natural environment from bushfire. The amendment will not result in an intensification of development greater than that already allowed via the existing NRZ1. Future residential development will be required to respond to the local bushfire hazard at the building permit stage.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment complies with the requirements of the Ministerial Direction – The Form and Content of Planning Schemes (section 7(5) of the Act).

The amendment complies with the *Ministerial Direction on the Preparation and Content of Development Contributions Plans and the Ministerial Reporting Requirements for Development Contributions Plans*. The Ministerial Direction specifies the items which may be funded through a DCP. Items of relevance to this amendment include:

b) Construction of roads, including the construction of bicycle and footpaths, and traffic management and control devices.

e) Drainage works.

OFFICIAL

Ministerial Direction No. 11 – Strategic Assessment of Amendments

The amendment complies with Ministerial Direction No. 11 (Strategic Assessment of Amendments) under section 12 of the Act. The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces. This explanatory report provides a comprehensive strategic evaluation of the amendment and the outcomes it produces.

Ministerial Direction No. 1 - Potentially Contaminated Land

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The amendment complies with the requirements of *Ministerial Direction No. 1 Potentially Contaminated Land* under Section 12 (2) of the Act because it is consistent with, and does not make any changes to, the Environmental Audit Overlay (EAO) which was applied to several properties within the amendment area as part of previous Amendment C210morn which rezoned the subject area from INZ3 to NRZ1 and applied the Original DCP. As a result of applying the EAO, the views of the Environment Protection Authority (EPA) will be considered by way of planning permit triggers, before a sensitive use can be undertaken on land identified as potentially contaminated based on a history of land uses within the subject area, as addressed by Amendment C210morn. The Planning Authority is therefore satisfied that the amendment complies with the requirements of Ministerial Direction No.1.

Ministerial Direction No. 15 – The Planning Scheme Amendment Process

Amendment C295morn will comply with this direction which sets requirements and timeframes for completing steps in the planning scheme amendment process.

Ministerial Direction No. 17 – Localised Planning Statements

The amendment is consistent with Ministerial Direction No.17 Localised Planning Statements under section 12(2)(a) of the Act.

The Mornington Localised Planning Statement has the following relevant Objective:

''*To protect the role and character of the Mornington Peninsula's settlements, towns and villages*''.

Strategy 22 under this Objective provides that:

''*Future planning for the settlements on the Peninsula will be based on principles of good design, Integrated Local Area Planning and Environmentally Sustainable Development, all in accordance with the character, scale, role and functions of each settlement, including*'':

22. a) ensuring a proper balance and coordination between increases in housing and population and access to employment, services, health and education facilities, open space, parkland and other infrastructure that meets the needs of the community.

22. d) the provision of appropriate drainage, sewerage and other infrastructure to manage the impact of human settlement and activity on the environment.

Delivery of the DCP infrastructure will ensure that existing and future residents within the amendment area will be provided the necessary local infrastructure required to support the urban development of land, resulting in an improved level of amenity, servicing and safety.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment is consistent with the following clauses of the Planning Policy Framework and will assists in achieving objectives of the clauses:

Clause 11.01-1S – Settlement

The amendment is consistent with the objective of this Clause ''*to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of*

settlements'' as it will provide the necessary local infrastructure required to support the urban development of the area and result in an improved level of amenity and safety for the residents within sections of Creswell, Cooma and Glossop Streets, Crib Point.

Clause 11.02-1S – Supply of urban land

The amendment is consistent with the objective "*to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses*" by providing the necessary transport and drainage infrastructure required to unlock the urban development of the adjoining land.

Clause 19.03-1S – Development and infrastructure contributions plans

The amendment is consistent with the objective *"to facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans"* as it provides for the early provision of local infrastructure whereby the costs are shared equitably across the benefitting catchment.

Clause 19.03-2S – Infrastructure design and provision

The amendment is consistent with the objective *"to provide timely, efficient and cost-effective development infrastructure that meets the needs of the community"* as the transport and drainage infrastructure project has been subject to detailed design and costing.

Clause 19.03-3S – Integrated water management and Clause 19.03-3L – Integrated water management – Mornington Peninsula

The amendment is consistent with the objective *"to sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach"* as the infrastructure to be delivered will mitigate flooding of the area by managing stormwater discharge in the area.

How does the amendment support or implement the Municipal Planning Strategy?

The amendment supports Clause 02.02 (Vision) to *"create thriving, accessible and inclusive places to live, work and visit"* and *"support an integrated transport and connectivity network*" by providing for the fair funding and delivery of road and drainage infrastructure to service the needs of recently rezoned residential land.

~~While the amendment provides for an exemption to remove native vegetation required to construct the infrastructure, Mornington Peninsula Shire Council has committed to voluntarily pay for and provide appropriate offsets. This commitment supports the objective of Clause 02.03-3 (Environmental and landscape values) to "*protect and conserve habitat areas and linking corridors to encourage wildlife survival*".~~

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions by replacing the existing DCPO1 and Creswell Street East Crib Point Development Contributions Plan (Watsons, June 2024) incorporated document with the revised Creswell Street East Crib Point Development Contributions Plan (Mesh Planning, December 2025~~3~~) to provide for the fair funding and delivery of public infrastructure. The Development Contributions Plan Overlay is the most appropriate tool to achieve this outcome.

~~Further, the amendment removes the need for a planning permit to remove native vegetation (from public and private land) required to deliver the infrastructure by creating an exemption at the Schedule to Clause 52.17 (Native Vegetation). This exemption reduces the administrative burden on the Mornington Peninsula Shire Council as the Development Agency to deliver infrastructure needed to service recently rezoned residential land.~~

How does the amendment address the views of any relevant agency?

The views of the Department of Transport and Planning were obtained during preparation of the

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amendment.

The views of other agencies ~~will be~~were sought during the exhibition of the amendment.

Does the amendment address relevant requirements of the *Transport Integration Act 2010*?

The amendment will not have a significant impact on the transport system, as defined by Section 3 of the *Transport Integration Act 2010*.

The amendment provides for the sealing of local roads to service recently rezoned residential properties.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The amendment will have minimal impact on the resources and administrative costs of the responsible authority. It does not introduce any new planning provisions (or associated planning permit requirements). Rather, the amendment replaces the existing Creswell Street East Crib Point Development Contributions Plan (Watsons, June 2024) incorporated document with the revised Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2025~~3~~) incorporated document.

Planning and Environment Act 1987

MORNINGTON PENINSULA PLANNING SCHEME

AMENDMENT C295morn

INSTRUCTION SHEET

The planning authority for this amendment is the Mornington Peninsula Shire.

The Mornington Peninsula Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 1 attached map sheet.

Overlay Maps

1. Amend Planning Scheme Map No. 33DCPO in the manner shown on the 1 attached map marked "Mornington Peninsula Planning Scheme, Amendment C295morn".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In **Overlays** – Clause 45.06, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

~~3. In **Particular Provisions** – Clause 52.17, replace the Schedule with a new Schedule in the form of the attached document.~~

~~4.~~3. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

~~Creswell Street East Crib Point~~Creswell Street East, Crib Point

Development Contribution Plans

Mornington Peninsula Shire Council

December 2025~~3~~



mesh

Acknowledgement
Mesh acknowledges the Traditional Owners of the lands on which we work, and we pay our respects to Elders past, present and emerging.

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1. PART ONE – SUMMARY OF CHARGES

Figure 1 illustrates the DCP project to be constructed and Table 1 provides an overview of the charges for the transport and drainage infrastructure project included in this Development Contributions Plan (DCP).

The DCP applies a development infrastructure levy to residential development located in the Creswell Street East, Crib Point. The DCP applies to all properties between 1 and 737 Creswell Street (inclusive), 9 Denman Street and those fronting 1 and 3 Cooma Street and Glossop Street between Creswell Street and Disney Street, Crib Point.

The DCP has been prepared to fund the construction of Creswell Street from the existing pavement to the eastern edge of the DCP area; and Cooma Street and Glossop Street between Creswell Street to Disney Street which is required to support the development of the area.

A more detailed explanation of the strategic basis, apportionment, method of calculation and the infrastructure projects is provided within the body of the DCP.

Figure 1: Overall DCP Project Plan



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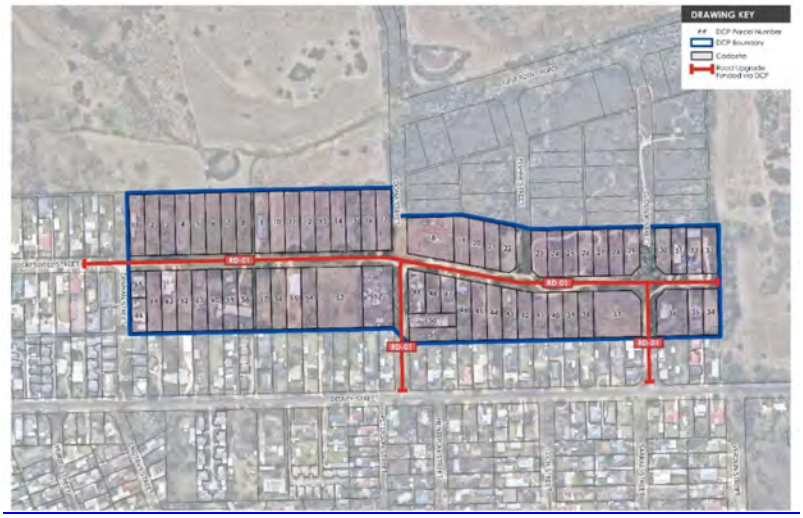


Table 1: Summary of Charges

Project Type	Total Project Cost	Total Cost to Charge Area	Per m2 Rate
ROADS & DRAINAGE	$4,850,645~~720,000~~	$3,395,452~~04,000~~	$32.89~~28.85~~
FINANCE	$520,428	$364,300	$3.53~~18~~
PLANNING	$319,240	$223,468	$2.16~~1.95~~
TOTAL	**$5,690,313~~559,668~~**	**$3,983,219~~891,768~~**	**$38.58~~3.98~~**

2. PART TWO – INTRODUCTION

The DCP delivers the upgrade of Creswell Street from the existing pavement to the eastern edge of the DCP area; and Cooma Street and Glossop Street between Creswell Street to Disney Street which is required to provide the necessary access and drainage infrastructure to support the urban development of the ~~7~~66 parcels within the DCP area.

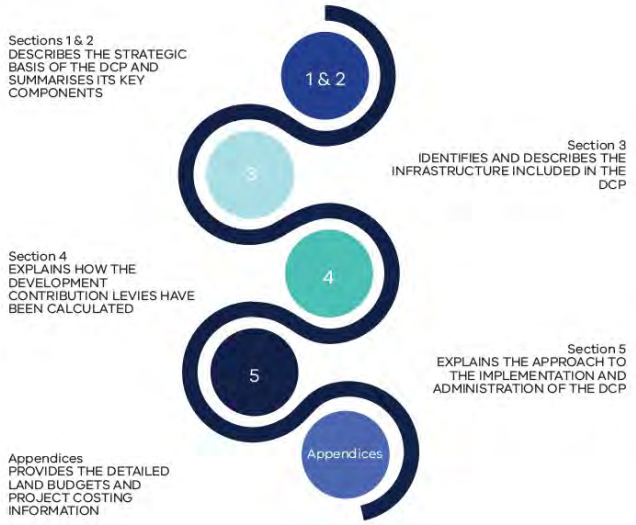
2.1 The DCP

The DCP funds the upgrade of three sections of existing unmade local roads. The need for the upgrade to Creswell Street from the existing pavement to the eastern edge of the DCP area; and Cooma Street and Glossop Street between Creswell Street to Disney Street is strategically justified as it is required to facilitate the development of the ~~adjoining properties~~Amendment C210morn area. In summary, the DCP: -

- Includes road and drainage infrastructure upgrades that are local in nature and will be to the direct benefit of the ~~adjoining properties~~C210morn area;

- Requires development to make a financial contribution toward the cost of the identified infrastructure project that has a direct nexus to development;
- Ensures the cost of providing new infrastructure and services is shared equitably between various development proponents over the life of the DCP;
- Provides the details of the calculation of the financial contributions that must be made by future development towards the nominated project; and
- Provides developers, investors, and the local community with certainty about the implementation and administration of development contributions in Creswell Street East, Crib Point, towards the included project.

This document comprises the following sections: -



2.2 Strategic Basis

2.2.1 The Original DCP (2018)

Amendment C210morn to the Mornington Shire Planning Scheme rezoned the land located within Creswell Street, Crib Point (between 1 and 73 Creswell Street, Crib Point, except 2 Creswell Street, and 1 and 3 Cooma Street, Crib Point) from Industrial 3 Zone to Neighbourhood Residential Zone Schedule 1 and applied the Development Contributions Plan Overlay Schedule 1 to the above-mentioned properties. This overlay gives effect to the Creswell Street East, Crib Point Development Contributions Plan (April 2018) Incorporated Document. Amendment C210morn was gazetted in June 2019 and is referred to as the 'Original DCP' in this document.

The Original DCP was prepared in accordance with, and to implement, the residential development of Creswell Street East (known as the Amendment C210morn area). The Original DCP funded the upgrade of the existing unmade roads including Creswell Street and part of Cooma Street to access roads including a 5.5m pavement, with drainage, and public lighting. This document states (2018:2) that this upgrade is the

minimum standard required to support residential living within the C210morn area. The Original DCP apportions 70% of the project costs to the DCP and Council is to fund the remaining 30% of project costs.

The Original DCP included a provision that the "DCP be revised and updated every 5 years (or more frequently if required)" (2018:8).

Mornington Peninsula Shire Council has collected development contributions under the Original DCP prior to it being updated. The contributions collected and held by Mornington Peninsula Shire Council at the date this DCP came into effect are to be used for the project contained in this DCP. No further contributions are required from the properties that have already paid the full Development Infrastructure Levy under the Original DCP.

2.2.2 The Amended DCP (2025~~3~~)

Amendment C295morn to the Mornington Peninsula Shire Planning Scheme was approved to create this document, Creswell Street East, Crib Point, Development Contributions Plan (Mesh Planning, December, 2025~~3~~).

Amendment C295morn: -

- Updates the project extent to include the upgrade of Cooma Street and Glossop Street between Creswell Street and Disney Street and extends the eastern edge of Creswell Street so it meets the existing road pavement.
- The project type and scope i.e. road cross-section remains the same as the Original DCP and includes the construction of a 5.5 metre wide asphalt pavement and stormwater drainage but does not include construction of a footpath;
- Retains the Original DCP apportionment whereby 70% of the total project costs are apportioned to the DCP and Council funds the remaining 30% of total project costs;
- Given the fragmentation within the DCP area, Council, as the Development Agency commits to deliver the project within the revised timeframe, set at 30 June 2030~~28~~.
- Revises the demand units from lot frontage to lot area; and
- Increases the area subject to the DCP to include the Original DCP and 2 Creswell Street, Crib Point ~~all abutting lots adjacent to the DCP project~~.

2.3 The Area to which the DCP applies

In accordance with section 46K(1)(a) of the *Planning and Environment Act 1987* (the Act), the DCP applies to land illustrated Figure 2~~Figure 2~~ and covers approximately ~~11.5~~12.63 hectares.

2.4 Method of Preparing the DCP and Compliance with Statutory Requirements

The DCP has been prepared in accordance with Part 3B of the *Planning & Environment Act 1987* and it addresses the requirements of the Act by: -

- specifying the area to which the DCP applies;
- setting out the works, services, and facilities to be funded through the plan, including the staging of the provision of those works, services or facilities;
- relating the need for the works, services, and facilities to the proposed development of the land within the DCP area;
- specifying the estimated costs of each of the works, services, facilities, and land;
- specifying the proportion of the total estimated cost of the works, services and facilities which are to be funded by a development infrastructure levy;
- specifying the land in the area and the types of development in respect of which a levy is payable and the method for determining the amount of levy payable in respect of any development land; and
- providing for the procedures for collection of a development infrastructure levy in respect of any development for which a permit under the *Planning & Environment Act 1987* is not required.

2.5 Guiding Principles

2.5.1 Infrastructure Items included in the DCP

The need for infrastructure included in the DCP has been determined based on Amendment C210morn to the Mornington Peninsula Planning Scheme that rezoned land from Industrial 3 Zone to Neighbourhood Residential Zone and has had regard to all relevant Ministerial Directions and guidance material. The infrastructure project has been assessed to ensure it is consistent with the principles of the DCP system (need, nexus, apportionment, accountability, and transparency).

The transport and drainage infrastructure item included in this DCP relates to the upgrade of Creswell Street from the existing pavement to the eastern edge of the DCP area; and Cooma Street and Glossop Street between Creswell Street to Disney Street. The upgrade of these unmade local roads is required to provide safe access and the necessary drainage required to facilitate the residential development of the ~~adjoining lots~~C210morn area.

The infrastructure project that has been included in the DCP has the following characteristics:

- It is essential to the health, safety, and wellbeing of the community.
- It is required by the adjoining development area.
- It is not a recurrent item.

Figure 2: Land to which the DCP applies



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3. PART THREE – INFRASTRUCTURE PROJECT JUSTIFICATION

3.1 Project Identification

This section provides a general description of the infrastructure project that has been included in the DCP. The DCP area currently contains several unmade local roads and the residential development of the area requires the upgrade of the local unmade roads to a 5.5 metre (from the invert of each kerb) sealed road that includes local drainage works. The upgrade of these roads will require removal of ~~native~~ vegetation. Appendix 1 includes a copy of the road cross-section and~~,~~ costing detail ~~and vegetation removal plan~~.

The upgrade of Creswell Street from the existing pavement to the eastern edge of the DCP area; and Cooma Street and Glossop Street between Creswell Street to Disney Street is required to provide safe access and appropriate drainage to each of the existing ~~7~~6 lots. The DCP project is local in nature and will be to the direct benefit of the adjoining properties.

The transport and drainage related infrastructure included in this DCP is illustrated in Figure 3 and described in ~~Table 2~~Table 4.

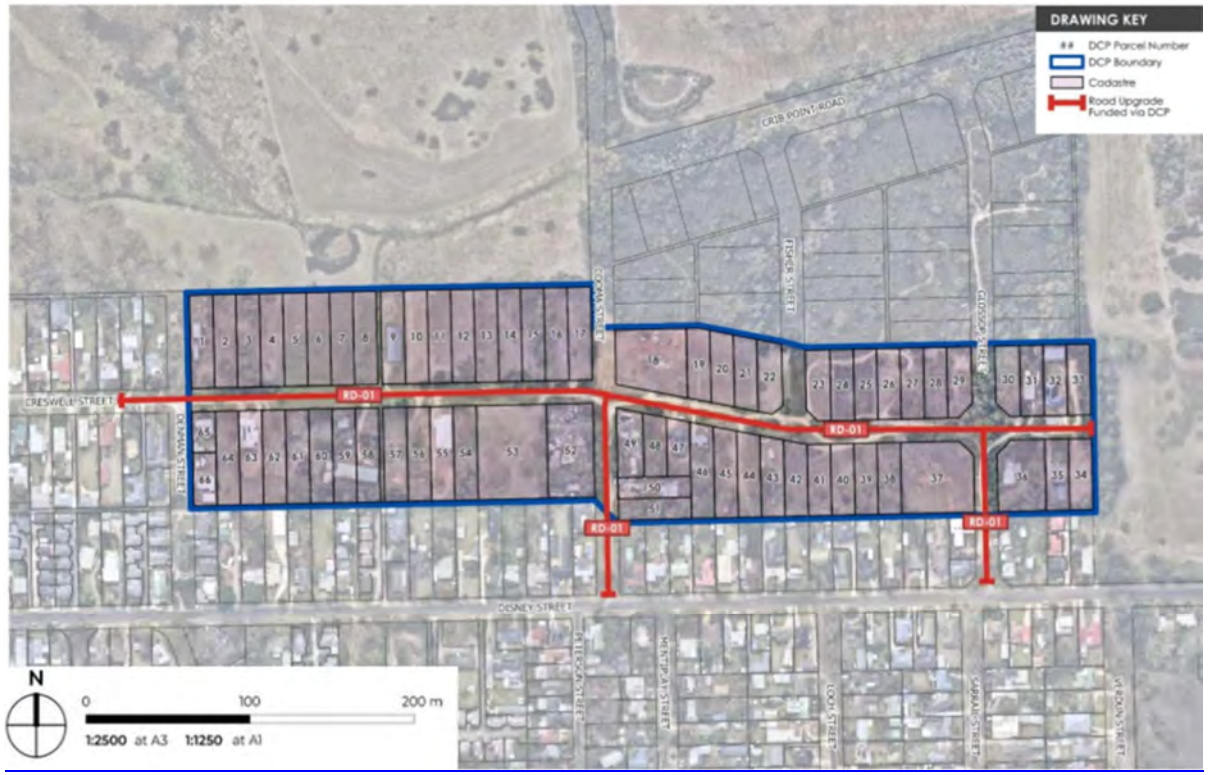
Figure 3 spatially depicts the location and extent of the infrastructure project included in the DCP.

3.2 Distinction between Community and Development Infrastructure

In accordance with the *Planning & Environment Act 1987* and the Ministerial Direction on Development Contributions, the DCP makes a distinction between “development” and “community” infrastructure. Furthermore, the timing of payment of contributions is linked to the type of infrastructure in question. Contributions relating to development infrastructure are to be made by developers at the time of subdivision. For community infrastructure, contributions are to be made by the home-buyer at the time of building approval.

This DCP does not contain any community infrastructure.

Figure 3: Overall DCP Projects Plan




DRAWING KEY
DCP Parcel Number
DCP Boundary
Cadastre
Road Upgrade Funded via DCP
CRIB POINT ROAD
CRESWELL STREET
DISNEY STREET
RD-01
N
0
100
200 m
1:2500 at A3 1:1250 at A1

4. PART FOUR – CALCULATION OF CONTRIBUTIONS

This section explains how the DCP charges are calculated.

4.1 Development Projections and Demand Units

The DCP area is zoned for residential development and the DCPO area currently includes 12.6311.45 hectares comprising 766 lots with a combined total site area of 10.32 hectares.

It is acknowledged that the current planning controls allow for subdivision with a minimum lot size of 650m^2, therefore many of the parcels within the DCP can be further subdivided. However, the ultimate yield of future potential subdivision is unknown and therefore the DCP demand units are based on total site area.

Table 2 sets out the type of development and site area. The demand units for this DCP are based on m^2 per total site area, therefore there are 103,246.6714,503.8 demand units.

Table 2: Development Type and Yield

Development Type	Existing Parcels	Site Area (m2)
Residential	766	103,246.6714,503.8

4.1.1 Land Budget

A property parcel land budget has been prepared which identifies the individual site areas for each parcel within the DCP area. Table 3 sets out the summary land use budget and the DCP parcel numbers listed in Table 3 correspond with those provided in Figure 3.

Table 3: Summary Land Budget

DCP PARCEL NUMBER	TOTAL AREA (m2)
1	1622.5
2	1595.8
3	1631.45
4	1617.89
5	1622.18
6	1623.45
7	1611.99
8	1627.49
9	1624.9
10	1630.94
11	1618.88
12	1614.27
13	1623.05
14	1626.17
15	1611.37

DCP PARCEL NUMBER	TOTAL AREA (m2)
16	1611.08
17	1626.53
18	3278.12
19	1248.75
20	1249.39
21	1246.33
22	1288.29
23	1257.4
24	1235.05
25	1226.31
26	1224.63
27	1230.71
28	1220.87
29	1221.91
30	1229.25
31	1234.18
32	1225.9
33	1228.74
34	1211.43
35	1233.26
36	2451.21
37	3747.4
38	1229.74
39	1210.69
40	1231.13
41	1224.43
42	1269.37
43	1361.14
44	1441.2
45	1526.81
46	1623.31
47	962.47
48	1053.45

DCP PARCEL NUMBER	TOTAL AREA (m2)
49	1284.55
50	1144.03
51	1148.26
52	3220.79
53	4861.83
54	1615.59
55	1616.28
56	1623.53
57	1626.26
58	1617
59	1623
60	1617.16
61	1620.89
62	1621.16
63	1612.94
64	1611.51
65	705.6
66	913.48
TOTAL	103,246.67
~~DCP PARCEL NUMBER~~	~~TOTAL AREA (m2)~~
~~1~~	~~1,569.14~~
~~2~~	~~1,625.42~~
~~3~~	~~1,622.50~~
~~4~~	~~1,595.80~~
~~5~~	~~1,631.45~~
~~6~~	~~1,617.89~~
~~7~~	~~1,622.18~~
~~8~~	~~1,623.45~~
~~9~~	~~1,611.99~~
~~10~~	~~1,627.49~~

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DCP PARCEL NUMBER	TOTAL AREA (m2)
~~11~~	~~1,624.90~~
~~12~~	~~1,630.94~~
~~13~~	~~1,618.88~~
~~14~~	~~1,614.27~~
~~15~~	~~1,623.05~~
~~16~~	~~1,626.17~~
~~17~~	~~1,611.37~~
~~18~~	~~1,611.08~~
~~19~~	~~1,626.53~~
~~20~~	~~3,278.12~~
~~21~~	~~1,248.75~~
~~22~~	~~1,249.39~~
~~23~~	~~1,246.33~~
~~24~~	~~1,288.29~~
~~25~~	~~1,257.40~~
~~26~~	~~1,235.05~~
~~27~~	~~1,226.31~~
~~28~~	~~1,224.63~~
~~29~~	~~1,230.71~~
~~30~~	~~1,220.87~~
~~31~~	~~1,221.91~~
~~32~~	~~1,229.25~~
~~33~~	~~1,234.18~~
~~34~~	~~1,225.90~~
~~35~~	~~1,164.74~~

DCP PARCEL NUMBER	TOTAL AREA (m2)
~~36~~	~~1,211.43~~
~~37~~	~~1,233.26~~
~~38~~	~~2,451.21~~
~~39~~	~~2,486.73~~
~~40~~	~~485.91~~
~~41~~	~~836.02~~
~~42~~	~~3,747.40~~
~~43~~	~~1,229.74~~
~~44~~	~~1,210.69~~
~~45~~	~~1,231.13~~
~~46~~	~~1,224.43~~
~~47~~	~~1,269.37~~
~~48~~	~~1,361.14~~
~~49~~	~~1,441.20~~
~~50~~	~~1,526.81~~
~~51~~	~~1,623.31~~
~~52~~	~~962.47~~
~~53~~	~~1,053.45~~
~~54~~	~~1,284.55~~
~~55~~	~~1,144.03~~
~~56~~	~~1,148.26~~
~~57~~	~~1,365.18~~
~~58~~	~~1,042.93~~
~~59~~	~~538.92~~
~~60~~	~~3,220.79~~

DCP PARCEL NUMBER	TOTAL AREA (m2)
~~61~~	~~4,861.83~~
~~62~~	~~1,615.59~~
~~63~~	~~1,616.28~~
~~64~~	~~1,623.53~~
~~65~~	~~1,626.26~~
~~66~~	~~1,617.00~~
~~67~~	~~1,623.00~~
~~68~~	~~1,617.16~~
~~69~~	~~1,620.89~~
~~70~~	~~1,621.16~~
~~71~~	~~1,612.94~~
~~72~~	~~1,611.51~~
~~73~~	~~1,622.56~~
~~74~~	~~955.27~~
~~75~~	~~693.74~~
~~76~~	~~861.14~~
~~TOTAL~~	~~114,503.80~~

4.2 Cost Apportionment

The DCP apportions a charge to new development according to its projected share of use of the identified infrastructure item. Since development contributions are levied 'up-front', a measure of actual use by individual development sites is not possible. Therefore, costs must be shared in accordance with the estimated share of use.

Cost apportionment is expressed as a percentage. Projects that are 100% apportioned to the DCP area are considered to be wholly required for the future development of the DCP area.

The infrastructure funded by this DCP is localised in nature as it is upgrading the existing unmade local roads within the DCP area to a 5.5m (from the invert of each kerb) sealed road that includes local drainage works. The DCP apportions 70% of the total project costs to the DCP to be paid for by landowners and Mornington Peninsula Shire Council will fund 30% of the total project cost. This apportionment approach is consistent with that adopted in the preceding Original DCP (2018).

4.3 Calculation of Contribution Charges

4.3.1 Charge Areas

The DCP contains a single charge area as shown in Figure 2~~Figure 2~~.

4.3.2 Calculation of Costs

The infrastructure project has been assigned a construction cost, as the road and drainage works are to be constructed within existing road reserves no additional land is required. The construction costs are expressed in ~~May~~ June 2025~~3~~ dollars.

Harlock Consulting (2025~~3~~) prepared the detailed cost estimate for the DCP project which includes a 10% design and construction contingency allowance. A copy of the costing is provided in Appendix 1.

Finance costs have been included. The finance costs ~~comprise the~~are based on a total construction cost of $4,720,000 over a 5 year term at 4.07% interest (assuming quarterly principle and interest payments).

Plan preparation costs are also included.

Table 4: Calculation of Charges

Project Number	Project Description	Estimated land cost	Estimated Construction Cost	Total Project Cost	Estimated External Usage	Total Cost Attributable to Main Catchment Area	Development Types making Contribution	Site Area in m²	Contribution per m² of site area
RD01	Construction of a 5.5m pavement (from the invert of each kerb) and stormwater drainage for Creswell Street (from the existing pavement to the eastern edge of the DCP area), Cooma Street ~~(from Creswell Street to Disney Street)~~ and Glossop Street (from Creswell Street to Disney Street). Total road length is 1,14738 linear metres.	$0	$4,850,645~~720,000~~	$4,850,645~~720,000~~	30%	$3,395,452~~04,000~~	Residential	103,246.67~~14,503.80~~	$32.89~~28.85~~
FI01	Finance for the total construction cost of $4,720,000 for a 5 year term at 4.07% interest (paid quarterly principle & interest)	$0	$520,428	$520,428	30%	$364,300	Residential	103,246.67~~14,503.80~~	$3.53~~18~~
PL01	Plan Preparation Costs	$0	$319,240	$319,240	30%	$223,468	Residential	103,246.67~~14,503.80~~	$2.16~~1.95~~
TOTAL		**$0**	**$5,690,313~~559,668~~**	**$5,690,313~~559,668~~**		**$3,983,219~~891,768~~**			**$38.58~~33.98~~**

4.3.3 Summary of Charges

Table 5 sets out the summary of charges by infrastructure category.

Table 5: Summary of Charges

Project Type	Total Project Cost	Total Cost to Charge Area	Per m2 Rate
ROADS & DRAINAGE	$4,850,645~~720,000~~	$3,3~~04,000~~95,452	$32.89~~28.85~~
FINANCE	$520,428	$364,300	$3.53~~18~~
PLANNING	$319,240	$223,468	$2.16~~1.95~~
TOTAL	**$5,690,313~~559,668~~**	**$3,983,219~~891,768~~**	**$38.58~~3.98~~**

Appendix 2 sets out a table showing the total site area for each parcel within the DCP area and the total Development Infrastructure Levy payable per parcel based on the Charge set out in Table 5.

5. PART FIVE - DCP ADMINISTRATION

This section sets out how the DCP will be administered and covers the timing of payment, provision of works and land in kind, and how funds generated by the DCP will be managed in terms of reporting, indexation, and review periods.

The development infrastructure levy applies to subdivision and/or development of land.

5.1 Collecting Agency

The Mornington Peninsula Shire Council is the Collecting Agency pursuant to section 46K(1) (fa) of the *Planning & Environment Act 1987*. As the Collecting Agency, the Mornington Peninsula Shire Council is responsible for the administration of the DCP and its enforcement pursuant to section 46QC of the *Planning & Environment Act 1987*.

5.2 Development Agency

The Mornington Peninsula Shire Council is the Development Agency pursuant to Section 46K(1) (fb) of the *Planning & Environment Act 1987* and is responsible for the provision of all infrastructure projects funded the DCP and the timing of all works.

5.3 Timing of Payment of Development Contribution Levies

5.3.1 Liability for development contributions

Each demand unit shall be liable to pay the DCP levy (unless exemptions apply). Therefore, contributions are payable on the total site area (m^2) and payment of development contributions is to be made in cash.

5.3.2 Development Infrastructure Levy

For subdivision of land

If the development of the land involves a plan under the *Subdivision Act 1988*, a Development Infrastructure Levy in accordance with this DCP, must be paid to the Collecting Agency for each demand unit (m^2) in the subdivision. The Development Infrastructure Levy must be paid after certification of the plan of subdivision but not more than 21 days prior to the issue of a Statement of Compliance in respect to that plan under the *Subdivision Act 1988*.

For development of land where no subdivision is proposed

Provided a Development Infrastructure Levy has not already been paid for the land, a Development Infrastructure Levy in accordance with this DCP must be paid to the Collecting Agency for each demand unit (m^2) within the total site area prior to the commencement of any development.

For development of land where no planning permit is required

Provided a Development Infrastructure Levy has not already been paid for the land, a Development Infrastructure Levy in accordance with this DCP must be paid to the Collecting Agency for each demand unit (m^2) within the total site area prior to the issue of a building permit under the *Building Act 1993*.

Deferral of Payment

The Collecting Agency may, at its discretion, agree for payment of a levy to be deferred to a later date, subject to the applicant entering into an agreement under Section 173 of the *Planning & Environment Act 1987*.

5.4 Works or Land in Lieu of cash Contributions (works in Kind)

As the Development Agency Mornington Peninsula Shire Council will deliver the DCP project by 30 June 2030~~28~~ and recoup funds via this DCP. Therefore, no works in kind in lieu of the amount of levy payable pursuant to this DCP will be accepted.

5.5 Development Exempt from Contributions

Some types of development are exempt from paying infrastructure development levies. Where land is subdivided or developed for an exempt purpose, as listed below, and the land is subsequently used for a purpose other than as one of those exempt uses, the owner of that land must pay to the Collecting Agency infrastructure contributions in accordance with the provisions of this DCP. The levy must be paid within 28 days of the date of the commencement of the construction of any buildings or works for that alternative use.

The following use and development are exempt from development contribution:

- A non-government school; or
- Housing provided by or on behalf of the Department of Health and Human Services.
- Small second dwelling.
- In addition to the Ministerial Directions, pursuant to Section 16 of the *Planning and Environment Act 1987*, the Governor in Council directs that planning schemes shall not be binding on the use and development of land carried out by or on behalf of the following Ministers:
  - Minister for Education
  - Minister for Health
  - Minister for Skills and Workforce Participation
- Land which has an existing Section 173 Agreement under the Act and/or a Deed of Agreement which requires the payment of a contributions levy and/or construction infrastructure/provision of land.
- Land owned and operated by South East Water.

5.6 Contributions made under the Original DCP

Mornington Peninsula Shire Council has collected development contributions under the Original DCP prior to it being updated. The contributions collected and held by Mornington Peninsula Shire Council at the date this DCP came into effect are to be used for the project contained in this DCP. No further contributions are required from the properties that have already paid the full Development Infrastructure Levy under the Original DCP.

5.7 Funds Administration

The administration of the contributions made under this DCP will be transparent and details of funds received, and expenditures will be held by the collecting agency in accordance with the provisions of the *Local Government Act 1989* and the *Planning and Environment Act 1987.*

The collecting agency will provide for regular monitoring, reporting and review of the monies received and expended in accordance with the DCP.

The collecting agency will establish a separate account and all monies held in this account will be used solely for the provision of infrastructure as itemised in this DCP, as required under section 46QA of the Act.

5.8 Construction and land value Costs Indexation

Construction costs are expressed in ~~May~~ June 2025~~3~~ dollars. Costs are to be indexed quarterly, with the first indexation to account for the time between the estimate date and the first indexation following gazettal of the DCP.

Table 6~~*Table 6*~~ sets out the indexation method to be applied to the respective infrastructure categories.

Table 6: Indexation and Timing

Infrastructure Type	Method of Indexation	Timing of Indexation
Roads and Drainage, Construction	Australian Bureau of Statistics Producer Price Indexes Road & Bridge Construction Index, Victoria (Catalogue 6427.0, Table 17 Output of the Construction Industries). Once project RD01 has been delivered the project cost will be indexed by applying CPI (All Groups Melbourne) to ensure the charges keep pace with inflation.	Quarterly

5.9 Timeframe and Review Period

This DCP commences on the date it is gazetted into the Mornington Peninsula Planning Scheme and it adopts a long-term outlook for development and is intended to operate for 20 years. This timeframe considers planned future development of the area and this DCP will end when it is removed from the Mornington Peninsula Planning Scheme.

This DCP is expected to be reviewed and updated every five years. The review may result in no changes at all. Alternatively, it may require an amendment to the Mornington Peninsula Planning Scheme to replace this DCP with an alternative, revised DCP.

5.10 Adjustment to the Infrastructure Scope

The infrastructure project in this DCP has been costed to a sufficient level of detail; however, the Council may amend or modify some aspects of the project, so long as they are still generally in accordance with any direction regarding the scope outlined in this DCP.

Where the Council or another agency seeks to change the scope of a DCP infrastructure item to meet changing standards imposed by adopted policy or a public regulatory agency, such changes of standards and the resulting cost changes should normally be made through a change to the DCP at the time of a regular review of the DCP.

Where, after the DCP has been approved, a Council or other agency proposes changes to the scope of a DCP infrastructure item for reasons other than changes in standards imposed by policy or regulation the net cost increases resulting from the change should normally be met by the agency requesting the change.

6. APPENDIX 1: COSTING SHEETS ~~S,~~ AND DETAILED DRAWINGS ~~AND VEGETATION REMOVAL PLAN~~

Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	PART A - ROAD AND DRAINAGE (PRINCIPAL CONTRACT)								
	QUALITY SYSTEM								
	Plan, develop and maintain a documented Quality System specific to this project and in accordance with the contract specification.	0.19%			Item		10,000.00		10,000
	ENVIRONMENTAL MANAGEMENT PLAN								
	The contractor is to develop a project specific Environmental Management Plan (EMP) in the stipulated form as described in the Mornington Peninsula Shire Site Environmental Management Plan Kit & Section R of the specifications, to manage the environmental effects of the works.	0.19%			Item		10,000.00		10,000
	SITE PREPARATION/TRAFFIC CONTROL								
	Erection and maintenance of warning signs, lights and barriers and traffic control.	2.85%			Item		150,000.00		150,000
					Item				
	Establishment of site facilities including accommodation and toilet.	1.90%			Item		100,000.00		100,000
	REMOVAL OF TREES								
	Supply all materials, plant and labour to fell, grub and remove from site individual trees as indicated on plans.								
	Trees 500mm dia. and above.	0.63%		39	no.	850.00	33,150.00		33,150
	DEMOLITION								
	Supply all plant, labour and materials to break out and remove from site, the following:								
	Concrete Kerb	0.01%		10	lin.m	40.00	400.00		400
	Drainage Pipes	0.08%		74	lin.m	50.00	3,700.00		3,700
	Drainage Pits	0.01%		1	No	500.00	500.00		500
	Headwalls	0.01%		1	No	300.00	300.00		300

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Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Concrete Vehicle Crossing	0.14%		180	sq.m	40.00	7,200.00		7,200
	EARTHWORKS								
	Earthworks including excavation, filling, forming, trimming and compaction of subgrade, removal and disposal of excess spoil, grading and blending of nature strips to match surroundings, including stockpiling of topsoil, all as specified.								
	Cut	1.85%		3,888	cu.m.	25.00	97,200.00		97,200
	Fill	1.15%		2,008	cu.m.	30.00	60,240.00		60,240
	Dispose	1.43%		1,880	cu.m.	40.00	75,200.00		75,200
	Note that earthworks volumes assume cut from road reserve can be reused in nature strip fills. All volumes are solid.								
	FLEXIBLE ROAD PAVEMENT								
	Construction of flexible road pavement including supply of all materials, plant and labour, all as specified.								
	Preparation of Subgrade	0.53%		6,879	sq.m.	4.00	27,516.00		27,516
	Final trim, moisture condition and compact existing subgrade materials, as found , to a minimum depth of 150mm.								
	Sub-base Course	4.57%		6,879	sq.m.	35.00	240,765.00		240,765
	250mm compacted depth of 20mm fine crushed rock (Class 3), including section under kerb and channel (compacted in 2 125mm thick layers).								
	Base Course	2.63%		5,532	sq.m.	25.00	138,300.00		138,300
	150mm compacted depth of 20mm fine crushed rock (Class 2), including preparation for sealing.								
	Primer Seal	1.05%		5,532	sq.m.	10.00	55,320.00		55,320
	Primer seal (SP1000 or equivalent) using 10mm basaltic aggregate, all as specified.								

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Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Wearing Course	3.68%		5,532	sq.m.	35.00	193,620.00		193,620
	Asphalt wearing course. Supply all materials, plant and labour and lay 40mm compacted depth of 10mm basaltic asphalt type H, including the sealing of joints at junctions with existing adjacent asphalt or sprayed seals in accordance with clause M.17(a) of the specification.								
	CONCRETE WORKS								
	All concrete works to be 32MPA								
	Supply all materials, plant and labour and construct the following concrete works all to Mornington Peninsula Shire standard plans and specifications.								
	ROLLOVER KERB AND CHANNEL	4.68%		2,241	lin.m.	110.00	246,510.00		246,510
	Concrete rollover kerb and channel to Mornington Peninsula Shire standard MP101 including bedding, all as specified.								
	CONCRETE VEHICLE CROSSINGS	0.12%		30	sq.m.	200.00	6,000.00		6,000
	Reinforced concrete vehicle crossings 150mm thick as detailed to Mornington Peninsula Shire standard MP302 and MP303, including bedding , all as specified.								
	DRAINAGE								
	SUBSOIL DRAINAGE (CORRUGATED)	1.92%		2,241	lin.m.	45.00	100,845.00		100,845
	Supply, deliver, excavate, bed, lay, joint and backfill with 20mm screenings 100mm dia. corrugated perforated (PVC) class 400 pipe to Mornington Peninsula Shire standard MP227, all as specified, at a depth as detailed								
	OPEN CHANNEL SWALE	0.16%		80	lin.m	100.00	8,000.00		8,000
	Supply all plant, labour and materials to construct an open channel swale (approx CH160 - CH340) including jute matting and hydroseeding, all as specified. Note that cut and fill volumes are allowed for in 'EARTHWORKS'.								

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Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	DRAINAGE PIPES (F.C.R. Backfill)								
	Supply, excavate, bed, lay, joint and backfill with fine crushed rock as specified, the following reinforced concrete drainage pipes:								
	300mm dia. (class 4) rubber ring jointed.	0.89%		133	lin.m.	350.00	46,550.00		46,550
	375mm dia. (class 4) rubber ring jointed.	0.25%		29	lin.m.	450.00	13,050.00		13,050
	450mm dia. (class 4) rubber ring jointed.	0.09%		8	lin.m.	550.00	4,400.00		4,400
	600mm dia. (class 4) rubber ring jointed.	0.91%		68	lin.m.	700.00	47,600.00		47,600
	Double 675mm dia. (class 4) rubber ring jointed.	2.64%		103	lin.m.	1,350.00	139,050.00		139,050
	750mm dia. (class 4) rubber ring jointed.	4.88%		278	lin.m.	925.00	257,150.00		257,150
	Double 750mm dia. (class 4) rubber ring jointed.	5.95%		190	lin.m.	1,650.00	313,500.00		313,500
	DRAINAGE PIPES (Select Backfill)								
	Supply, excavate, bed, lay, joint and backfill the following reinforced concrete drainage pipes (includes the removal of fences):								
	225mm dia. (class 2) rubber ring jointed.	1.98%		520	lin.m.	200.00	104,000.00		104,000
	300mm dia. (class 2) rubber ring jointed.	1.43%		274	lin.m.	275.00	75,350.00		75,350
	Double 300mm dia. (class 2) rubber ring jointed.	1.62%		170	lin.m.	500.00	85,000.00		85,000
	375mm dia. (class 2) rubber ring jointed.	1.31%		196	lin.m.	350.00	68,600.00		68,600
	Double 375mm dia. (class 2) rubber ring jointed.	0.04%		3	lin.m.	600.00	1,800.00		1,800
	450mm dia. (class 2) rubber ring jointed.	2.22%		275	lin.m.	425.00	116,875.00		116,875
	Double 525mm dia. (class 2) rubber ring jointed.	0.80%		42	lin.m.	1,000.00	42,000.00		42,000
	600mm dia. (class 2) rubber ring jointed.	0.70%		61	lin.m.	600.00	36,600.00		36,600
	Double 675mm dia. (class 2) rubber ring jointed.	1.86%		85	lin.m.	1,150.00	97,750.00		97,750
	750mm dia. (class 2) rubber ring jointed.	2.48%		163	lin.m.	800.00	130,400.00		130,400
	Double 750mm dia. (class 2) rubber ring jointed.	4.52%		164	lin.m.	1,450.00	237,800.00		237,800
	DRAINAGE PITS								

Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Construct concrete drainage pits as shown on Mornington Peninsula Shire standard drawings including excavation, forming, supply and placing of concrete, stripping of forms, backfilling, supply and placing of lids, lintels, grates and step irons where required, all as specified.								
	SIDE ENTRY PITS - TYPE 2								
	Construct concrete side entry pits 900mm x 600mm (I.D.) to Mornington Peninsula Shire standard MP203 including supply and placing of gratings where required.								
	Up to 1.5m deep. (Pits D03-01, D04-01, D05-01, D08-01, D11-01, D11-02, D12-01, D13-01, D14-01 and D19-01)	0.57%		10	no.	3,000.00	30,000.00		30,000
	1.5 to 2.0m deep. (Pit D09-10)	0.07%		1	no.	3,500.00	3,500.00		3,500
	Construct concrete side entry pits 900mm x 900mm (I.D.) to Mornington Peninsula Shire standard MP203 including supply and placing of gratings where required.								
	Up to 1.5m deep. (Pit D15-01)	0.05%		1	no.	2,500.00	2,500.00		2,500
	HAUNCHED SIDE ENTRY PITS - TYPE 2								
	Construct concrete side entry pits 900mm x 600mm (I.D.) to Mornington Peninsula Shire standard MP203 including supply and placing of gratings where required.								
	900mm x 900mm haunched to council standard MP213(Pits D15-01, D16-06, D18-01, D18-02 and D18-03)	0.29%		5	no.	3,000.00	15,000.00		15,000
	1050mm x 900mm haunched to D.o.T standard SD1023 (Pits D09-05, D09-06, D09-07 and D09-08)	0.25%		4	no.	3,250.00	13,000.00		13,000
	1050mm x 1050mm haunched to D.o.T standard SD1023 (Pits D01-09 and D01-10)	0.14%		2	no.	3,500.00	7,000.00		7,000

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Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	2100mm x 1050mm haunched to D.o.T standard SD1023 (Pits D16-05)	0.09%		1	no.	4,500.00	4,500.00		4,500
	2400mm x 900mm haunched to D.o.T standard SD1023 (Pits D09-03 and D09-04)	0.23%		2	no.	6,000.00	12,000.00		12,000
	GRATED PITS								
	Construct concrete grated pit 900mm x 450mm (I.D.) to Mornington Peninsula Shire standard MP216 including supply and placing of gratings, all as specified.								
	Up to 1.5m deep (Pits D16-07 and D16-08)	0.08%		2	no.	2,000.00	4,000.00		4,000
	HAUNCHED GRATED PITS								
	Construct concrete grated pit 900mm x 450mm (I.D.) to Mornington Peninsula Shire standard MP216 including supply and placing of gratings, all as specified.								
	2400mm x 900mm haunched to D.o.T standard SD1022 (Pits D01-03, D01-05, D01-06, D01-07 and D01-08)	0.67%		5	no.	7,000.00	35,000.00		35,000
	2400mm x 2400mm haunched to D.o.T standard SD1023 (Pit D01-04)	0.19%		1	no.	10,000.00	10,000.00		10,000
	CATCH PITS								
	Construct concrete catch pit 900mm x 600mm (I.D.) to Mornington Peninsula Shire standard MP215 with end entry.								
	1.5 to 2.0m deep. (Pit D20-02)	0.05%		1	no.	2,500.00	2,500.00		2,500
	JUNCTION PITS								
	Construct concrete junction pit 900mm x 600mm (I.D.) to Mornington Peninsula Shire standard MP211.								
	Up to 1.5m deep. (Pits D09-11 and D20-02)	0.08%		2	no.	2,000.00	4,000.00		4,000
	HAUNCHED JUNCTION PITS								

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Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Construct concrete junction pit 900mm x 600mm (I.D.) to Mornington Peninsula Shire standard MP211.								
	1050mm x 900mm haunched to D.o.T standard SD1023 (Pit D16-03)	0.06%		1	no.	3,000.00	3,000.00		3,000
	1200mm x 1050mm haunched to D.o.T standard SD1023 (Pit D16-02)	0.07%		1	no.	3,250.00	3,250.00		3,250
	2100mm x 900mm haunched to D.o.T standard SD1023 (Pits D16-04)	0.09%		1	no.	4,500.00	4,500.00		4,500
	2400mm x 900mm haunched to D.o.T standard SD1023 (Pits D01-02 and D09-02)	0.25%		2	no.	6,500.00	13,000.00		13,000
	GRATED JUNCTION PITS								
	Construct concrete junction pit 600mm x 600mm (I.D.) to Mornington Peninsula Shire standard MP211 including grated pit lid								
	Up to 1.5m deep. (Pits D07-02, D07-03, D09-13, D10-02, D17-02, D18-06 and D18-07)	0.27%		7	no.	2,000.00	14,000.00		14,000
	Construct concrete junction pit 900mm x 600mm (I.D.) to Mornington Peninsula Shire standard MP211 including grated pit lid								
	Up to 1.5m deep. (Pits D02-01, D02-02, D02-03, D06-01, D06-02, D07-01, D09-12, D10-01, D15-02 and D17-01)	0.38%		10	no.	2,000.00	20,000.00		20,000
	1.5 to 2.0m deep. (Pit D18-05)	0.05%		1	no.	2,500.00	2,500.00		2,500
	Construct concrete junction pit 900mm x 900mm (I.D.) to Mornington Peninsula Shire standard MP211 including grated pit lid								
	1.5 to 2.0m deep. (Pit D18-04)	0.05%		1	no.	2,500.00	2,500.00		2,500
	PRECAST CONCRETE ENDWALLS								

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34 Creswell Street East, Crib Point DCP

Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Supply, bed and place precast concrete endwall to suit 750 dia. Pipe including shaping of outlet, rock beaching and timber barrier. (D16-01)	0.08%		1	no.	4,000.00	4,000.00		4,000
	Supply, bed and place precast concrete endwall to suit 2 x 675 dia. Pipe including shaping of outlet, rock beaching and timber barrier. (D09-01)	0.12%		1	no.	6,000.00	6,000.00		6,000
	Supply, bed and place precast concrete endwall to suit 2 x 750 dia. Pipe including shaping of outlet, rock beaching and timber barrier. (D01-01)	0.14%		1	no.	7,000.00	7,000.00		7,000
	PROPERTY DRAINAGE								
	HOUSE DRAIN CONNECTIONS - NEW								
	Supply and fit necessary fittings to provide house drain outlets to vacant allotments from a point inside the property at the lowest corner of the allotment to council Drainage Pits, using 100mm dia. U.P.V.C. pipe and fittings to Mornington Peninsula Shire standard MP401, all as specified.	0.07%		7	no.	500.00	3,500.00		3,500
	Supply and fit necessary fittings to provide house drain outlets to vacant allotments from a point inside the property at the lowest corner of the allotment to council Drainage Pipes, using 100mm dia. U.P.V.C. pipe and fittings to Mornington Peninsula Shire standard MP403, all as specified.	0.23%		24	no.	500.00	12,000.00		12,000
	Supply and fit necessary fittings to provide house drain outlets to vacant allotments from a point inside the property at the lowest corner of the allotment to council Drainage Pipes, using 100mm dia. U.P.V.C. pipe and fittings to Mornington Peninsula Shire standard MP404, all as specified.	0.48%		25	no.	1,000.00	25,000.00		25,000
	Supply and fit necessary fittings to provide house drain outlets to vacant allotments from a point inside the property at the lowest corner of the allotment to council Drainage Pits, using 100mm dia. U.P.V.C. pipe and fittings to Mornington Peninsula Shire standard MP408, all as specified.	0.08%		4	no.	1,000.00	4,000.00		4,000

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35 Creswell Street East, Crib Point DCP

Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Supply and fit necessary fittings to provide house drain outlets to vacant allotments from a point inside the property at the lowest corner of the allotment to council table drain with a Batter Outlet Type 1 to VicRoads standard SD1641	0.20%		7	no.	1,500.00	10,500.00		10,500
	HOUSE DRAIN CONNECTIONS - NEW (OUTSIDE DCP)								
	Supply and fit necessary fittings to provide house drain outlets to vacant allotments from a point inside the property at the lowest corner of the allotment to council Drainage Pipes, using 100mm dia. U.P.V.C. pipe and fittings to Mornington Peninsula Shire standard MP404, all as specified.	0.67%		28	no.	1,250.00	35,000.00		35,000
	Supply and fit necessary fittings to provide house drain outlets to vacant allotments from a point inside the property at the lowest corner of the allotment to council Drainage Pits, using 100mm dia. U.P.V.C. pipe and fittings to Mornington Peninsula Shire standard MP408, all as specified.	0.15%		6	no.	1,250.00	7,500.00		7,500
	LANDSCAPING								
	PREPARATION OF NATURE STRIPS	1.14%		6,000	sq.m.	10.00	60,000.00		60,000
	Prepare nature strips and other disturbed areas with approved selected loam won from stockpile on site or imported, to a depth of 75mm, levelled, raked, fertilized and sown with an approved seed mixture, all as specified.								
	FILL EXISTING OPEN SWALE DRAIN - COOMA STREET	0.13%		80	lin.m	80.00	6,400.00		6,400
	Supply all plant, labour and materials to fill in the existing swale drain on the west side of Cooma Street between CH10 and CH90. Cut/Fill volumes are not included in 'EARTHWORKS'								
	REDIRECT EXISTING OPEN SWALE DRAIN - GLOSSOP STREET	0.04%		1	item	2,000.00	2,000.00		2,000

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Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Supply all plant, labour and materials to redirect, and line with jute matting, the existing swale drain on the east side of Glossip Street adjacent to No.5 into Pit D16/06 and D20/01. Cut/Fill volumes are not included in 'EARTHWORKS'								
	MISCELLANEOUS								
	PERMANENT SURVEY MARKS	0.03%		2	no.	750.00	1,500.00		1,500
	Supply and set standard permanent survey marks including cast iron covers with identification and surrounds as specified.								
	STREET SIGNS	0.06%		6	no.	500.00	3,000.00		3,000
	Supply and place street signs as directed including supply and erect G.I. standard.								
	TRAFFIC CONTROL LINES	0.08%			item		4,000.00		4,000
	Mark out and paint, with approved long life road marking product, all traffic control lines detailed on the plans. (Beading to be applied to all line marking.)								
	SERVICES								
	SERVICE CONDUITS								
	Supply, excavate, bed, lay, joint and backfill with F.C.R. 50mm dia. U.P.V.C. conduits (class 12) including capping at each end, draw strings, marking on kerb and channel and marker tape.								
	Gas	0.37%		250	lin.m.	77.50	19,375.00		19,375
	Water	0.37%		250	lin.m.	77.50	19,375.00		19,375
	MATERIALS TESTING								
	Supply test results, from a NATA accreditied laboratory, to demonstrate compiance with the Mornington Peninsula Shire Specification.								

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Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Compaction Test in accordance with AS1289.5.2.1 (Standard Compactive Effort, 6 lot test).	0.05%		3	ea	800.00	2,400.00		2,400
	Compaction Test in accordance with AS1289.5.2.1 (Modified Compactive Effort, 6 lot test).	0.14%		9	ea	800.00	7,200.00		7,200
	7,14,28 Day Compressive Strength in accordance with AS1012.9.	0.06%		6	ea	500.00	3,000.00		3,000
	CCTV INSPECTION REPORT	0.19%		1	item	10,000.00	10,000.00		10,000
	Supply a CCTV inspection report for newly installed piped drainage in accordance with the WSAA 05-2020 (prior to laying the wearing course).								
	AS CONSTRUCTED SURVEY - R&D	0.10%		1	item	5,000.00	5,000.00		5,000
	Contractor to supply an as constructed survey file of built road and drainage assets in accordance with Mornington Peninsula Shire requirements.								
	PART B - WATER SUPPLY MAIN EXTENSION								
	WATER MAINS								
	Excavation, supply, bedding, laying and backfilling, of approved water main in accordance with MRWA Standards (MRWA - W - 201, MRWA - W - 202, MRWA - W - 203)								
	Earth Backfill								
	DN125 PE100	0.52%		246	Lm	110.00	27,060		27,060
	DN50 PE100	0.10%		57	Lm	85.00	4,845.00		4,845
	Bored								
	DN125 PE100	0.58%		61	Lm	500.00	30,500.00		30,500
	FITTINGS								
	Supply and placement of the following fittings:								
	100mm Hydrant direct (connecting to PE pipe)	0.25%		9	No	1,450.00	13,050.00		13,050
	100mm dia valve (connecting to PE pipe)	0.16%		5	No	1,650.00	8,250.00		8,250

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Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	50mm flushout (connecting to PE pipe)	0.02%		1	No	1,000.00	1,000.00		1,000
	PROPERTY SERVICES								
	Excavation, supply, bedding, laying and backfilling of water services including all fittings, valves, connection to reticulation main and cleaning up:								
	Off new main	0.26%		22	No	600.00	13,200.00		13,200
	Off existing main including tapping and fees	2.32%		47	No	2,600.00	122,200.00		122,200
	REMOVAL AND CONNECTION TO EXISTING MAIN								
	Remove existing washout and replace with hydrant Tee (convert to PE at hydrant flange)	0.06%		1	No	2,750.00	2,750.00		2,750
	Connect DN125 PE100 to Ex.DN100 PVC Pipe	0.16%		2	No	4,000.00	8,000.00		8,000
	WATER QUALITY TESTING								
	Water quality testing of mains by South East Water authorised contractor.								
	Swabbing and cleansing at mains	0.10%		2	Item	2,500.00	5,000.00		5,000
	Pressure testing at mains	0.05%		1	Item	2,500.00	2,500.00		2,500
	Testing under pressure (MRWA-W-106)	0.06%		1	Item	3,000.00	3,000.00		3,000
	"AS CONSTRUCTED" SURVEY	0.10%		1	Item	5,000.00	5,000.00		5,000

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39 Creswell Street East, Crib Point DCP

Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Field pick-up of as constructed details by Accredited surveyor of Valves, Pipes, Hydrants, Fittings, Property Connection points, etc. and processing of data into digital format, completion of database and survey certification list all to Water Authority's requirements.								
	PART C - STREET LIGHTING UPGRADES								
	Luminaire and Bracket	0.20%		14	No	750.00	10,500.00		10,500
	URD Pole	0.10%		2	No	2,500.00	5,000.00		5,000
	Conduit and Trenching/Bore including sand backfill and tape	0.66%		154	lin.m	225.00	34,650.00		34,650
	VESI Pits	0.03%		2	No	750.00	1,500.00		1,500
	PL Cable	0.20%		172	lin.m	60.00	10,320.00		10,320
	FOLCB	0.09%		3	No	1,500.00	4,500.00		4,500
	Project Management / Auditing	0.10%		1	item	5,000.00	5,000.00		5,000
	PART D - NBN								
	Conduit - P20	0.65%		1,048	lin.m	32.50	34,060.00		34,060
	Conduit - P50	0.35%		459	lin.m	40.00	18,360.00		18,360
	Conduit - P100	1.32%		1,202	lin.m	57.50	69,115.00		69,115
	Service Drop Access Pit - 650 x 280 x 565	0.17%		17	No	500.00	8,500.00		8,500
	Network Boundary/Local Network Pit (single lid) 700 x 450 x 650	0.23%		18	No	650.00	11,700.00		11,700
	Distribution/Local Network Connection Pit (dual lid) 1360 x 555 x 650	0.03%		1	No	1,100.00	1,100.00		1,100
	Distibution/Local Network Connection Pit 1360 x 555 x 860	0.09%		4	No	1,100.00	4,400.00		4,400
	Project Management / Auditing	0.10%		1	item	5,000.00	5,000.00		5,000
	PART E - RISING MAIN	3.32%		1	item	175,000.00	175,000.00		175,000
	SUB-TOTAL	**85.19%**					**4,490,801.00**		**4,490,801**

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Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	PART F - PROVISIONALS								
	PROVISIONAL ITEMS								
	Note: All provisional items are inclusive of additional traffic management plans and all overheads associated with additional works. Contractor to be paid only for actual provisional sq.m., Cu.m, lin.m No. or Item placed. PI Items are only to be expedited as directed by the Superintendent and in accordance with Clause 11 of AS2124 General Conditions of Contract.								
	SERVICE MAIN RELOCATION ALLOWANCE	1.90%		1	item	100,000.00	100,000.00		100,000
	Coordination of the relocation of existing service mains to enable main drainage construction. Contractor to be paid actual cost plus 10% as evidenced by submission of authority invoice.								
	STRUCTURAL FILL	0.09%		50	cu.m.	90.00	4,500.00		4,500
	Supply all plant, labour and materials for the placement of structural fill. Structural fill will be required to fill the existing road formation to the underside of pavement (subgrade). Materials shall meet the requirements of VicRoads Type A. (Contractor to be paid only for volume of material actually placed.)								
	SUBGRADE IMPROVEMENT (LOCALISED)- Crushed Rock								
	Supply all plant, labour and materials for the excavation, removal, and disposal of unsuitable subgrade material, backfilling and compacted as specified with: (Contractor to be paid only for volume of material actually replaced.)								
	Class 3 crushed rock	0.91%		250	cu.m.	190.00	47,500.00		47,500
	Class 3 3% cement treated crushed rock	1.10%		250	cu.m.	230.00	57,500.00		57,500
	SUBGRADE STABILISATION (LARGE AREAS)	2.33%		6,135	sq.m.	20.00	122,700.00		122,700

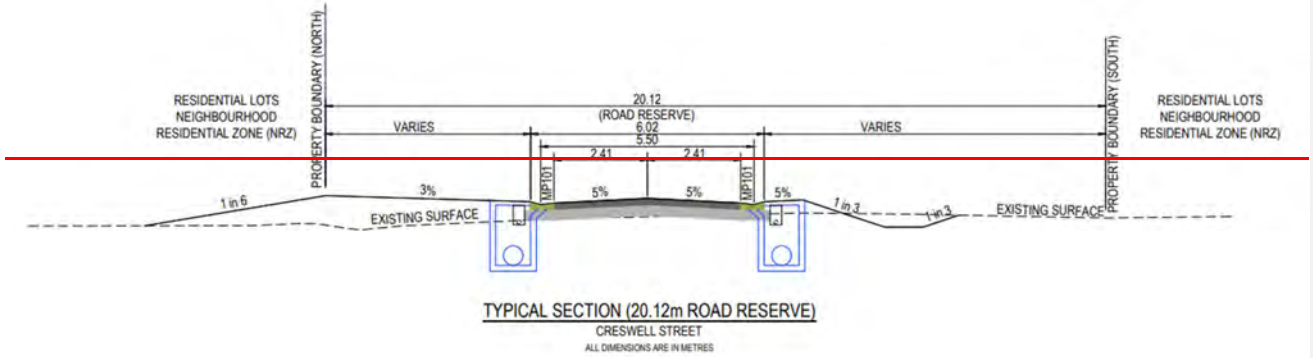
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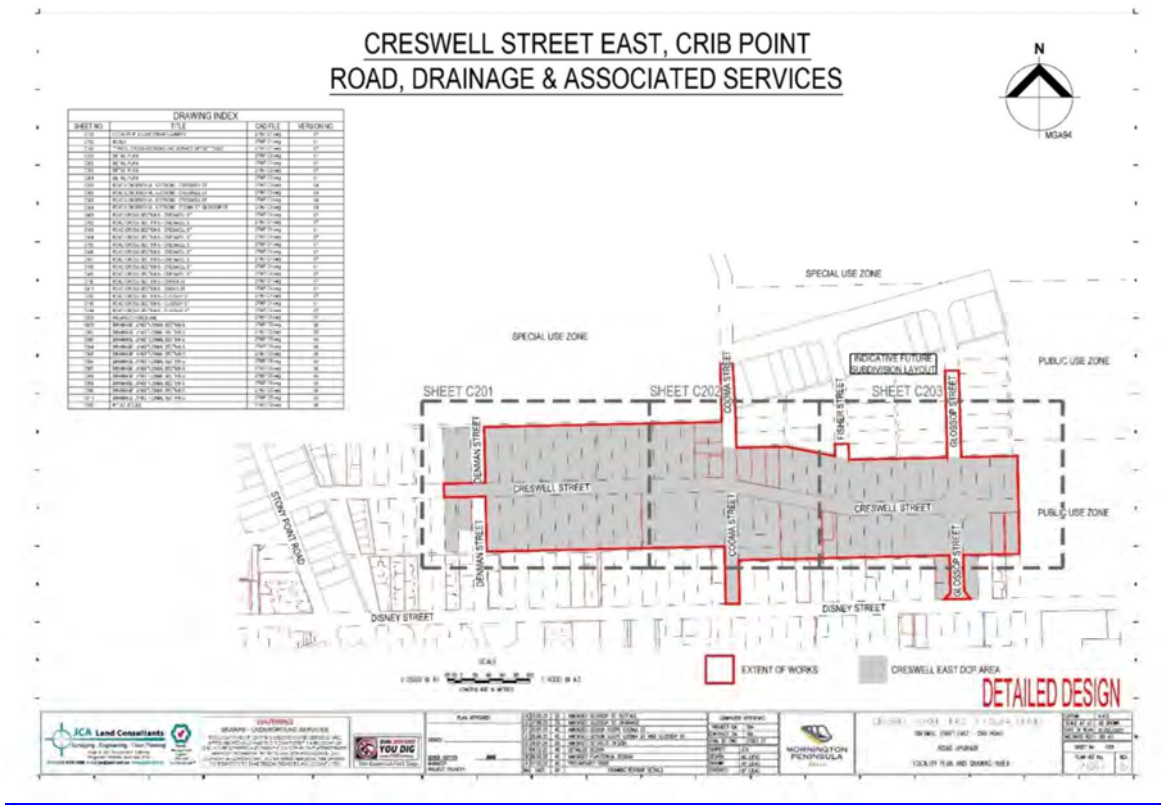
Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Stabilize 300mm depth of existing subgrade with 3% Lime and 2% cement as specified.								
	(Contractor to be paid only for area actually stabilised)								
	DISPOSAL OF CONSTRUCTION AND DEMOLITION WASTE								
	Supply all plant, labour and materials to excavate, cart and dispose of the following contaminated materials:								
	Contaminated Soil - Category A	0.00%		rate only	t				Excluded
	Contaminated Soil - Category B	0.00%		rate only	t				Excluded
	Contaminated Soil - Category C	0.00%		rate only	t				Excluded
	Construction and Demolition Waste	0.00%		rate only	t				Excluded
	Note that the rate for disposal of Construction and Demolition Waste shall apply to materials existing and in place prior to construction commencing. The contractor shall allow for disposal of all Construction and Demolition Waste generated by the works.								
	CONTINGENCY	8.52%		10%	%				449,080
	Rounding	0.00%							-81
	TOTAL	**100.00 %**							**5,272,000**
	Exclusions:								
	GST								
	Professional fees including contract administration and supervision costs								
	Cost escalation beyond July 2025								
	Vegetation offsets, if applicable								
		100.00%							**5,272,001**

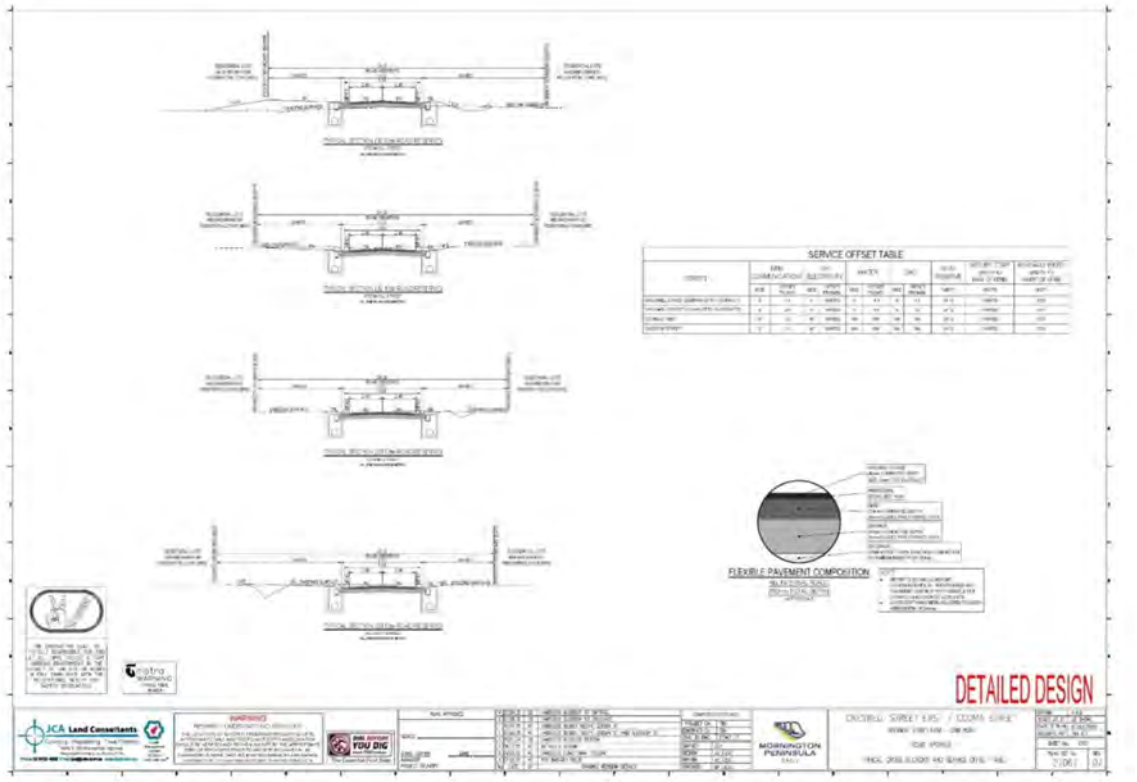
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Harlock Consulting
Page 15 of 15



TYPICAL SECTION (20.12m ROAD RESERVE)
CRESWELL STREET
ALL DIMENSIONS ARE IN METRES


CRESWELL STREET EAST, CRIB POINT
ROAD, DRAINAGE & ASSOCIATED SERVICES
DRAWING INDEX
N
MGA94
SPECIAL USE ZONE
SPECIAL USE ZONE
INDICATIVE FUTURE SUBDIVISION LAYOUT
PUBLIC USE ZONE
SHEET C201
SHEET C202
SHEET C203
COOMA STREET
FISHER STREET
GLOSSOP STREET
DENMAN STREET
CRESWELL STREET
CRESWELL STREET
PUBLIC USE ZONE
STONY POINT ROAD
DENMAN STREET
COOMA STREET
GLOSSOP STREET
DISNEY STREET
DISNEY STREET
EXTENT OF WORKS
CRESWELL EAST DCP AREA
DETAILED DESIGN
JCA Land Consultants
YOU DIG
MORNINGTON PENINSULA

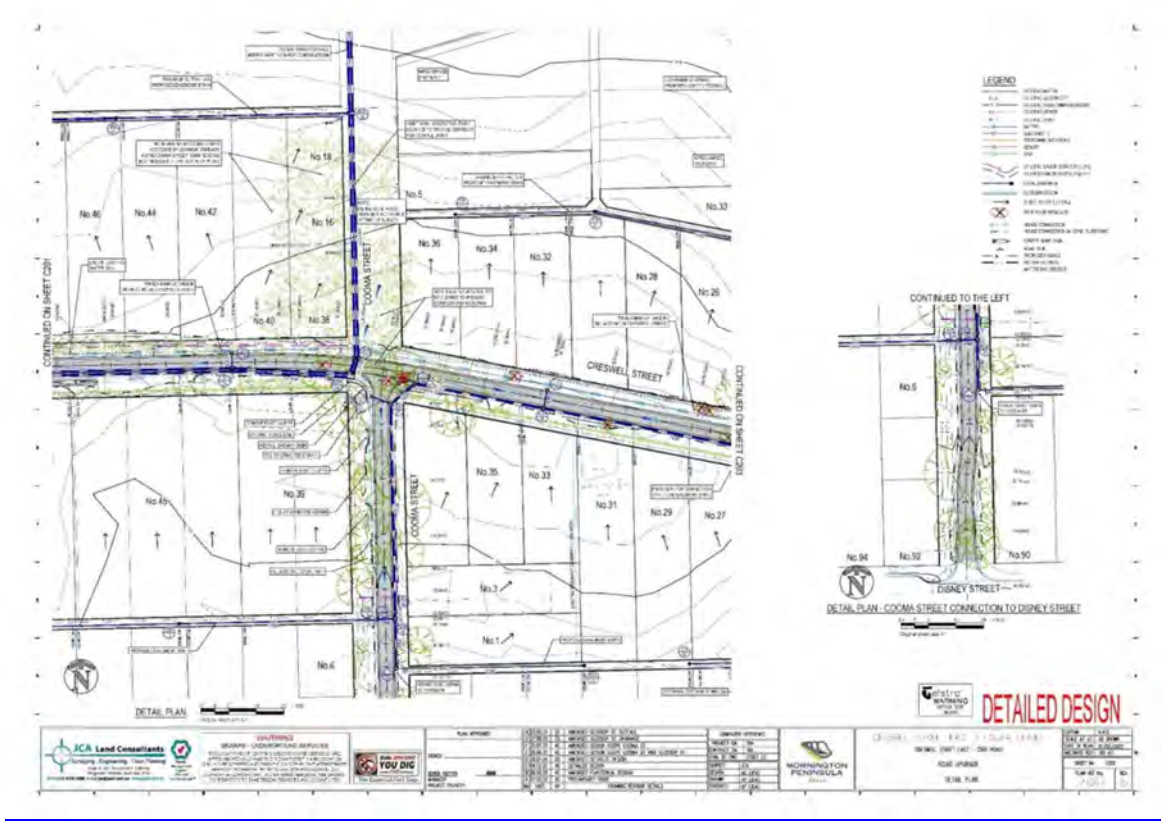

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MORNINGTON PENINSULA

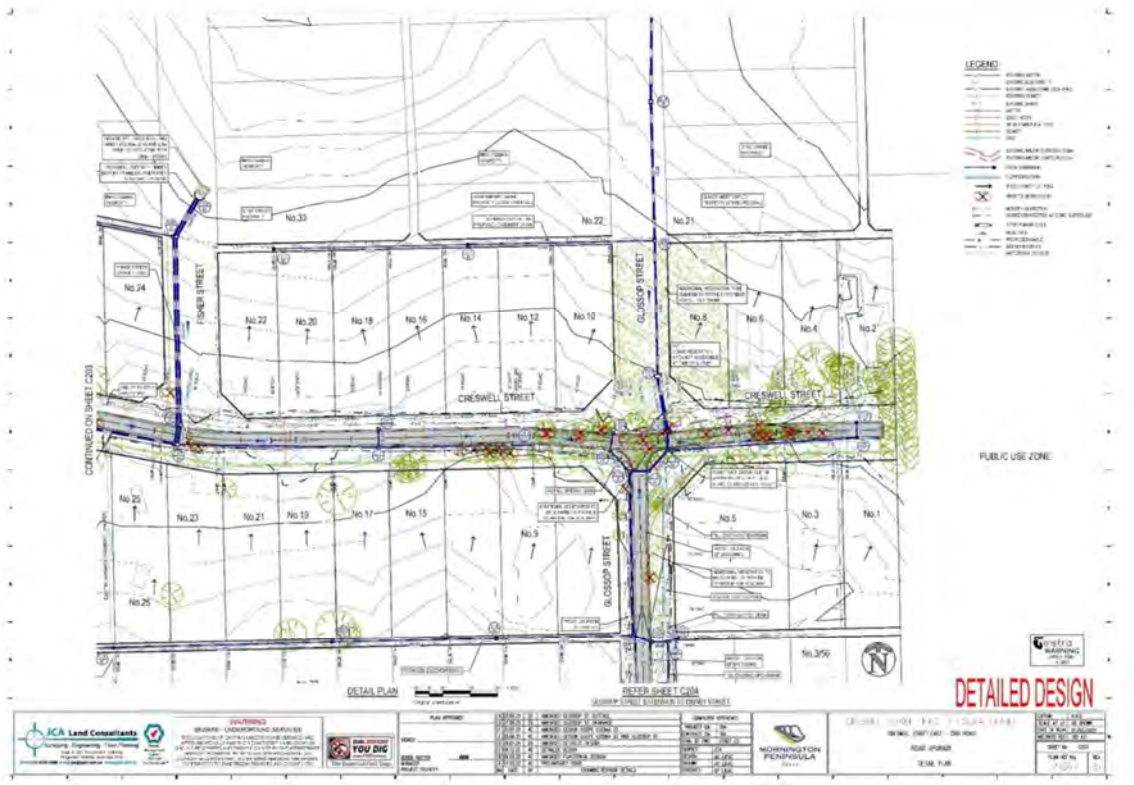


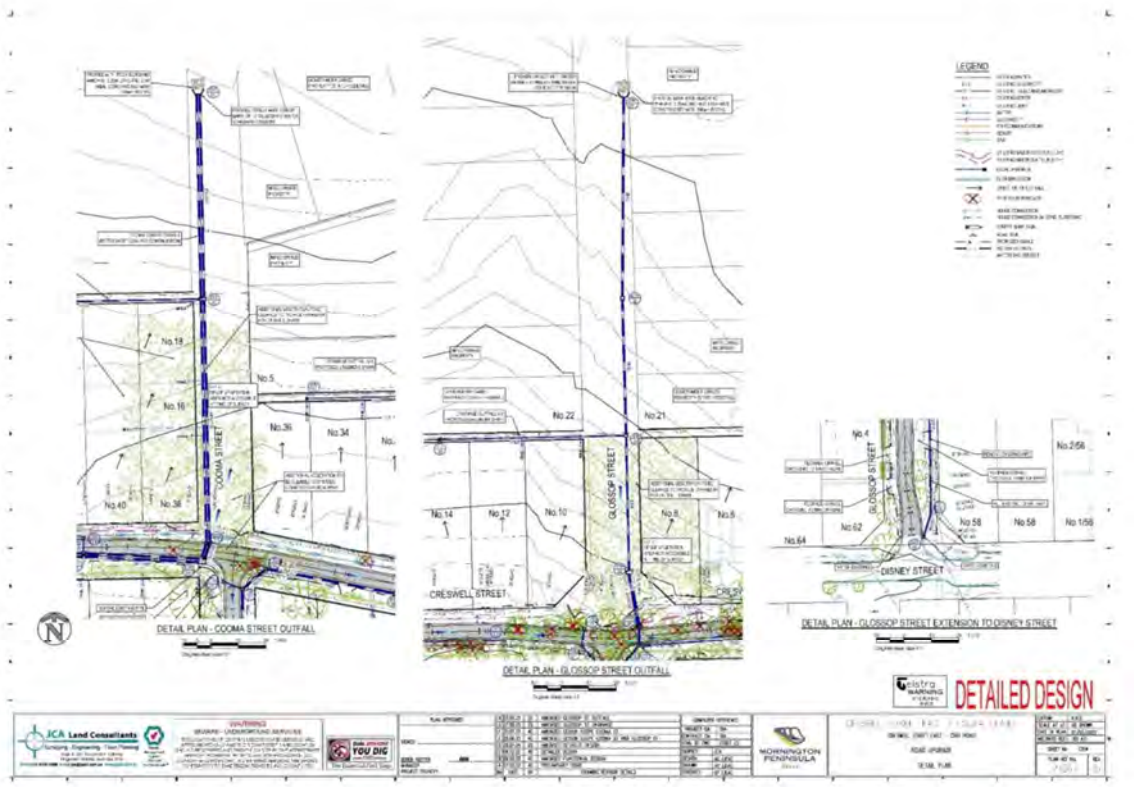
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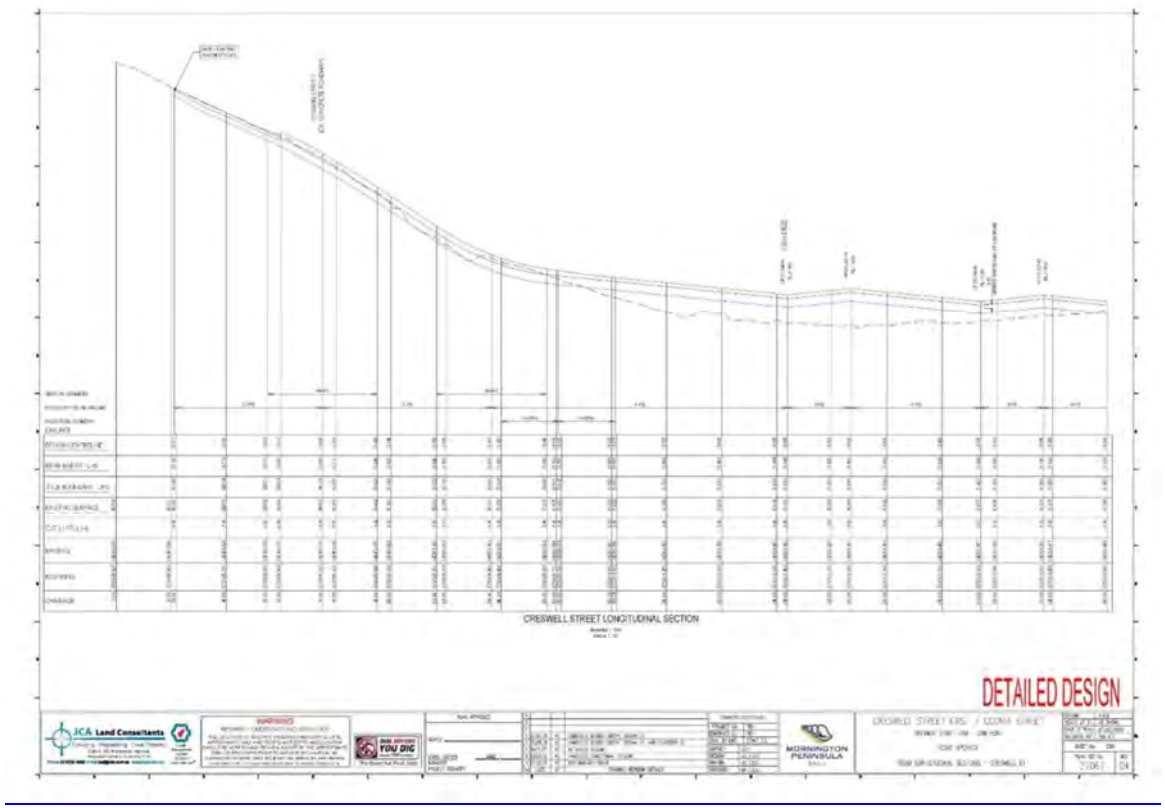
Creswell Street East, Crib Point DCP

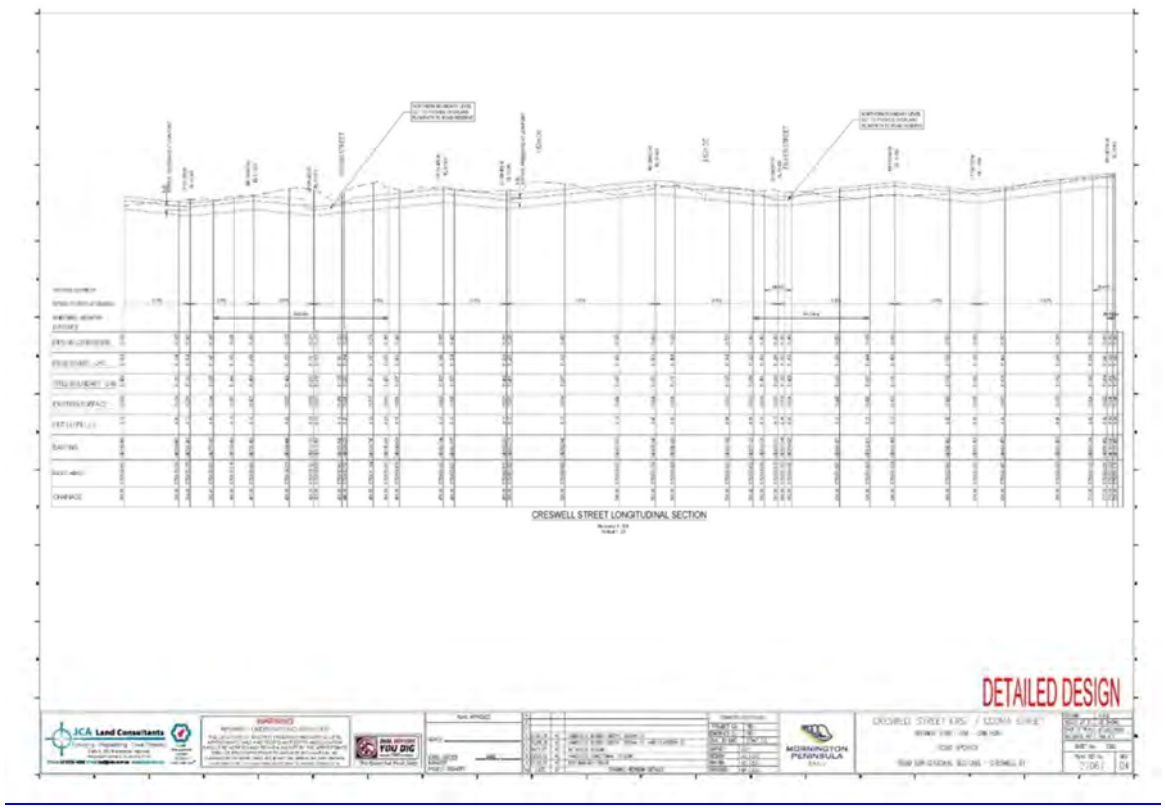

LEGEND
CRESWELL STREET
DENMAN STREET
DETAIL PLAN
DETAILED DESIGN
JCA Land Consultants
MORNINGTON PENINSULA

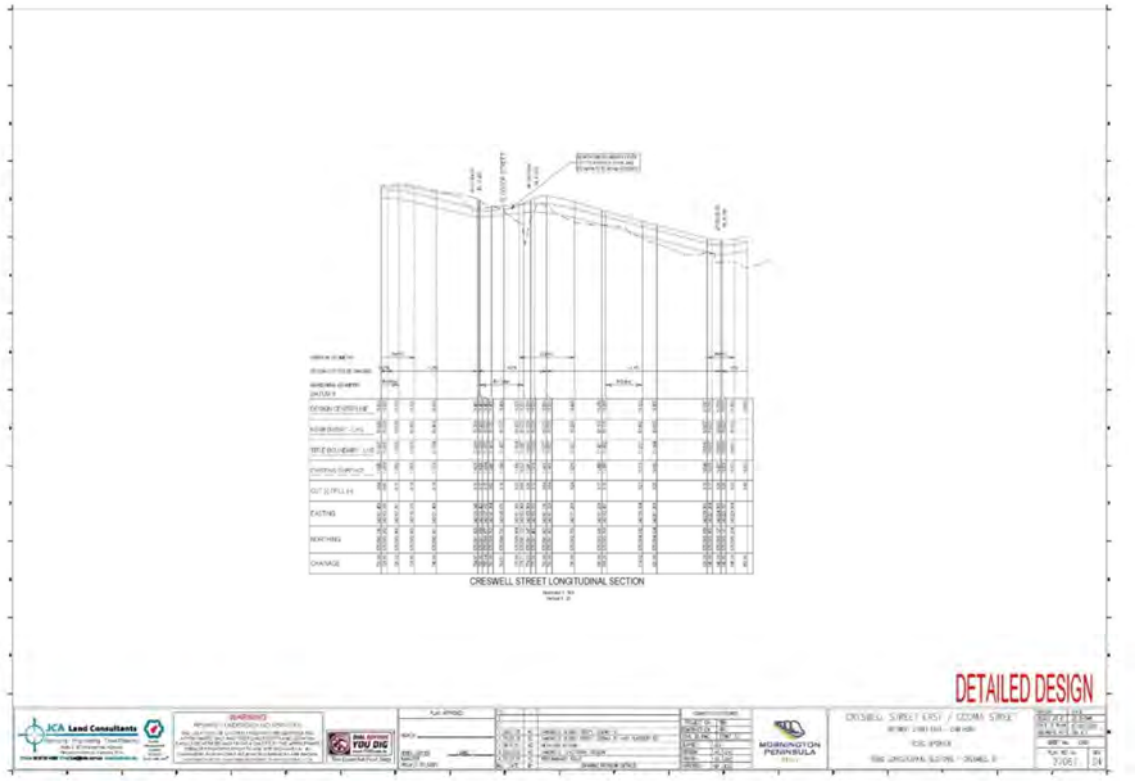

CRESWELL STREET
COOMA STREET
CONTINUED ON SHEET C001
CONTINUED TO THE LEFT
DISNEY STREET
DETAIL PLAN - COOMA STREET CONNECTION TO DISNEY STREET
DETAIL PLAN
DETAILED DESIGN
LEGEND
JCA Land Consultants
MORNINGTON PENINSULA

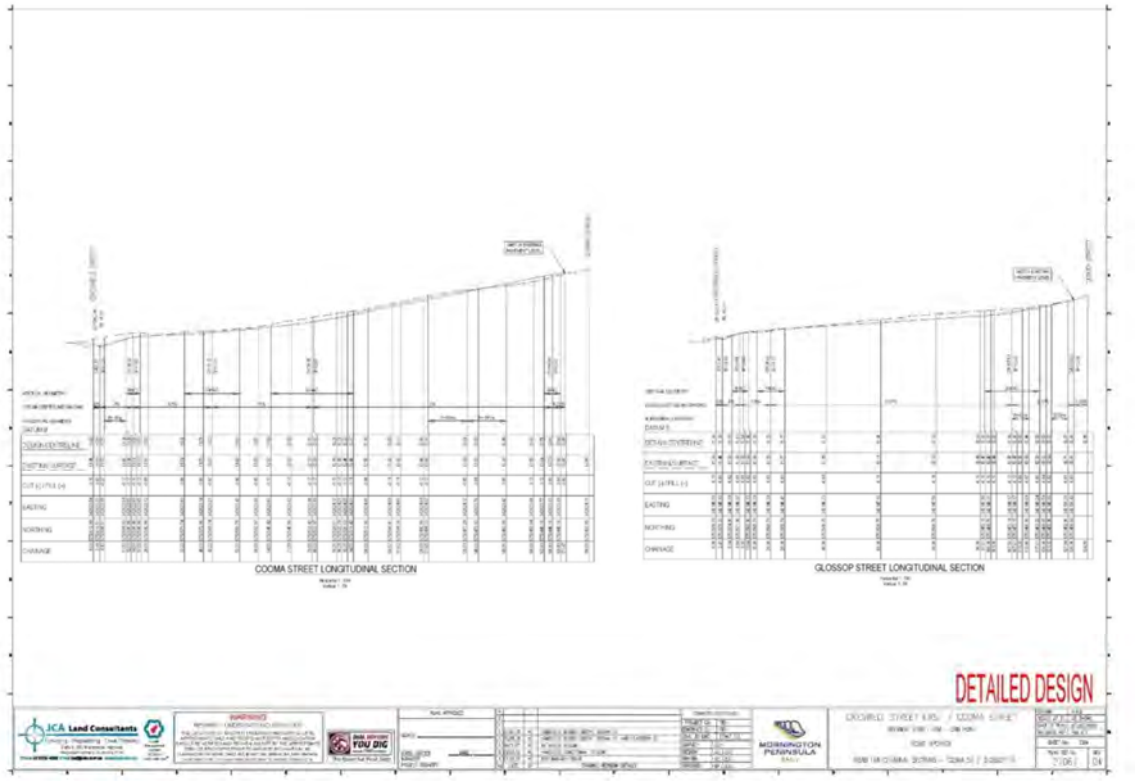

LEGEND
CRESWELL STREET
GLOSSOP STREET
FISHER STREET
PUBLIC USE ZONE
DETAIL PLAN
DETAILED DESIGN
JCA Land Consultants
MORNINGTON PENINSULA


DETAIL PLAN - COOMA STREET OUTFALL
DETAIL PLAN - GLOSSOP STREET OUTFALL
DETAIL PLAN - GLOSSOP STREET EXTENSION TO DISNEY STREET
DETAILED DESIGN
JCA Land Consultants
MORNINGTON PENINSULA

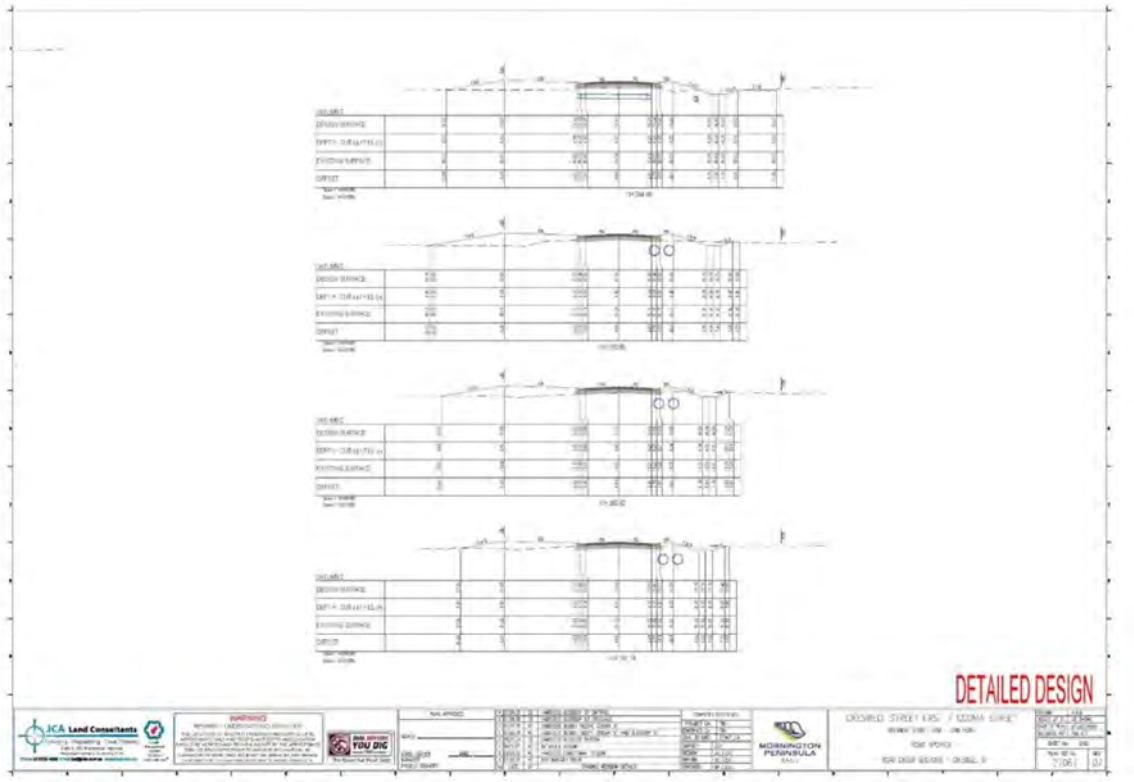

CRESWELL STREET LONGITUDINAL SECTION
DETAILED DESIGN
JCA Land Consultants
MORNINGTON PENINSULA

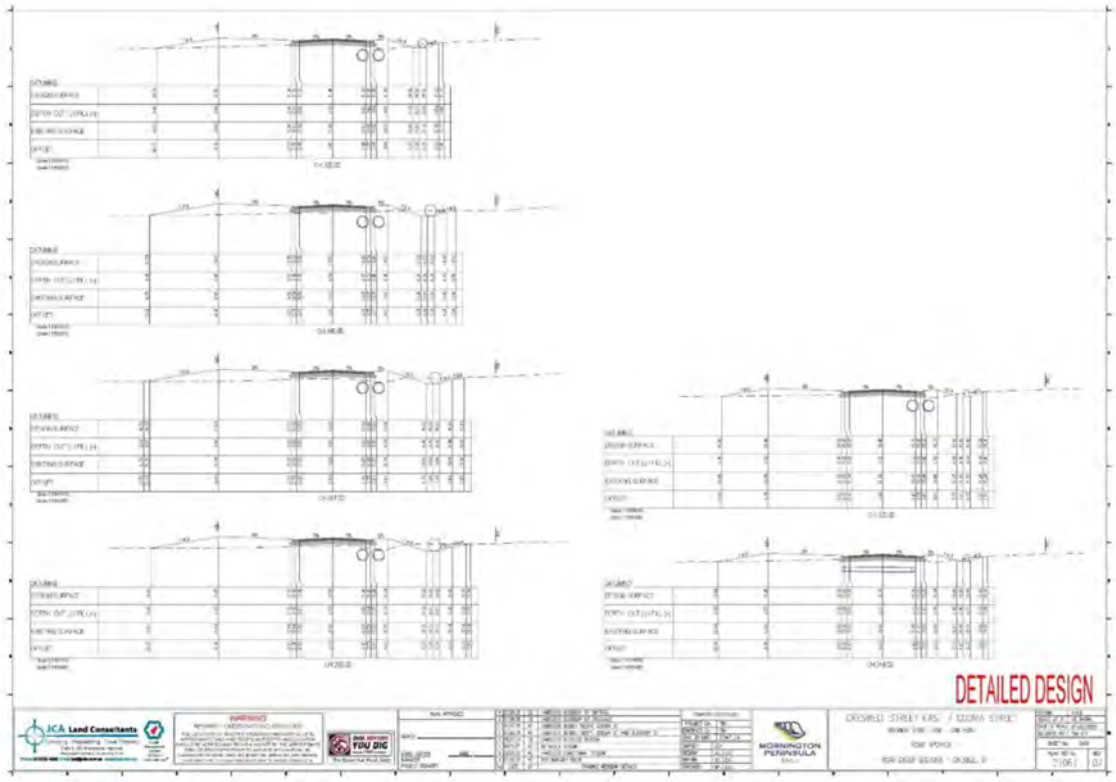

CRESWELL STREET LONGITUDINAL SECTION
DETAILED DESIGN
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MORNINGTON PENINSULA


CRESWELL STREET LONGITUDINAL SECTION
DETAILED DESIGN
JCA Land Consultants
MORNINGTON PENINSULA


COOMA STREET LONGITUDINAL SECTION
GLOSSOP STREET LONGITUDINAL SECTION
DETAILED DESIGN
JCA Land Consultants
MORNINGTON PENINSULA


DETAILED DESIGN

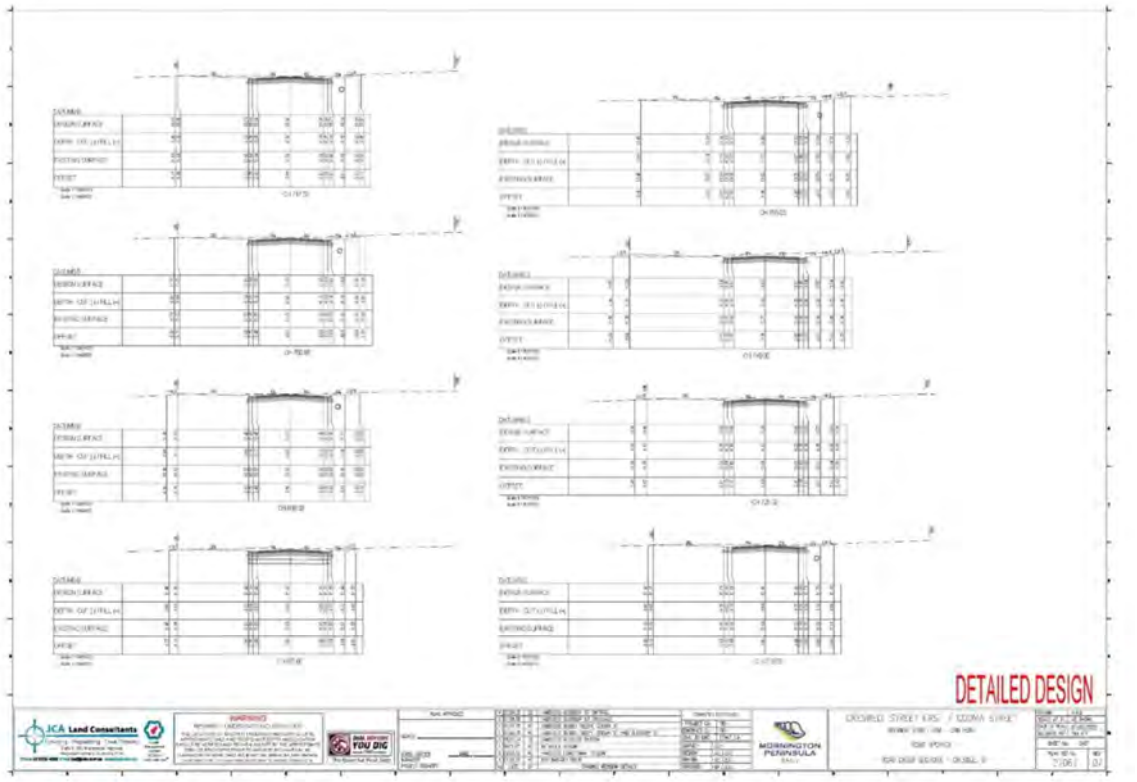

DETAILED DESIGN


DETAILED DESIGN
JCA Land Consultants
MORNINGTON PENINSULA


DETAILED DESIGN
JCA Land Consultants
MORNINGTON PENINSULA


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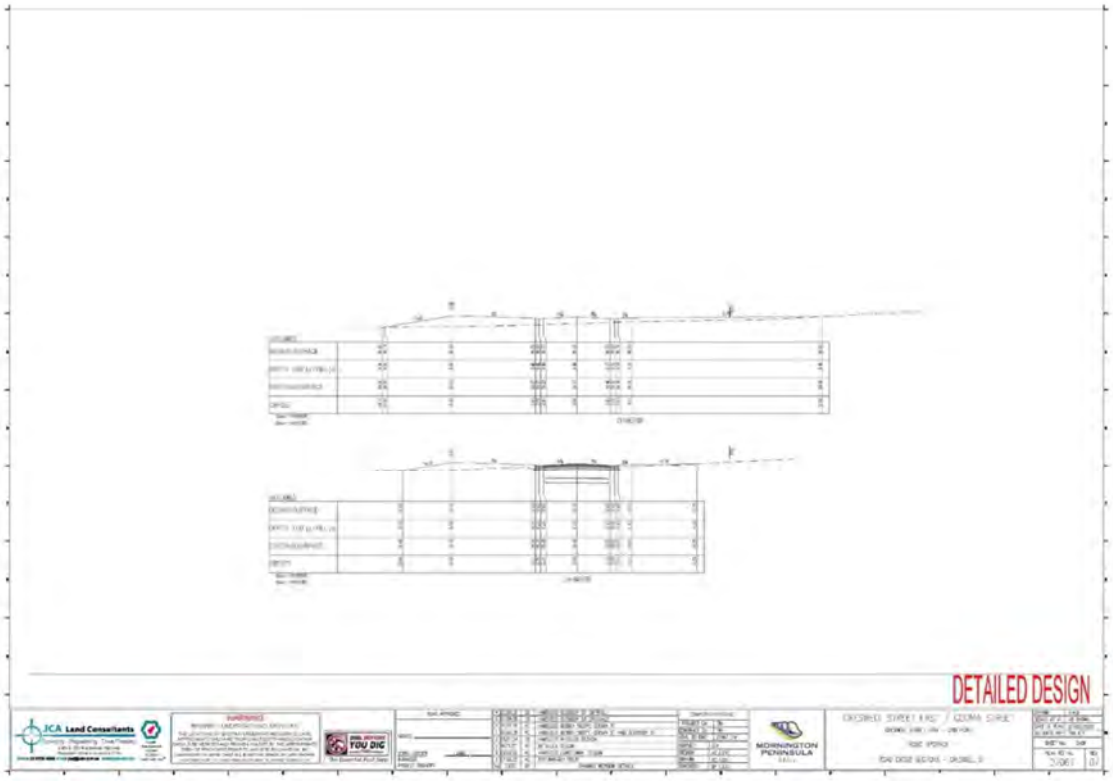

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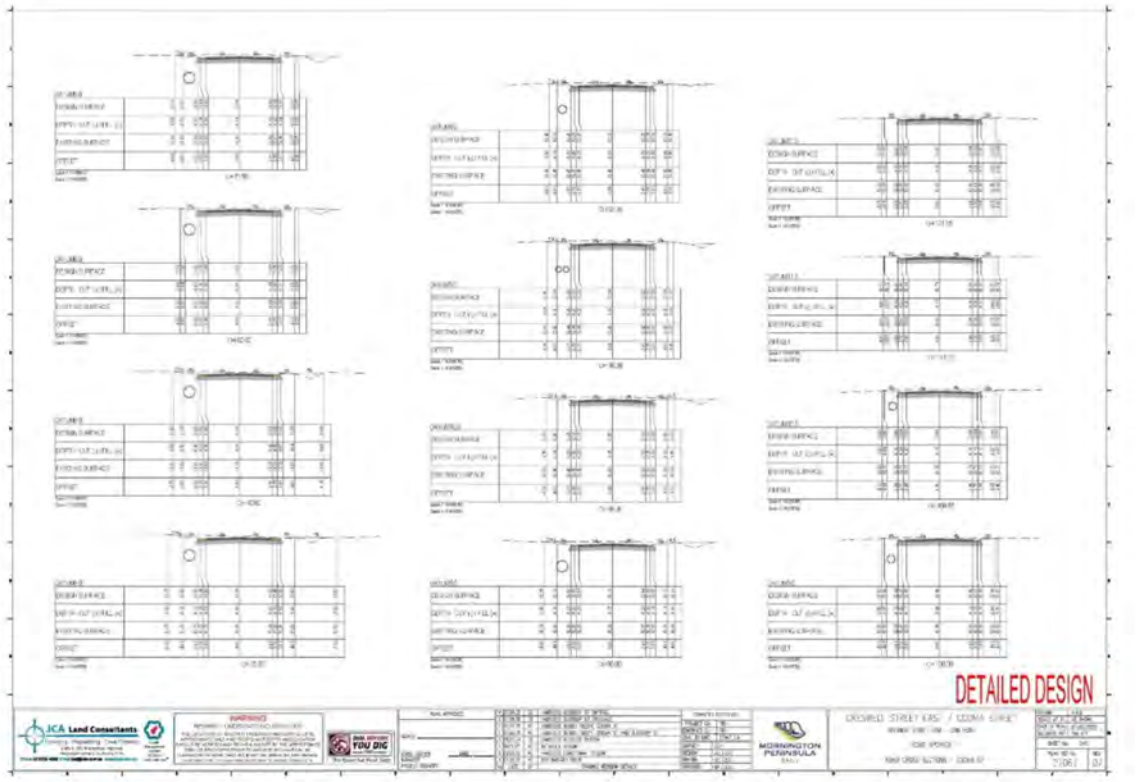
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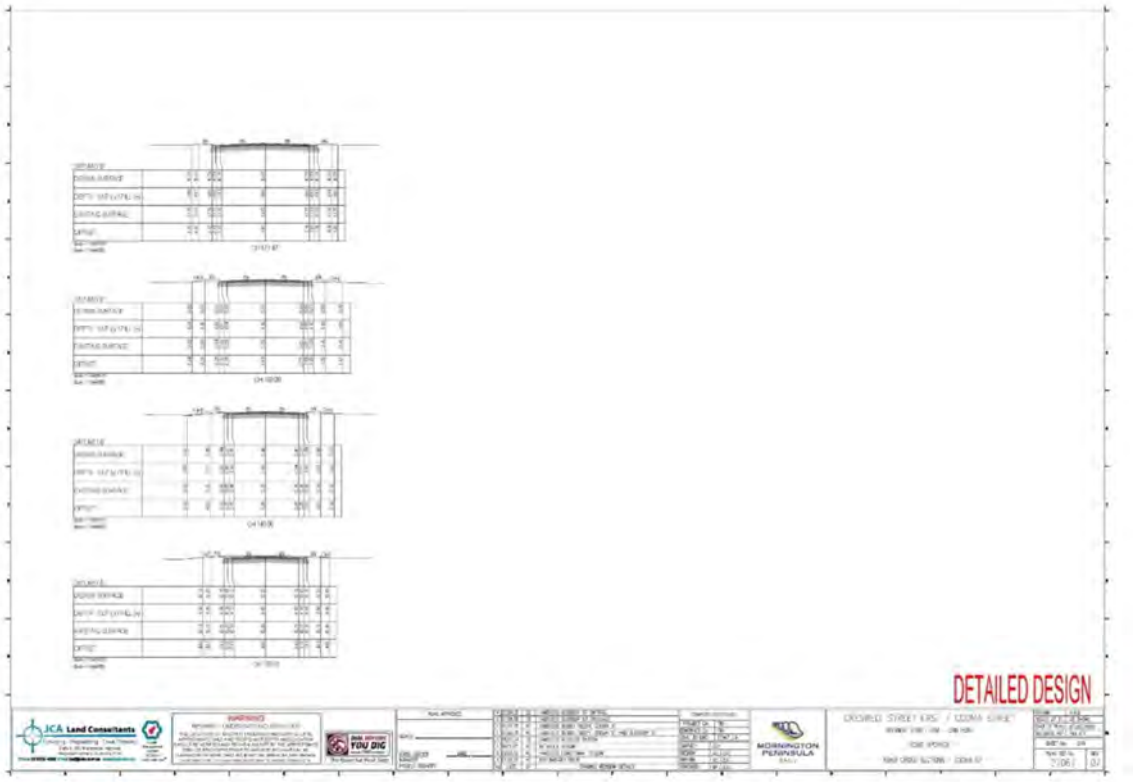
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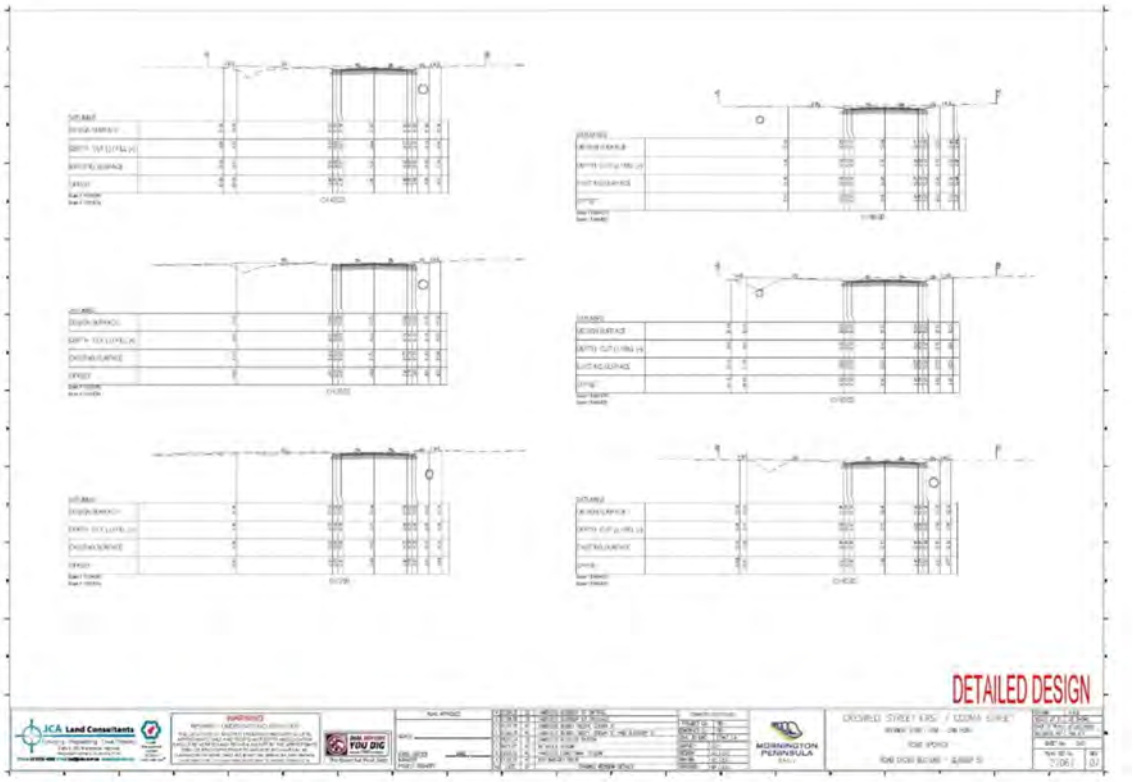


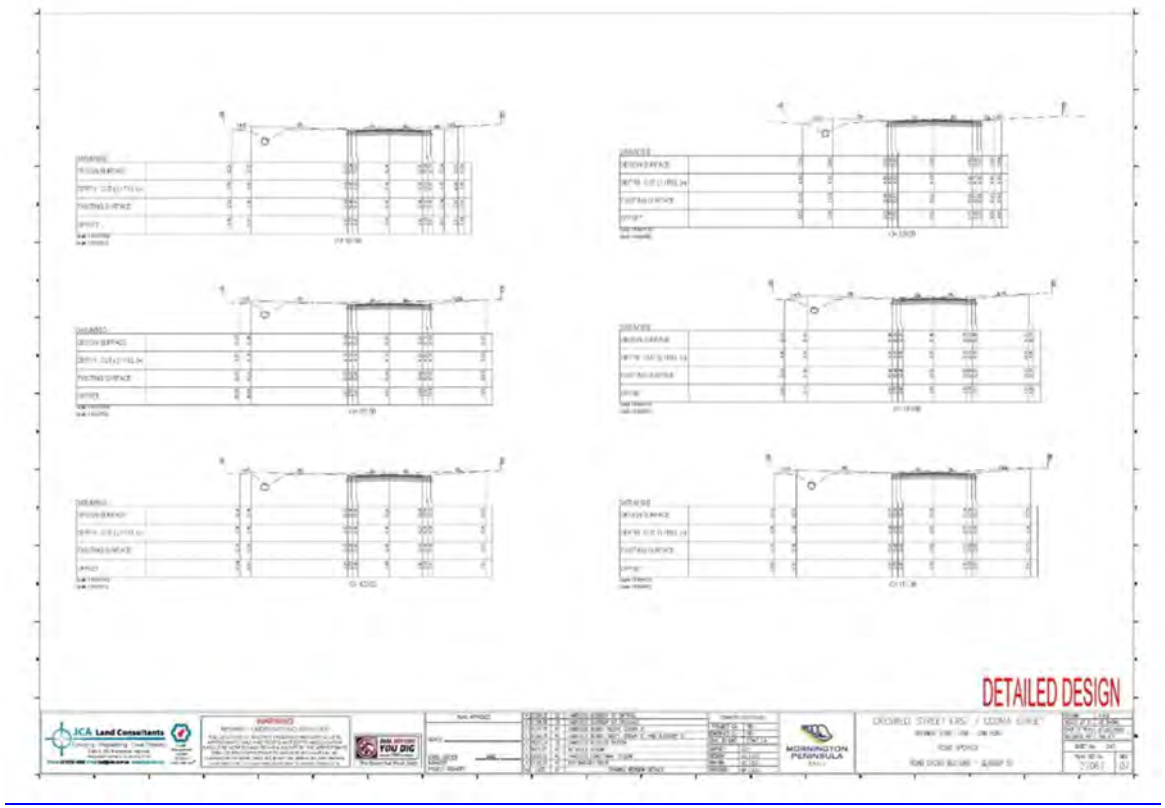
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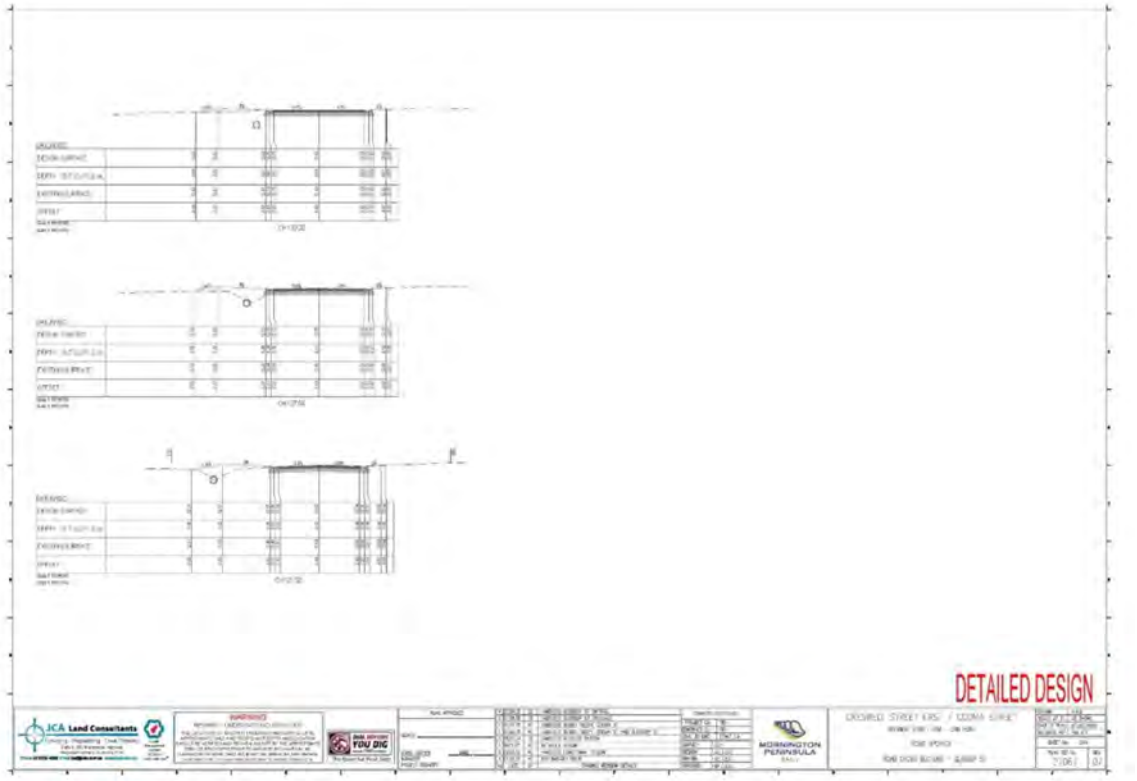
Creswell Street East, Crib Point DCP

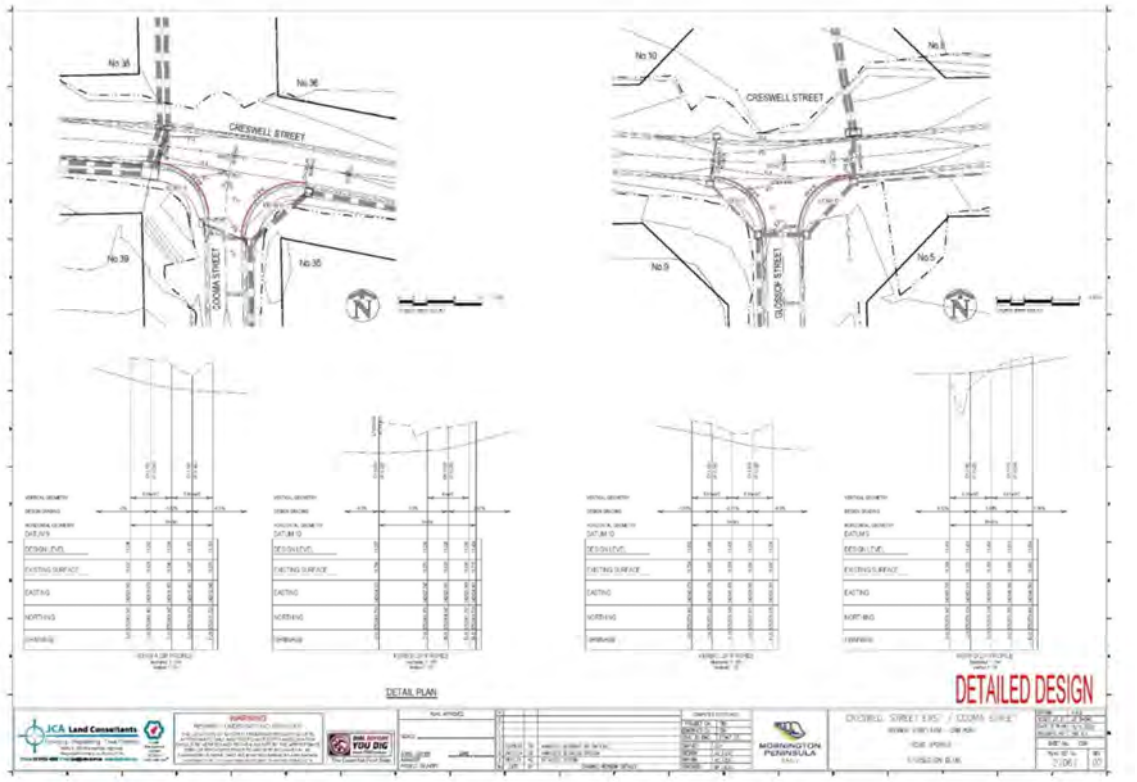

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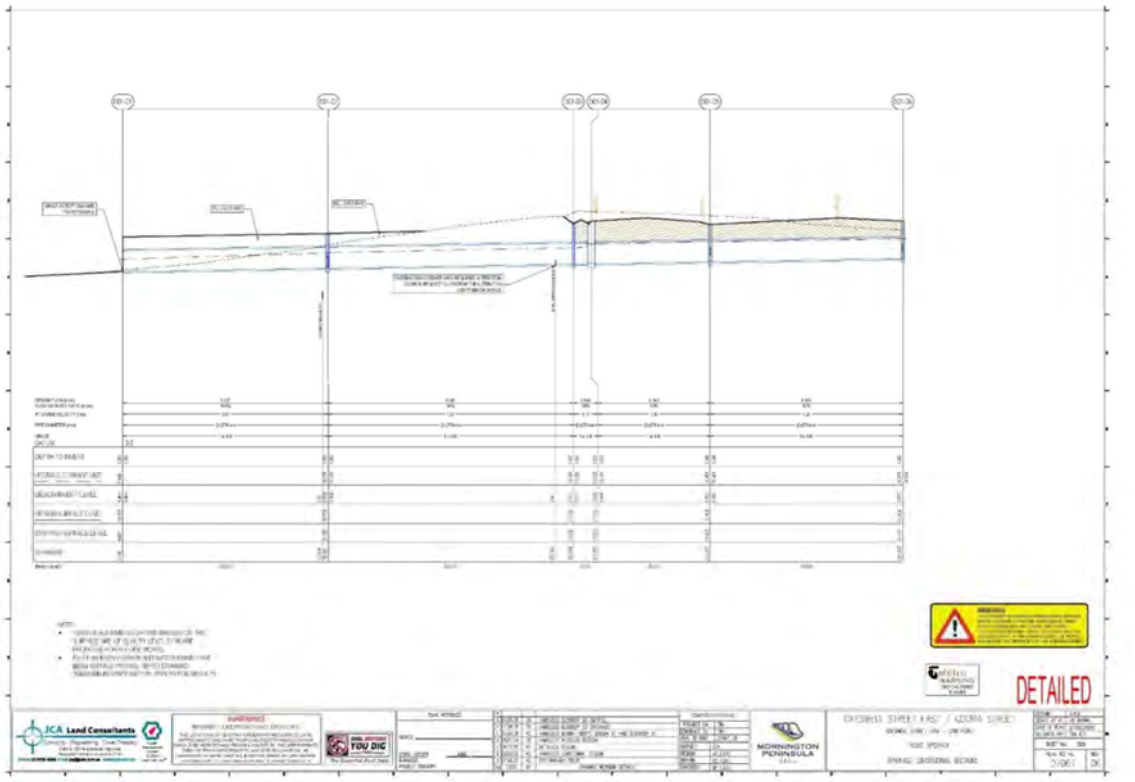

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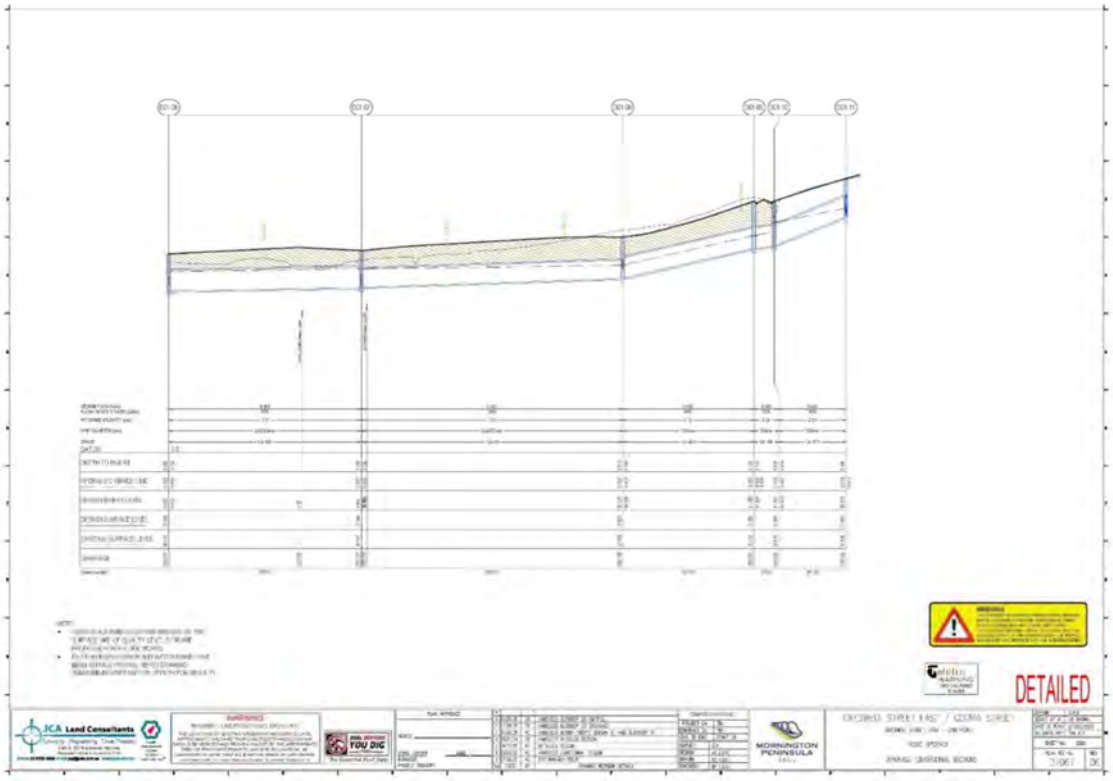

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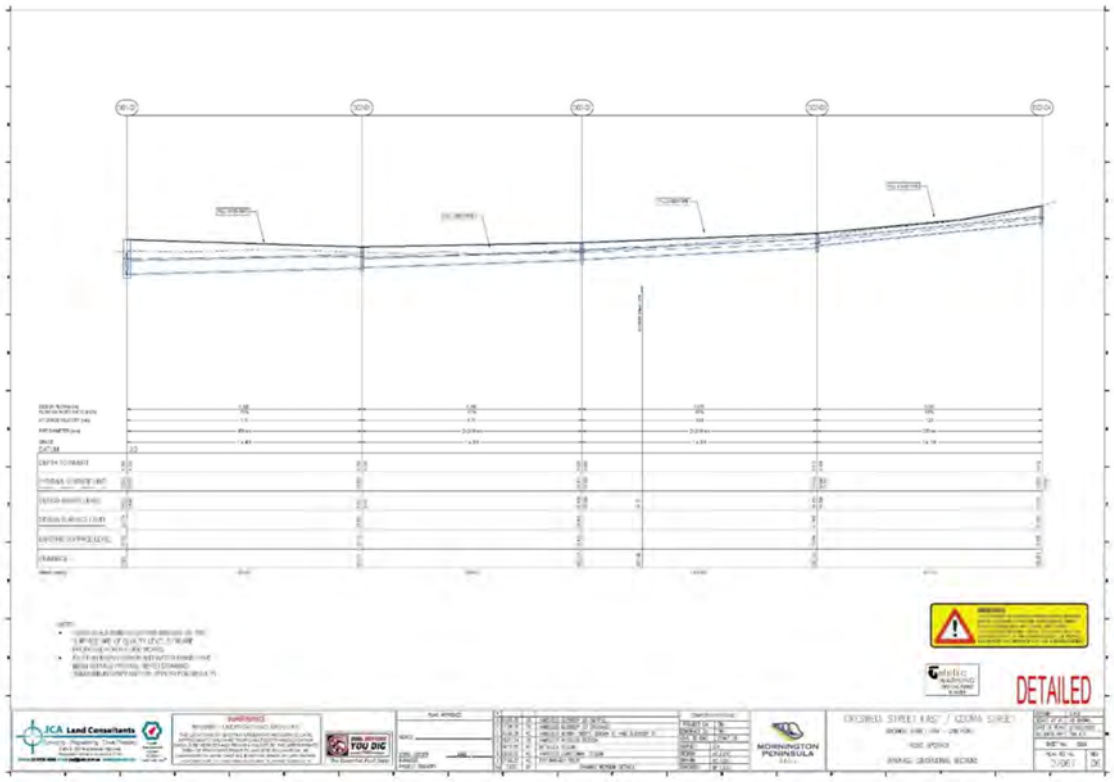

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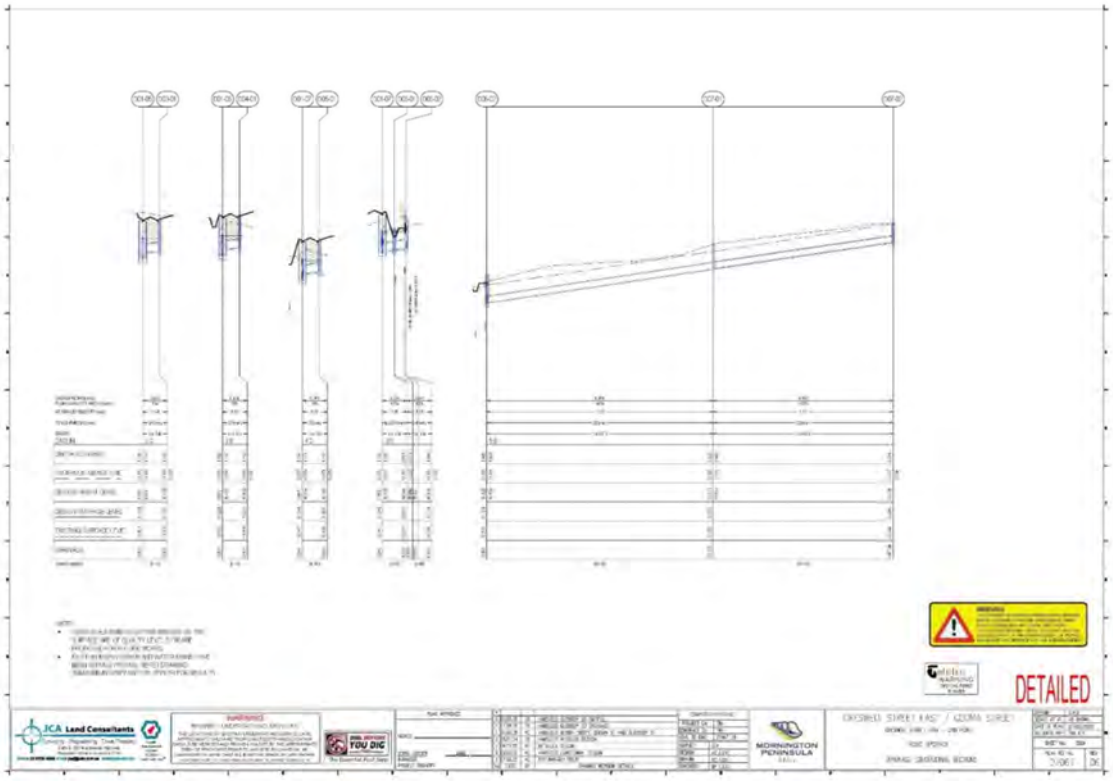

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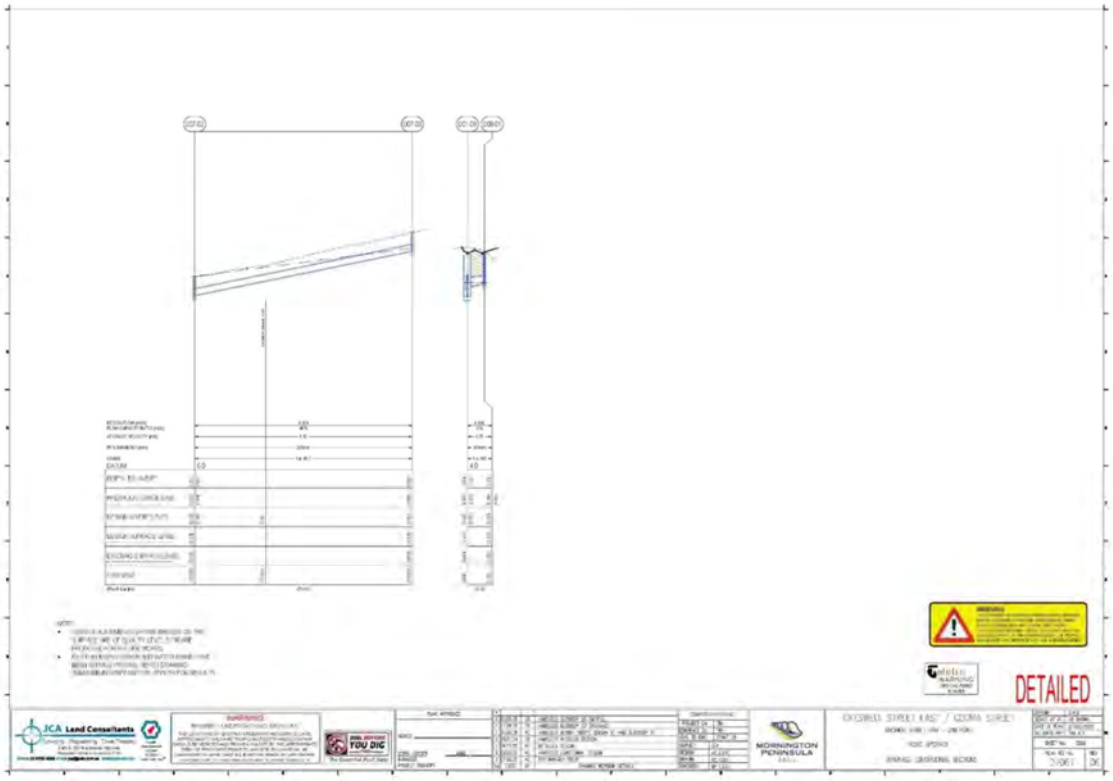

CRESWELL STREET
COOMA STREET
CRESWELL STREET
DETAIL PLAN
DETAILED DESIGN
JCA Land Consultants
MORNINGTON PENINSULA

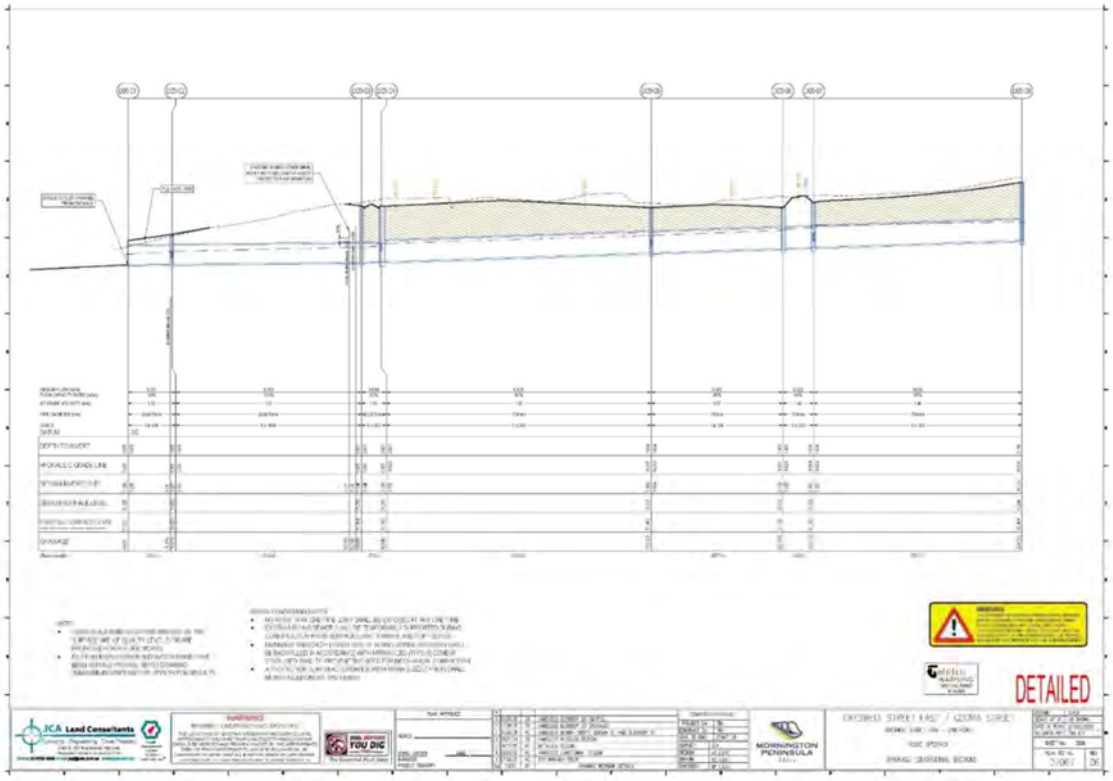

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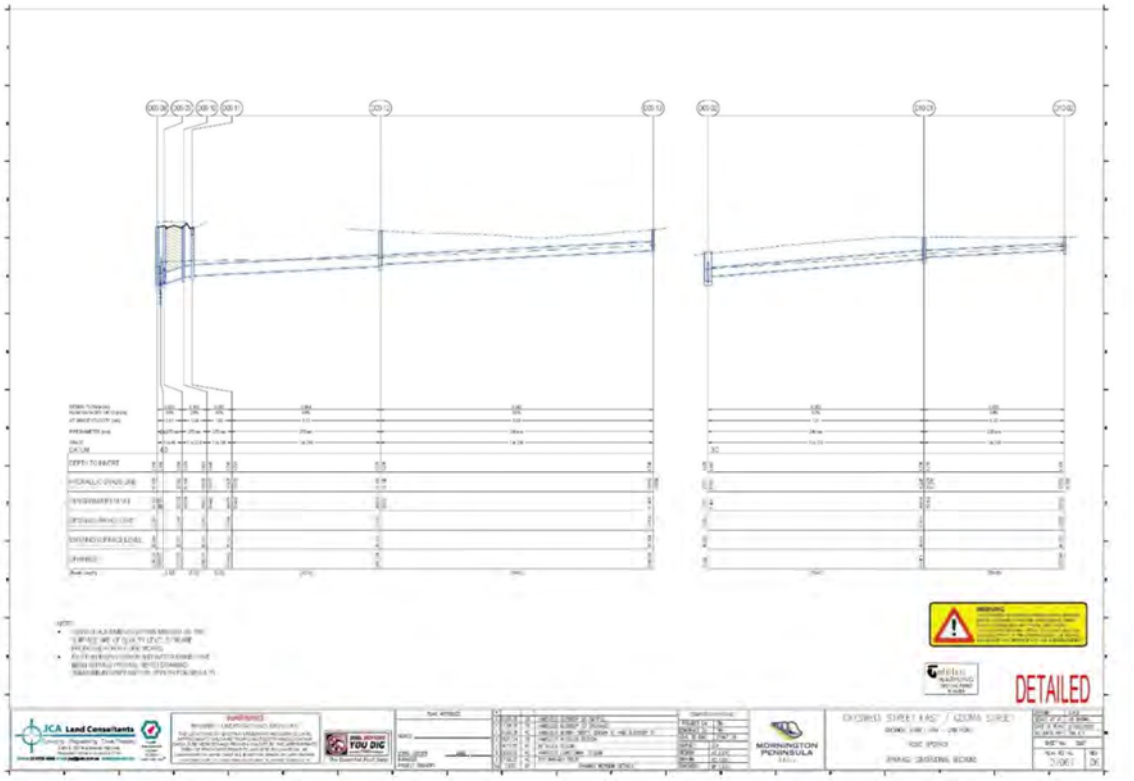

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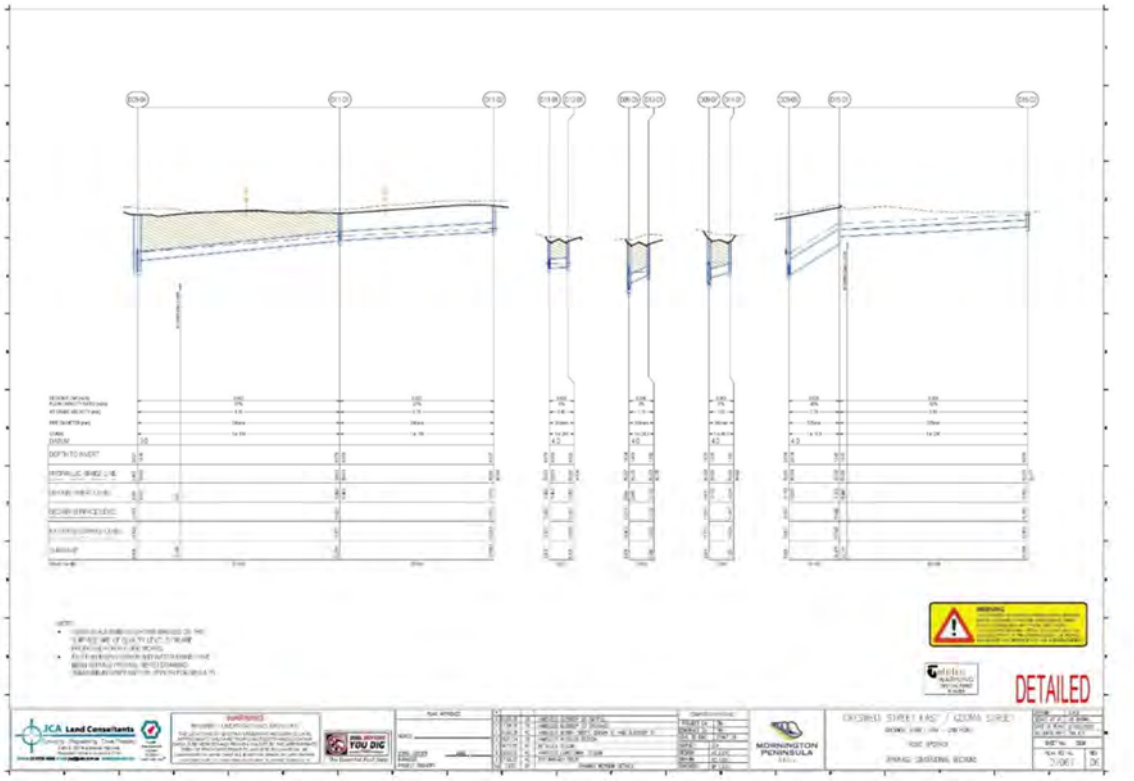

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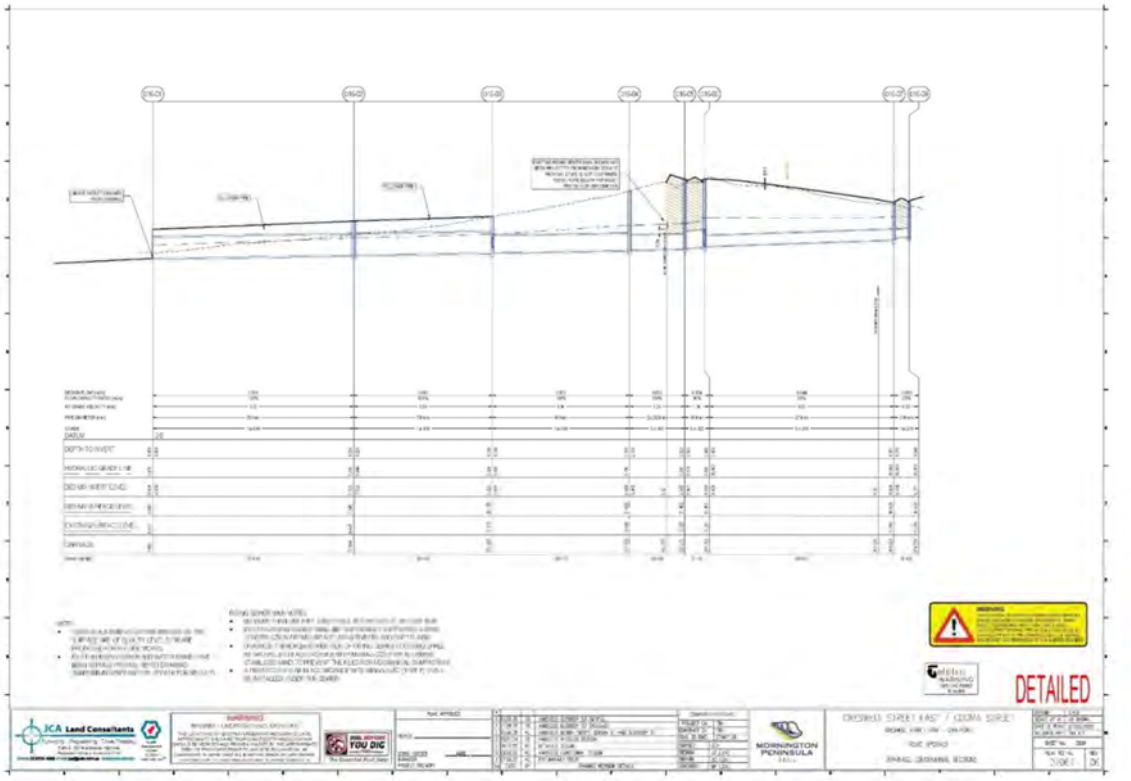

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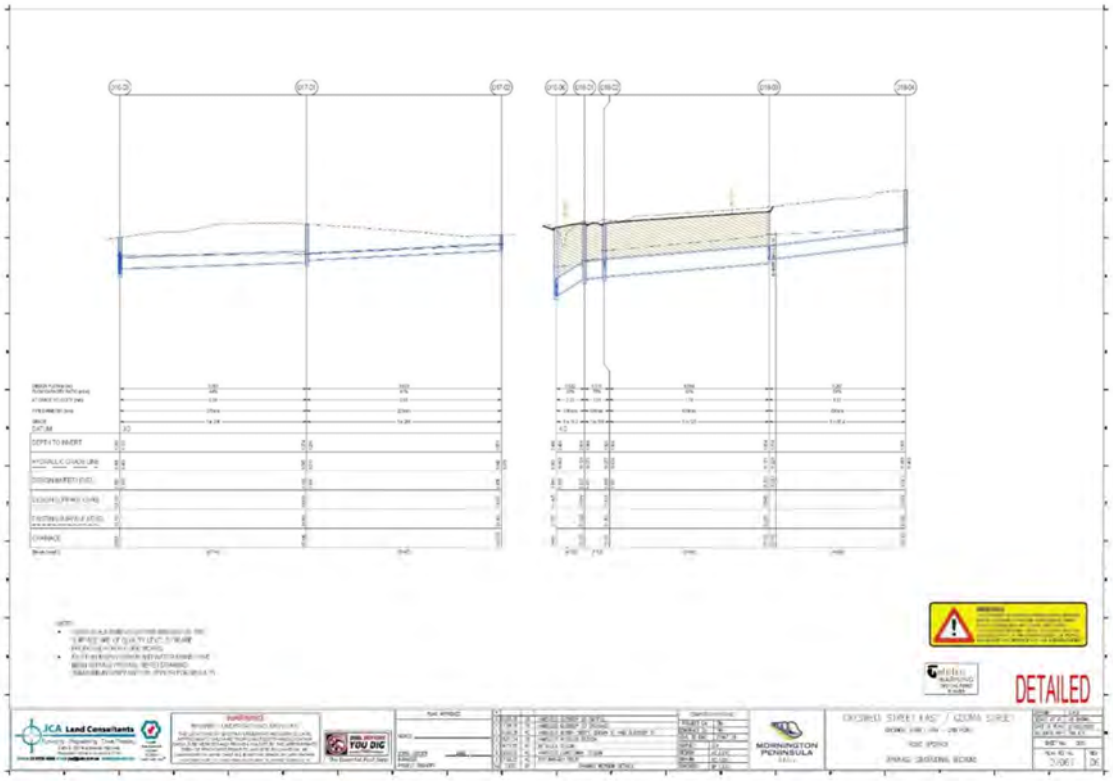


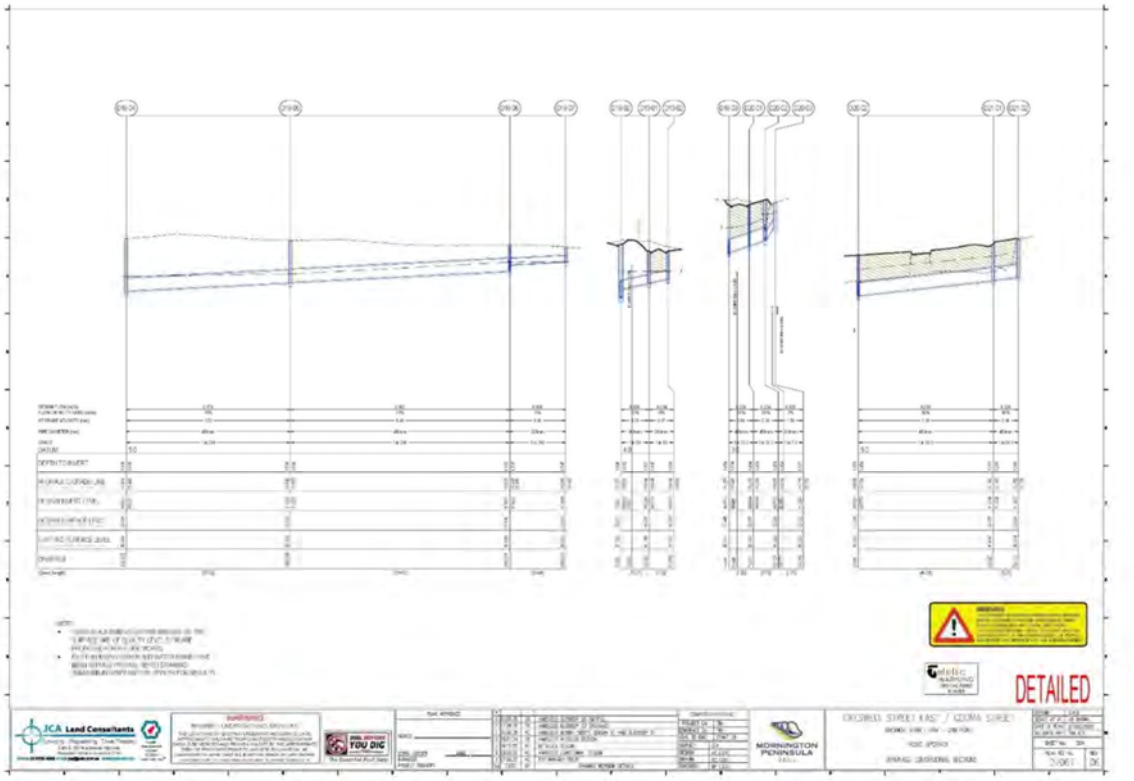
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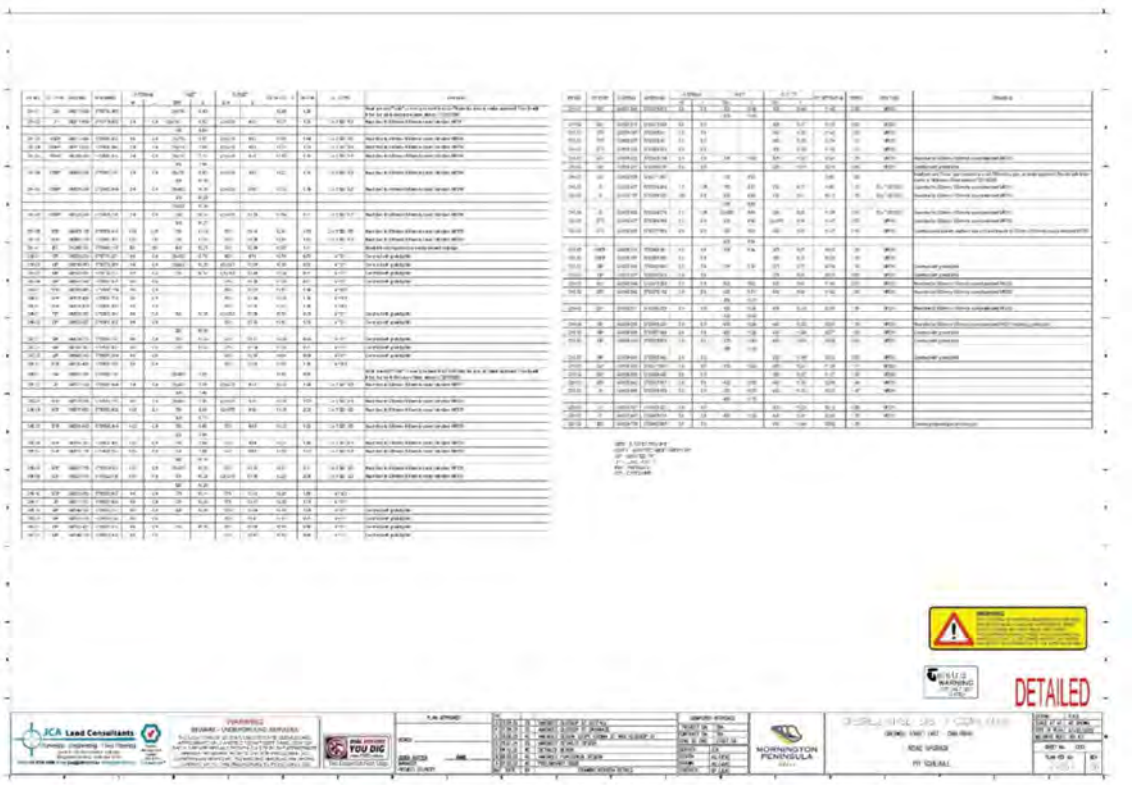
Creswell Street East, Crib Point DCP

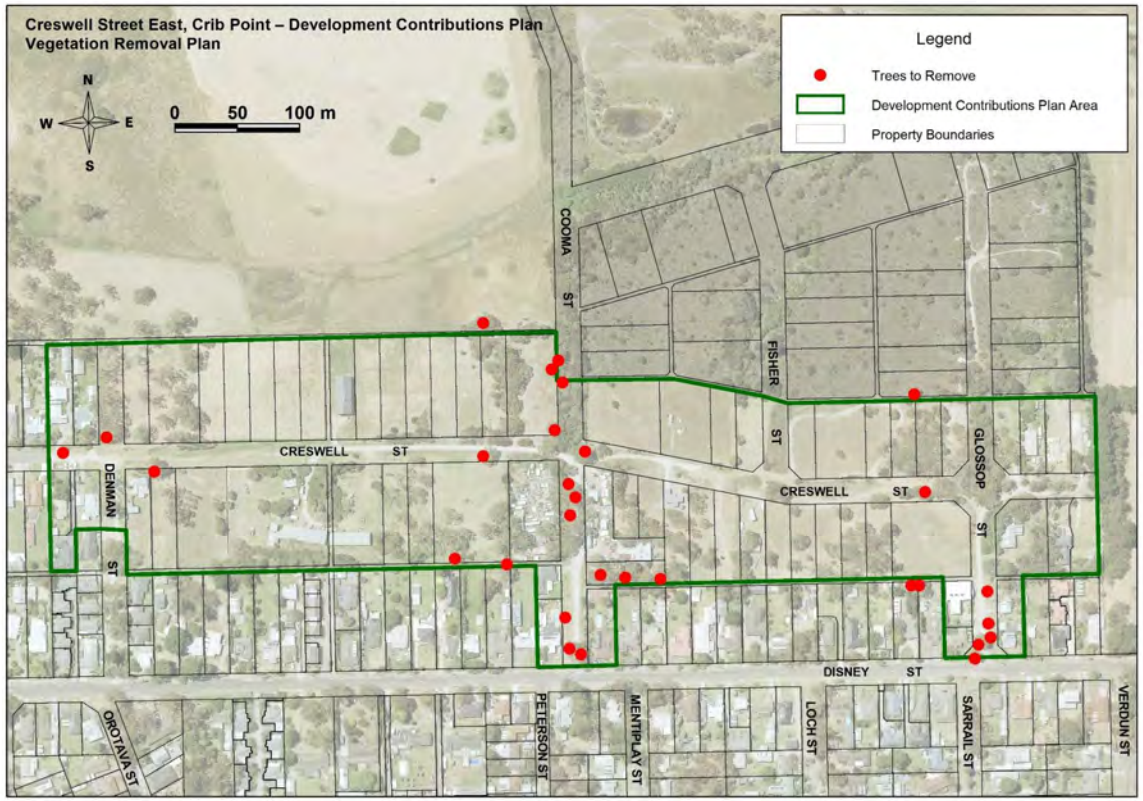

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Creswell Street East, Crib Point – Development Contributions Plan
Vegetation Removal Plan
N
W
E
S
0 50 100 m
Legend
Trees to Remove
Development Contributions Plan Area
Property Boundaries
COOMA ST
FISHER ST
GLOSSOP ST
CRESWELL ST
CRESWELL ST
DENMAN ST
DISNEY ST
OROTAVA ST
PETERSON ST
MENTIPLAY ST
LOCH ST
SARRAIL ST
VERDUN ST

7. APPENDIX 2: ESTIMATED DEVELOPMENT INFRASTRUCTURE LEVY CALCULATION

~~DCP Parcel Number ID~~	~~Total Parcel Area (m2)~~	~~Estimated DIL Total Charge per Parcel~~
~~1~~	~~1,569.14~~	~~$53,332~~
~~2~~	~~1,625.42~~	~~$55,245~~
~~3~~	~~1,622.50~~	~~$55,146~~
~~4~~	~~1,595.80~~	~~$54,238~~
~~5~~	~~1,631.45~~	~~$55,450~~
~~6~~	~~1,617.89~~	~~$54,989~~
~~7~~	~~1,622.18~~	~~$55,135~~
~~8~~	~~1,623.45~~	~~$55,178~~
~~9~~	~~1,611.99~~	~~$54,788~~
~~10~~	~~1,627.49~~	~~$55,315~~
~~11~~	~~1,624.90~~	~~$55,227~~
~~12~~	~~1,630.94~~	~~$55,433~~
~~13~~	~~1,618.88~~	~~$55,023~~
~~14~~	~~1,614.27~~	~~$54,866~~
~~15~~	~~1,623.05~~	~~$55,164~~
~~16~~	~~1,626.17~~	~~$55,270~~
~~17~~	~~1,611.37~~	~~$54,767~~
~~18~~	~~1,611.08~~	~~$54,758~~
~~19~~	~~1,626.53~~	~~$55,283~~
~~20~~	~~3,278.12~~	~~$111,417~~
~~21~~	~~1,248.75~~	~~$42,443~~
~~22~~	~~1,249.39~~	~~$42,464~~
~~23~~	~~1,246.33~~	~~$42,360~~
~~24~~	~~1,288.29~~	~~$43,787~~
~~25~~	~~1,257.40~~	~~$42,737~~
~~26~~	~~1,235.05~~	~~$41,977~~
~~27~~	~~1,226.31~~	~~$41,680~~
~~28~~	~~1,224.63~~	~~$41,623~~
~~29~~	~~1,230.71~~	~~$41,830~~
~~30~~	~~1,220.87~~	~~$41,495~~
~~31~~	~~1,221.91~~	~~$41,530~~
~~32~~	~~1,229.25~~	~~$41,780~~

~~DCP Parcel Number ID~~	~~Total Parcel Area (m2)~~	~~Estimated DIL Total Charge per Parcel~~
~~33~~	~~1,234.18~~	~~$41,947~~
~~34~~	~~1,225.90~~	~~$41,666~~
~~35~~	~~1,164.74~~	~~$39,587~~
~~36~~	~~1,211.43~~	~~$41,174~~
~~37~~	~~1,233.26~~	~~$41,916~~
~~38~~	~~2,451.21~~	~~$83,312~~
~~39~~	~~1,343.98~~	~~$45,679~~
~~40~~	~~485.91~~	~~$16,515~~
~~41~~	~~836.02~~	~~$28,415~~
~~42~~	~~3,747.40~~	~~$127,367~~
~~43~~	~~1,229.74~~	~~$41,797~~
~~44~~	~~1,210.69~~	~~$41,149~~
~~45~~	~~1,231.13~~	~~$41,844~~
~~46~~	~~1,224.43~~	~~$41,616~~
~~47~~	~~1,269.37~~	~~$43,143~~
~~48~~	~~1,361.14~~	~~$46,263~~
~~49~~	~~1,441.20~~	~~$48,984~~
~~50~~	~~1,526.81~~	~~$51,893~~
~~51~~	~~1,623.31~~	~~$55,173~~
~~52~~	~~962.47~~	~~$32,713~~
~~53~~	~~1,053.45~~	~~$35,805~~
~~54~~	~~1,284.55~~	~~$43,659~~
~~55~~	~~1,144.03~~	~~$38,883~~
~~56~~	~~1,148.26~~	~~$39,027~~
~~57~~	~~1,365.18~~	~~$46,400~~
~~58~~	~~1,042.93~~	~~$35,447~~
~~59~~	~~538.92~~	~~$18,317~~
~~60~~	~~3,220.79~~	~~$109,469~~
~~61~~	~~4,861.83~~	~~$165,244~~
~~62~~	~~1,615.59~~	~~$54,911~~
~~63~~	~~1,616.28~~	~~$54,934~~
~~64~~	~~1,623.53~~	~~$55,181~~
~~65~~	~~1,626.26~~	~~$55,274~~
~~66~~	~~1,617.00~~	~~$54,959~~

~~DCP Parcel Number ID~~	~~Total Parcel Area (m2)~~	~~Estimated DIL Total Charge per Parcel~~
~~67~~	~~1,623.00~~	~~$55,163~~
~~68~~	~~1,617.16~~	~~$54,964~~
~~69~~	~~1,620.89~~	~~$55,091~~
~~70~~	~~1,621.16~~	~~$55,100~~
~~71~~	~~1,612.94~~	~~$54,821~~
~~72~~	~~1,611.51~~	~~$54,772~~
~~73~~	~~1,622.56~~	~~$55,148~~
~~74~~	~~955.27~~	~~$32,468~~
~~75~~	~~693.74~~	~~$23,579~~
~~76~~	~~861.14~~	~~$29,269~~
~~TOTAL~~	~~114,503.80~~	~~$3,891,768~~

DCP Parcel Number ID	Total Parcel Area (m2)	Estimated DIL Total Charge per Parcel
1	1,622.50	$62,595
2	1,595.80	$61,565
3	1,631.45	$62,941
4	1,617.89	$62,418
5	1,622.18	$62,583
6	1,623.45	$62,632
7	1,611.99	$62,190
8	1,627.49	$62,788
9	1,624.90	$62,688
10	1,630.94	$62,921
11	1,618.88	$62,456
12	1,614.27	$62,278
13	1,623.05	$62,617
14	1,626.17	$62,737
15	1,611.37	$62,166
16	1,611.08	$62,155
17	1,626.53	$62,751
18	3,278.12	$126,469
19	1,248.75	$48,176
20	1,249.39	$48,201
21	1,246.33	$48,083
22	1,288.29	$49,702
23	1,257.40	$48,510
24	1,235.05	$47,648

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~~DCP Parcel Number ID~~	~~Total Parcel Area (m2)~~	~~Estimated DIL Total Charge per Parcel~~
25	1,226.31	$47,311
26	1,224.63	$47,246
27	1,230.71	$47,480
28	1,220.87	$47,101
29	1,221.91	$47,141
30	1,229.25	$47,424
31	1,234.18	$47,614
32	1,225.90	$47,295
33	1,228.74	$47,404
34	1,211.43	$46,737
35	1,233.26	$47,579
36	2,451.21	$94,567
DCP Parcel Number ID	Total Parcel Area (m2)	Estimated DIL Total Charge per Parcel
37	3,747.40	$144,573
38	1,229.74	$47,443
39	1,210.69	$46,708
40	1,231.13	$47,497
41	1,224.43	$47,238
42	1,269.37	$48,972
43	1,361.14	$52,512
44	1,441.20	$55,601
45	1,526.81	$58,904
46	1,623.31	$62,627
47	962.47	$37,132
48	1,053.45	$40,642
49	1,284.55	$49,557
50	1,144.03	$44,136
51	1,148.26	$44,299
52	3,220.79	$124,257
53	4,861.83	$187,568
54	1,615.59	$62,329
55	1,616.28	$62,355
56	1,623.53	$62,635
57	1,626.26	$62,741
58	1,617.00	$62,383
59	1,623.00	$62,615
60	1,617.16	$62,389

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~~DCP Parcel Number ID~~	~~Total Parcel Area (m2)~~	~~Estimated DIL Total Charge per Parcel~~
61	1,620.89	$62,533
62	1,621.16	$62,544
63	1,612.94	$62,227
64	1,611.51	$62,171
65	705.60	$27,222
66	913.48	$35,242
TOTAL	103,246.67	$3,983,219

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--/--/202-
Proposed C295morn

SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO1.**

CRESWELL STREET EAST, DEVELOPMENT CONTRIBUTIONS PLAN

1.0 Area covered by this development contributions plan

--/--/202-
Proposed C295morn

The Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2025) applies to properties located between 1 and 77 Creswell Street (inclusive), ~~and those properties fronting Cooma Street and Glossop Street between Creswell Street and Disney Street~~ 9 Denman Street and 1 and 3 Cooma Street, Crib Point.

2.0 Summary of costs

--/--/202-
Proposed C295morn

Facility	Total cost $	Time of provision	Actual cost contribution attributable to development $	Proportion of cost attributable to development %
Road and Drainage Upgrade	$5,690,313~~55 9,668~~	See Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 202~~3~~5) incorporated document.	$3,983,219~~891,768~~	70%
TOTAL	**$5,690,313~~55 9,668~~**	**-**	**$3,983,219 ~~891,768~~**	**70%**

3.0 Summary of contributions

--/--/202-
Proposed C295morn

Facility	Levies payable by the development ($)					
	Development infrastructure		Community infrastructure		All infrastructure	
	residential per m²	non-residential	residential	non-residential	residential per m²	non-residential
Road and Drainage Upgrade	$38.58~~3.98~~	$0	$0	$0	$38.58~~3.98~~	$0
TOTAL	**$38.58~~3.98~~**	**$0**	**$0**	**$0**	**$38.58~~3.98~~**	**$0**

4.0 Land or development excluded from development contributions plan

--/--/202-
Proposed C295morn

The following land or development is exempt from the provisions of this overlay:

- Non-government school.
- Housing provided by or on behalf of the Department of Health and Human Services.
- Small second dwelling.

- In addition to the Ministerial Directions, pursuant to Section 16 of the *Planning and Environment Act 1987*, the Governor in Council directs that planning schemes shall not be binding on the use and development of land carried out by or on behalf of the following Ministers:
  - Minister for Education
  - Minister for Health
  - Minister for Skills and Workforce Participation
- Land which has an existing Section 173 Agreement under the Act and/or a Deed of Agreement which requires the payment of a contributions levy and/or construction infrastructure/provision of land.
- Land owned and operated by South East Water site.

Note: See the Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2025~~3~~) incorporated document on how to account for contributions made before the approval date.

Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2025~~3~~) incorporated document for full details.

Note: Construction costs are expressed in June~~May~~ 2023~~2~~5 dollars. Costs will be indexed quarterly by the Collecting Agency, with the first indexation to account for the time between the estimate date and the first indexation following gazettal as outlined in the Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2025~~3~~) incorporated document.

~~-/-/202- Proposed C295morn~~

SCHEDULE TO CLAUSE 52.17 NATIVE VEGETATION

1.0 Scheduled area

~~-/-/202- Proposed C295morn~~

Area	Description of native vegetation for which no permit is required to remove, destroy or lop
~~Land in Crib Point that is generally subject to the Schedule 1 to the Development Contributions Plan Overlay.~~ None specified.	~~All native vegetation which is shown to be removed within the Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2023) incorporated document.~~

2.0 Scheduled weed

~~-/-/202- Proposed C295morn~~

Area	Description of weed
Whole municipality	Sweet Pittosporum *(Pittosporum undulatum)*

AMENDMENT C295MORN

System Note: The following ordinance will be modified in Sub-Clause:72.04 INCORPORATED DOCUMENTS, Schedule:SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0 Incorporated documents

C295morn

Name of document	Introduced by:
▪ Alexandra Park Pavilion Redevelopment, (275 Main Street, Mornington), Incorporated Plan, September 2021	C263morn
▪ ~~Creswell Street East, Crib Point Development Contributions Plan~~ *Creswell Street East, Crib Point Development Contributions Plan* (Mesh Planning, December ~~2023~~2025)	C295morn
Documents Incorporated Under Clause 45.12 - Specific Controls Overlay	
▪ Hydrogen Production and Liquefaction Facility (Department of Transport and Planning, June 2025)	C304morn
▪ Moorooduc Coolstore, August 2015	C192
▪ Trig Point Subdivision, April 1999	NPS1
▪ The National Golf Course and Cape Schanck Resort Development, November 2020	C279morn
▪ Mt Eliza Centre Subdivision, April 1999	NPS1
▪ Mornington Homemaker Centre, April 1999	NPS1
▪ Inghams Somerville Redevelopment Incorporated Document, February 2010	C139
▪ Golf Links Road and Grant Road (Peninsula Link to Frankston-Flinders Road) Upgrade Project Incorporated Document, November 2019	GC158
79 Bungower Road, Somerville, September 2021	C283morn
▪ *Point Nepean Research and Education Field Station* (Department of Transport and Planning, May 2025)	C309morn
Documents Incorporated Under Clause 51.01 - Specific Sites and Exclusions:	
▪ Conditions for Use and Development of a Patrol Base and associated works for the Rosebud & District Life Saving Club, July 2001	C30
▪ ~~Hydrogen Liquefaction and Loading Terminal – Pilot Project Hastings, July 2018~~	~~C250~~
▪ Kinfauns Development Plan, April 2004	C73(Part 1)
▪ Peninsula Link Project, Incorporated Document, July 2009 (amended June 2011 and February 2014)	C195
▪ Subdivision prohibition in the Public Conservation and Resource Zone outside the Urban Growth Boundary, April 2014	C176(Part 2)
▪ Searoad Ferries – Sorrento Terminal Building and Associated Uses and Works Incorporated Document, October 2017	C209
Figure 3 Mornington Peninsula Shire Council Ballar Creek, Mount Eliza Landslide Zone Plan, 11 July 2000	C17
Flinders Christian Community College, Master Plan, November 2009	C94
Hastings Energy Generation Facility Incorporated Document, February 2023	C297morn

AMENDMENT C295MORN

Name of document	Introduced by:
Hastings Port Industrial Area Land Use Structure Plan, April 1996	NPS1
Moonah Links Comprehensive Development Plan, May 1999	C2
Plans Incorporated under Clause 43.01-2	
▪ Plan No. 1 Merricks General Store, July 2004	C65(Part 2)
▪ Plan No. 2 Crib Point Public Cemetery, February 2005	C65(Part 2)
▪ Plan No. 3 Palm Beach Estate Somers, February 2005	C65(Part 2)
Restructure Plans Incorporated Under Clause 45.05	
▪ Arthurs Seat Restructure Plan, March 2004	C67
▪ Bittern Crib Point Restructure Plan, April 2013	C135(Part 1)
▪ Disney Street Industrial Restructure Plan, April 2004	C68(Part 1)
▪ Hastings Business 4 Restructure Plan, October 2009	C126(Part 1)
▪ Hellicars Road Estate Restructure Plan, April 2004	C68(Part 1)
▪ Naval Base Estate Restructure Plan, March 2012	C135(Part 1)
▪ St Andrews Beach Restructure Plan, March 2012	C135(Part 1)
Statements of Significance Incorporated under Clause 43.01	
▪ 12 Graydens Road, Tyabb Statement of Significance, December 2020	C262mornPt1
▪ Camp Buxton, 39-45 Marine Parade and part 45-57 Marine Parade, Shoreham Statement of Significance, September 2022	C239morn
▪ Fenton Hall, 181 Bittern-Dromana Road, Merricks North Statement of Significance, September 2022	C239morn
▪ Mornington Peninsula Shire Heritage Review Stage 2, Statements of Significance, December 2018	C214morn
▪ House, 118 Salmon Street Hastings, Statement of Significance, December 2018	C214morn
▪ House, 95 Salmon Street, Hastings, Statement of Significance, December 2018	C214morn
▪ Hastings Uniting Church Chapel, 121 Marine Parade, Hastings, Statement of Significance, December 2018	C214morn
▪ 1146 Frankston-Flinders Road, Somerville Statement of Significance, December 2020	C262mornPt1
▪ 1 Bucher Place, Rosebud Statement of Significance, August 2021	C262mornPt1
▪ 40 Nestle Court, Arthurs Seat Statement of Significance, July 2021	C262mornPt1
▪ 1 Brooke Crescent, Blairgowrie Statement of Significance, July 2021	C262mornPt1
▪ 26 Back Beach Road, Portsea Statement of Significance, August 2021	C262mornPt1
▪ 12 Derrick Street, Blairgowrie Statement of Significance, July 2021	C262mornPt1
▪ 15 The Loop, Blairgowrie Statement of Significance, July 2021	C262mornPt1

AMENDMENT C295MORN

Name of document	Introduced by:
▪ 4 Tallarook Street, Blairgowrie Statement of Significance, July 2021	C262mornPt1
▪ 11 Grosvenor Court, Portsea Statement of Significance, July 2021	C262mornPt1
▪ 6 Merrylands Avenue, Portsea Statement of Significance, July 2021	C262mornPt1
▪ 8 Merrylands Avenue, Portsea Statement of Significance, July 2021	C262mornPt1
▪ 3715 Point Nepean Road, Portsea Statement of Significance, July 2021	C262mornPt1
▪ 3861-3863 Point Nepean Road, Portsea Statement of Significance, July 2021	C262mornPt1
▪ Road Reserve, Relph Avenue, Portsea, Statement of Significance, July 2021	C262mornPt1
▪ 3750-3752 Point Nepean Road, Portsea Statement of Significance, July 2021	C262mornPt1
▪ 3770-3772 Point Nepean Road, Portsea Statement of Significance, July 2021	C262mornPt1
▪ 3804 Point Nepean Road, Portsea Statement of Significance, July 2021	C262mornPt1
▪ 3808 Point Nepean Road, Portsea Statement of Significance, July 2021	C262mornPt1
▪ 11 Boroondara Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ St Joseph's Primary School, 1-17 Constitution Hill Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ St Mary's Presbytery and Mission House, 1-17 Constitution Hill Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ St Mary's Star of the Sea Church, 1-17 Constitution Hill Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 27 Copping Road, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 36-38 Darling Road, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 1 Esplanade, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 17 Esplanade, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 115 Hemston Avenue, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 5-7 Hotham Road, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 12 Hotham Road, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 92 Hurstwood Road, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 11 James Street, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 32 Kerferd Road, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1

AMENDMENT C295MORN

Name of document	Introduced by:
▪ 39-41 Kerferd Road, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 827 Melbourne Road, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 849 Melbourne Road, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 855-865 Melbourne Road, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 881 Melbourne Road, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 4 Morgan Street, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 4-6 Netley Avenue, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 8 Netley Avenue, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 2-4 and 6-8 Ocean Beach Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 10-16 Ocean Beach Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 18-24 Ocean Beach Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 165 Ocean Beach Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 235 Ocean Beach Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 34-36 Ossett Street, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 3073 Point Nepean Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 3251 Point Nepean Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 3385 Point Nepean Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ Sorrento Foreshore off Point Nepean Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 3399 Point Nepean Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 3409 Point Nepean Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 3461 Point Nepean Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 3489 Point Nepean Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 69 St Pauls Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 71 St Pauls Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 1 Bucher Place and 880 Point Nepean Road, Rosebud Statement of Significance, August 2021	C262mornPt2
▪ 14 Cove Avenue, Portsea Statement of Significance, February 2022	C262mornPt2
▪ 21-23 Blair Road, Portsea Statement of Significance, February 2022	C262mornPt2

AMENDMENT C295MORN

Name of document	Introduced by:
▪ 29 Coppin Road, Sorrento Statement of Significance, February 2022	C262mornPt2
▪ 33 Campbells Road, Portsea Statement of Significance, February 2022	C262mornPt2
▪ 53 Franklin Road, Portsea Statement of Significance, February 2022	C262mornPt2
▪ 78 Normanby Road, Sorrento Statement of Significance, February 2022	C262mornPt2
▪ 100 Back Beach Road, Portsea Statement of Significance, February 2022	C262mornPt2
▪ 3421 Point Nepean Road, Sorrento Statement of Significance, February 2022	C262mornPt2
▪ 3482 Point Nepean Road, Sorrento Statement of Significance, June 2022	C291morn
▪ 3720 Point Nepean Road, Portsea Statement of Significance, February 2022	C262mornPt2
▪ Back Beach Road, Portsea Precinct Statement of Significance, February 2022	C262mornPt2
▪ East Sorrento Precinct Statement of Significance, February 2022	C262mornPt2
▪ Sorrento Cliff Top Precinct Statement of Significance, February 2022	C262mornPt2
▪ Sorrento Commercial Precinct Statement of Significance, February 2022	C262mornPt2
▪ Sorrento Foreshore Precinct Statement of Significance, February 2022	C262mornPt2
▪ Sorrento Residential Precinct Statement of Significance, February 2022	C262mornPt2
▪ 39 Graydens Road, Hastings, Statement of Significance, December 2020	C267morn
Sorrento Cemetery Incorporated Plan, February 2021	C262mornPt2
Heritage Design Guidelines: Sorrento Historic Precinct (Expires 30 June 2026)	C306morn

Planning and Environment Act 1987

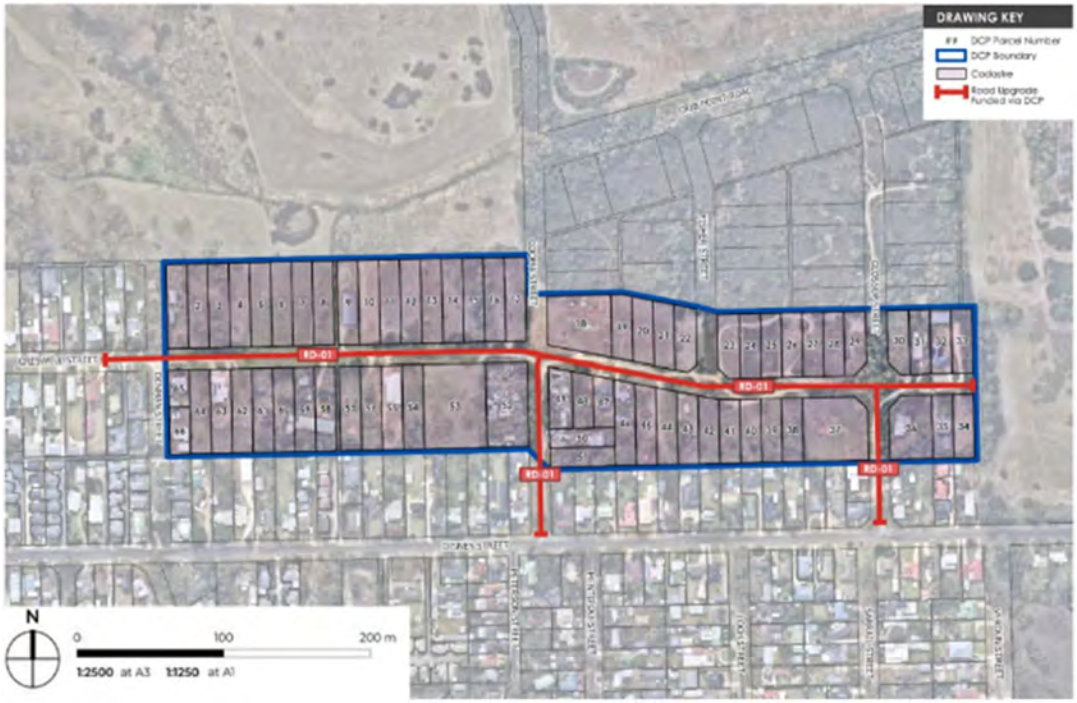
MORNINGTON PENINSULA PLANNING SCHEME

AMENDMENT C295morn

EXPLANATORY REPORT

Overview

The amendment replaces the Creswell Street East Crib Point Development Contributions Plan (Watsons, June 2024) incorporated document with the revised Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2025) incorporated document, to provide for the funding and delivery of access and drainage infrastructure required to support the urban development of the 66 parcels within the Development Contributions Plan (DCP) area, as outlined in map 1 below.



Map 1: Land Affected by Amendment C295morn and the DCP Project extent

Where you may inspect this amendment

The amendment can be inspected free of charge at:

- Mornington Peninsula Shire Council website at www.mornpen.vic.gov.au/Building-Planning/Strategic-Planning/Planning-Scheme-Amendments.
- During office hours at the following Shire offices:
  - Rosebud Office – 90 Besgrove Street, Rosebud
  - Mornington Office – 2 Queen Street, Mornington
  - Hastings Office – 21 Marine Parade, Hastings

- Department of Transport and Planning website at www.planning.vic.gov.au/public-inspection or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the Mornington Peninsula Shire Council, which is the planning authority for this amendment.

The amendment has been made at the request of the Mornington Peninsula Shire Council.

Land affected by the amendment

The amendment applies to properties between 1 and 73 Creswell Street, 9 Denman Street, and 1 and 3 Cooma Street, Crib Point, as shown in map 2 below.



Map 2: Land Affected by Amendment C295morn

What the amendment does

The amendment replaces the Creswell Street East Crib Point Development Contributions Plan (Watsons, June 2024) incorporated document with the revised Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2025) incorporated document, to provide for the funding and delivery of access and drainage infrastructure required to support the urban development of the 66 parcels within the DCP area.

Specifically, this amendment makes the following changes to the Overlay maps and Planning Scheme Ordinance:

Overlay maps

- Mornington Peninsula Planning Scheme map number 33DCPO has been amended to include 2 Creswell Street, Crib Point within the DCP area.

Planning Scheme ordinance

- Amends Schedule 1 to Clause 45.06 (Development Contributions Plan Overlay) (DCPO1) to enable implementation of the Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2025) incorporated document.

- Amends the Schedule to Clause 72.04 to remove reference to the existing Creswell Street East Crib Point Development Contributions Plan (Watsons, June 2024) incorporated document and instead reference the new incorporated document titled Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2025).

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to enable a coordinated approach to the funding and delivery of local road and drainage infrastructure required to support residential development within the DCP area.

In 2019, Amendment C210morn rezoned some land within Creswell Street and Cooma Street, Crib Point from Industrial 3 Zone (INZ3) to Schedule 1 to the Neighbourhood Residential Zone (NRZ1) to facilitate residential development of the land.

Amendment C210morn also introduced the DCPO1, which applied the Creswell Street East, Crib Point Development Contributions Plan, 2018 incorporated document (the Original DCP) to provide a formal, lawful, and equitable way to collect contributions from new development to help fund the delivery of infrastructure required to service the residential land.

This amendment replaces the existing:

- Schedule 1 to Clause 45.06 (Development Contributions Plan Overlay) with the revised DCPO1; and

- Creswell Street East Crib Point Development Contributions Plan (Watsons, June 2024) incorporated document with the revised Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2025) incorporated document.

The Mornington Peninsula Shire Council completed a review of the Original DCP which identified several issues, the most significant being that the project costs included in the existing Development Contributions Plan do not reflect the current construction costs.

As a result, a revised Development Contributions Plan has been prepared which:

- Extends the local road and drainage works to include the eastern edge of Creswell Street so it meets the existing road pavement and upgrade Cooma Street and Glossop Street between Creswell Street and Disney Street. As a result, the total length of unmade local roads to be upgraded has increased from 860 linear metres in the Original DCP to 1,147 linear metres in the revised DCP. The extension of the road and drainage upgrades will provide an improved outcome for the local residents and deliver two upgraded north-south local access roads.

- Retains the project type and scope i.e. the road cross-section remains the same as that in the Creswell Street East Crib Point Development Contributions Plan (Watsons, June 2024) incorporated document and includes the construction of a 5.5 metre wide asphalt pavement and stormwater drainage but does not include construction of a footpath.

- Increases the DCP area to include 2 Creswell Street, Crib Point.

- Increases the total costs included in the DCP to account for the extended road length, updated construction costs based on detailed design plans, Quantity Surveyor estimates in June 2025 dollars, includes finance costs to deliver the project by 30 June 2030, and plan preparation costs.

- Increases the DCP charges required due to the increase in total DCP costs.

- Apportions 70% of all DCP projects including the road and drainage infrastructure construction, plan preparation and finance costs to the landowners benefiting from the localised infrastructure.

OFFICIAL

This level of apportionment was applied to the Original DCP which funded road and drainage infrastructure construction only. Council will fund the remaining 30% of the total DCP project costs.

- Increases the delivery timeframe of the project to 30 June 2030.
- Revises the demand units from linear metre of lot frontage as defined in the Original DCP to metre square of lot area.

It is noted that the Original DCP has previously been amended twice by two separate planning scheme amendments approved and gazetted in 2024 as follows:

- In June 2024, Amendment C300morn extended the expiry date of the DCP by 2 years, from 6 June 2024 to 6 June 2026 to ensure the DCP remains in place so Council can retain contributions collected to date and continue to collect contributions while Amendment C295morn to introduce the proposed new DCP is being progressed.
- In July 2024, Amendment C305morn corrected obvious technical errors that occurred as part of Amendment C300morn by:
    - Inserting an exemption in the DCP for small second dwellings consistent with Amendment VC249 which exempted small second dwellings from DCP requirements in all Victorian planning schemes as of 15 January 2024.
    - Updating the date of the DCP from 2018 to June 2024 in recognition of the changes made by Amendment C300morn.

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the following objectives of the *Planning and Environment Act 1987* (the Act) set out in section 4(1):

(a) to provide for the fair, orderly, economic and sustainable use, and development of the land.

The amendment will result in the fair, orderly, economic and sustainable use and development of land by providing a formal, lawful and equitable method to collect contributions to fund and enable the construction of the local unmade roads and necessary drainage infrastructure.

(c) to ensure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.

The amendment will provide for the upgrade of existing local unmade roads and the provision of necessary drainage infrastructure to support the growth of the area and result in an improved level of amenity and safety for those landowners and residents.

(e) to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.

(f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).

(g) to balance the present and future interests of all Victorians.

The amendment enables the collection of development contributions to ensure that future residents are provided with appropriate infrastructure required to facilitate development in a logical manner.

How does the amendment address any environmental, social and economic effects?

Environmental effects
The planning controls that apply to the DCP area require a planning permit to remove, destroy or lop

vegetation, with offsets required for native vegetation removed.

Should a planning permit be issued for any vegetation removal, there would be a statutory requirement for Council to provide associated native vegetation offsets as per Clause 52.17-5 (Offset requirements). These environmental effects will be considered separate to Amendment C295morn.

Social effects
The amendment aims to facilitate the orderly development of the DCP area which will result in an improved level of amenity, servicing and safety for existing and future residents within sections of Creswell Street, Cooma Street and Glossop Street Crib Point, through the provision of new infrastructure.

Under the revised DCP, the infrastructure will be delivered by 30 June 2030, which is in advance of receiving all the necessary development contributions.

Economic effects
The amendment provides for the fair funding and delivery of infrastructure required to service recently rezoned residential land. Specifically, the revised DCP enables Mornington Peninsula Shire Council to equitably apportion and collect development infrastructure levies to facilitate $4,850,645 million worth of road and drainage infrastructure required for the local network. The amendment provides for 70% apportionment of development costs to affected landowners with Mornington Peninsula Shire Council to fund the remaining 30% of the total DCP costs.

While the amendment results in increased development costs for designated landowners, it is expected to have a positive effect on future private sector investment in the immediate area as landowners develop land for residential purposes.

Does the amendment address relevant bushfire risk?

The area subject to the DCPO1 is not affected by a Bushfire Management Overlay but is mostly within a bushfire prone area.

The amendment meets bushfire policy in Clause 13.02 of the Planning Scheme because it will not facilitate any increase to the risk to life, property, community, infrastructure or the natural environment from bushfire. The amendment will not result in an intensification of development greater than that already allowed via the existing NRZ1. Future residential development will be required to respond to the local bushfire hazard at the building permit stage.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment complies with the requirements of the Ministerial Direction – The Form and Content of Planning Schemes (section 7(5) of the Act).

The amendment complies with the *Ministerial Direction on the Preparation and Content of Development Contributions Plans and the Ministerial Reporting Requirements for Development Contributions Plans*. The Ministerial Direction specifies the items which may be funded through a DCP. Items of relevance to this amendment include:

b) Construction of roads, including the construction of bicycle and footpaths, and traffic management and control devices.

e) Drainage works.

Ministerial Direction No. 11 – Strategic Assessment of Amendments

The amendment complies with Ministerial Direction No. 11 (Strategic Assessment of Amendments) under section 12 of the Act. The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces. This explanatory report provides a comprehensive strategic evaluation of the amendment and the outcomes it produces.

Ministerial Direction No. 1 - Potentially Contaminated Land

The amendment complies with the requirements of *Ministerial Direction No. 1 Potentially Contaminated Land* under Section 12 (2) of the Act because it is consistent with, and does not make any changes to, the Environmental Audit Overlay (EAO) which was applied to several properties within the amendment area as part of previous Amendment C210morn which rezoned the subject area from INZ3 to NRZ1 and applied the Original DCP. As a result of applying the EAO, the views of the Environment Protection Authority (EPA) will be considered by way of planning permit triggers, before a sensitive use can be undertaken on land identified as potentially contaminated based on a history of land uses within the subject area, as addressed by Amendment C210morn. The Planning Authority is therefore satisfied that the amendment complies with the requirements of Ministerial Direction No.1.

Ministerial Direction No. 15 – The Planning Scheme Amendment Process

Amendment C295morn will comply with this direction which sets requirements and timeframes for completing steps in the planning scheme amendment process.

Ministerial Direction No. 17 – Localised Planning Statements

The amendment is consistent with Ministerial Direction No.17 Localised Planning Statements under section 12(2)(a) of the Act.

The Mornington Localised Planning Statement has the following relevant Objective:

''*To protect the role and character of the Mornington Peninsula's settlements, towns and villages*''.

Strategy 22 under this Objective provides that:

''*Future planning for the settlements on the Peninsula will be based on principles of good design, Integrated Local Area Planning and Environmentally Sustainable Development, all in accordance with the character, scale, role and functions of each settlement, including*'':

22. a) ensuring a proper balance and coordination between increases in housing and population and access to employment, services, health and education facilities, open space, parkland and other infrastructure that meets the needs of the community.

22. d) the provision of appropriate drainage, sewerage and other infrastructure to manage the impact of human settlement and activity on the environment.

Delivery of the DCP infrastructure will ensure that existing and future residents within the amendment area will be provided the necessary local infrastructure required to support the urban development of land, resulting in an improved level of amenity, servicing and safety.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment is consistent with the following clauses of the Planning Policy Framework and will assists in achieving objectives of the clauses:

Clause 11.01-1S – Settlement

The amendment is consistent with the objective of this Clause ''*to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements*'' as it will provide the necessary local infrastructure required to support the urban development of the area and result in an improved level of amenity and safety for the residents within sections of Creswell, Cooma and Glossop Streets, Crib Point.

OFFICIAL

Clause 11.02-1S – Supply of urban land

The amendment is consistent with the objective ''*to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses*'' by providing the necessary transport and drainage infrastructure required to unlock the urban development of the adjoining land.

Clause 19.03-1S – Development and infrastructure contributions plans

The amendment is consistent with the objective *''to facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans''* as it provides for the early provision of local infrastructure whereby the costs are shared equitably across the benefitting catchment.

Clause 19.03-2S – Infrastructure design and provision

The amendment is consistent with the objective *''to provide timely, efficient and cost-effective development infrastructure that meets the needs of the community''* as the transport and drainage infrastructure project has been subject to detailed design and costing.

Clause 19.03-3S – Integrated water management and Clause 19.03-3L – Integrated water management – Mornington Peninsula

The amendment is consistent with the objective *''to sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach''* as the infrastructure to be delivered will mitigate flooding of the area by managing stormwater discharge in the area.

How does the amendment support or implement the Municipal Planning Strategy?

The amendment supports Clause 02.02 (Vision) to *''create thriving, accessible and inclusive places to live, work and visit''* and *''support an integrated transport and connectivity network*'' by providing for the fair funding and delivery of road and drainage infrastructure to service the needs of recently rezoned residential land.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions by replacing the existing DCPO1 and Creswell Street East Crib Point Development Contributions Plan (Watsons, June 2024) incorporated document with the revised Creswell Street East Crib Point Development Contributions Plan (Mesh Planning, December 2025) to provide for the fair funding and delivery of public infrastructure. The Development Contributions Plan Overlay is the most appropriate tool to achieve this outcome.

How does the amendment address the views of any relevant agency?

The views of the Department of Transport and Planning were obtained during preparation of the amendment.

The views of other agencies were sought during the exhibition of the amendment.

Does the amendment address relevant requirements of the *Transport Integration Act 2010*?

The amendment will not have a significant impact on the transport system, as defined by Section 3 of the *Transport Integration Act 2010*.

The amendment provides for the sealing of local roads to service recently rezoned residential properties.

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Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The amendment will have minimal impact on the resources and administrative costs of the responsible authority. It does not introduce any new planning provisions (or associated planning permit requirements). Rather, the amendment replaces the existing Creswell Street East Crib Point Development Contributions Plan (Watsons, June 2024) incorporated document with the revised Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2025) incorporated document.

Planning and Environment Act 1987

MORNINGTON PENINSULA PLANNING SCHEME

AMENDMENT C295morn

INSTRUCTION SHEET

The planning authority for this amendment is the Mornington Peninsula Shire.

The Mornington Peninsula Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 1 attached map sheet.

Overlay Maps

1. Amend Planning Scheme Map No. 33DCPO in the manner shown on the 1 attached map marked "Mornington Peninsula Planning Scheme, Amendment C295morn".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In **Overlays** – Clause 45.06, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

3. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

Creswell Street East, Crib Point

Development Contribution Plans

Mornington Peninsula Shire Council

December 2025



mesh

Acknowledgement
Mesh acknowledges the Traditional Owners of the lands on which we work, and we pay our respects to Elders past, present and emerging.

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mesh

1. PART ONE – SUMMARY OF CHARGES

Figure 1 illustrates the DCP project to be constructed and Table 1 provides an overview of the charges for the transport and drainage infrastructure project included in this Development Contributions Plan (DCP).

The DCP applies a development infrastructure levy to residential development located in the Creswell Street East, Crib Point. The DCP applies to all properties between 1 and 73 Creswell Street (inclusive), 9 Denman Street and 1 and 3 Cooma Street, Crib Point.

The DCP has been prepared to fund the construction of Creswell Street from the existing pavement to the eastern edge of the DCP area; and Cooma Street and Glossop Street between Creswell Street to Disney Street which is required to support the development of the area.

A more detailed explanation of the strategic basis, apportionment, method of calculation and the infrastructure projects is provided within the body of the DCP.

Figure 1: Overall DCP Project Plan

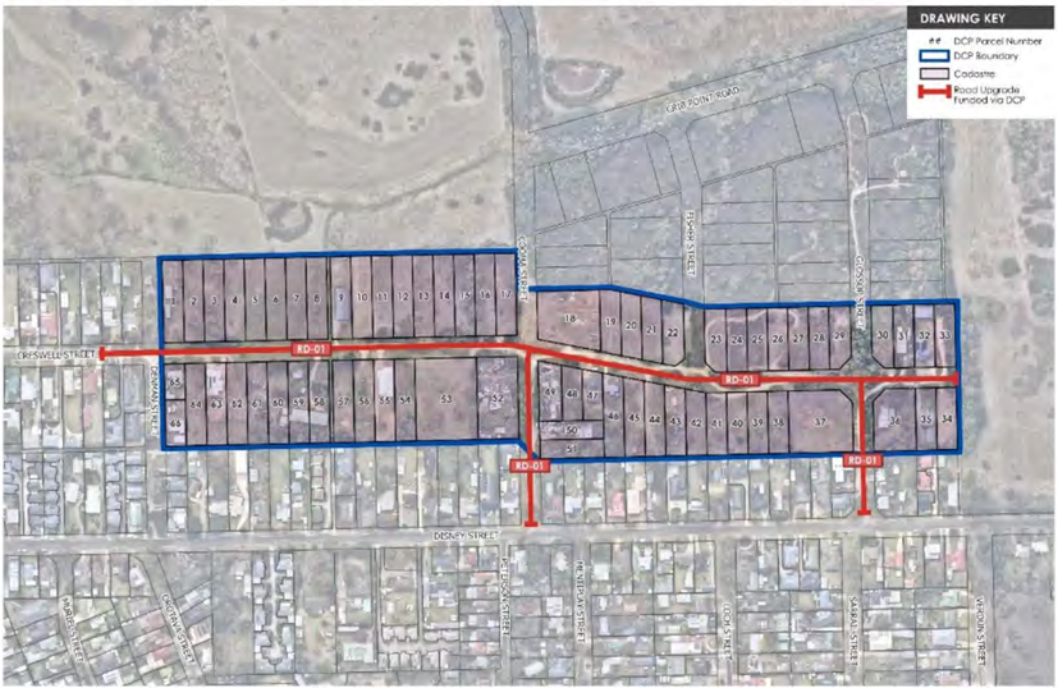


Table 1: Summary of Charges

Project Type	Total Project Cost	Total Cost to Charge Area	Per m2 Rate
ROADS & DRAINAGE	$4,850,645	$3,395,452	$32.89
FINANCE	$520,428	$364,300	$3.53
PLANNING	$319,240	$223,468	$2.16
TOTAL	**$5,690,313**	**$3,983,219**	**$38.58**

2. PART TWO – INTRODUCTION

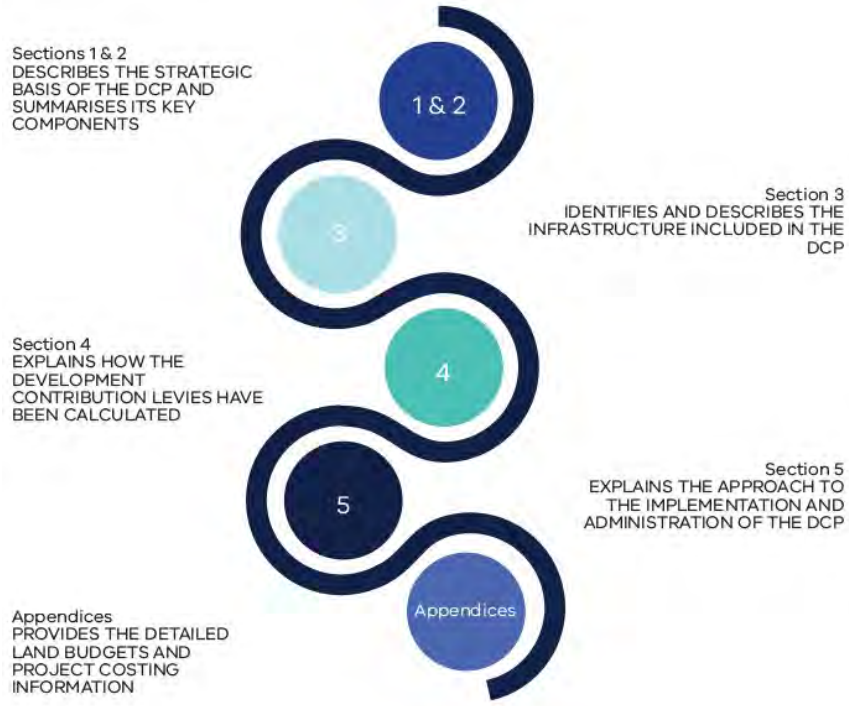
The DCP delivers the upgrade of Creswell Street from the existing pavement to the eastern edge of the DCP area; and Cooma Street and Glossop Street between Creswell Street to Disney Street which is required to provide the necessary access and drainage infrastructure to support the urban development of the 66 parcels within the DCP area.

2.1 The DCP

The DCP funds the upgrade of three sections of existing unmade local roads. The need for the upgrade to Creswell Street from the existing pavement to the eastern edge of the DCP area; and Cooma Street and Glossop Street between Creswell Street to Disney Street is strategically justified as it is required to facilitate the development of the Amendment C210morn area. In summary, the DCP: -

- Includes road and drainage infrastructure upgrades that are local in nature and will be to the direct benefit of the C210morn area;
- Requires development to make a financial contribution toward the cost of the identified infrastructure project that has a direct nexus to development;
- Ensures the cost of providing new infrastructure and services is shared equitably between various development proponents over the life of the DCP;
- Provides the details of the calculation of the financial contributions that must be made by future development towards the nominated project; and
- Provides developers, investors, and the local community with certainty about the implementation and administration of development contributions in Creswell Street East, Crib Point, towards the included project.

This document comprises the following sections: -



2.2 Strategic Basis

2.2.1 The Original DCP (2018)

Amendment C210morn to the Mornington Shire Planning Scheme rezoned the land located within Creswell Street, Crib Point (between 1 and 73 Creswell Street, Crib Point, except 2 Creswell Street, and 1 and 3 Cooma Street, Crib Point) from Industrial 3 Zone to Neighbourhood Residential Zone Schedule 1 and applied the Development Contributions Plan Overlay Schedule 1 to the above-mentioned properties. This overlay gives effect to the Creswell Street East, Crib Point Development Contributions Plan (April 2018) Incorporated Document. Amendment C210morn was gazetted in June 2019 and is referred to as the 'Original DCP' in this document.

The Original DCP was prepared in accordance with, and to implement, the residential development of Creswell Street East (known as the Amendment C210morn area). The Original DCP funded the upgrade of the existing unmade roads including Creswell Street and part of Cooma Street to access roads including a 5.5m pavement, with drainage, and public lighting. This document states (2018:2) that this upgrade is the minimum standard required to support residential living within the C210morn area. The Original DCP apportions 70% of the project costs to the DCP and Council is to fund the remaining 30% of project costs.

The Original DCP included a provision that the "DCP be revised and updated every 5 years (or more frequently if required)" (2018:8).

Mornington Peninsula Shire Council has collected development contributions under the Original DCP prior to it being updated. The contributions collected and held by Mornington Peninsula Shire Council at the date this DCP came into effect are to be used for the project contained in this DCP. No further contributions are required from the properties that have already paid the full Development Infrastructure Levy under the Original DCP.

2.2.2 The Amended DCP (2025)

Amendment C295morn to the Mornington Peninsula Shire Planning Scheme was approved to create this document, Creswell Street East, Crib Point, Development Contributions Plan (Mesh Planning, December, 2025).

Amendment C295morn: -

- Updates the project extent to include the upgrade of Cooma Street and Glossop Street between Creswell Street and Disney Street and extends the eastern edge of Creswell Street so it meets the existing road pavement.
- The project type and scope i.e. road cross-section remains the same as the Original DCP and includes the construction of a 5.5 metre wide asphalt pavement and stormwater drainage but does not include construction of a footpath;
- Retains the Original DCP apportionment whereby 70% of the total project costs are apportioned to the DCP and Council funds the remaining 30% of total project costs;
- Given the fragmentation within the DCP area, Council, as the Development Agency commits to deliver the project within the revised timeframe, set at 30 June 2030.
- Revises the demand units from lot frontage to lot area; and
- Increases the area subject to the DCP to include the Original DCP and 2 Creswell Street, Crib Point.

2.3 The Area to which the DCP applies

In accordance with section 46K(1)(a) of the *Planning and Environment Act 1987* (the Act*)*, the DCP applies to land illustrated Figure 2 and covers approximately 12.63 hectares.

2.4 Method of Preparing the DCP and Compliance with Statutory Requirements

The DCP has been prepared in accordance with Part 3B of the *Planning & Environment Act 1987* and it addresses the requirements of the Act by: -

- specifying the area to which the DCP applies;
- setting out the works, services, and facilities to be funded through the plan, including the staging of the provision of those works, services or facilities;
- relating the need for the works, services, and facilities to the proposed development of the land within the DCP area;
- specifying the estimated costs of each of the works, services, facilities, and land;
- specifying the proportion of the total estimated cost of the works, services and facilities which are to be funded by a development infrastructure levy;
- specifying the land in the area and the types of development in respect of which a levy is payable and the method for determining the amount of levy payable in respect of any development land; and
- providing for the procedures for collection of a development infrastructure levy in respect of any development for which a permit under the *Planning & Environment Act 1987* is not required.

2.5 Guiding Principles

2.5.1 Infrastructure Items included in the DCP

The need for infrastructure included in the DCP has been determined based on Amendment C210morn to the Mornington Peninsula Planning Scheme that rezoned land from Industrial 3 Zone to Neighbourhood Residential Zone and has had regard to all relevant Ministerial Directions and guidance material. The infrastructure project has been assessed to ensure it is consistent with the principles of the DCP system (need, nexus, apportionment, accountability, and transparency).

The transport and drainage infrastructure item included in this DCP relates to the upgrade of Creswell Street from the existing pavement to the eastern edge of the DCP area; and Cooma Street and Glossop Street between Creswell Street to Disney Street. The upgrade of these unmade local roads is required to provide safe access and the necessary drainage required to facilitate the residential development of the C210morn area.

The infrastructure project that has been included in the DCP has the following characteristics:

- It is essential to the health, safety, and wellbeing of the community.
- It is required by the adjoining development area.
- It is not a recurrent item.

Figure 2: Land to which the DCP applies



3. PART THREE – INFRASTRUCTURE PROJECT JUSTIFICATION

3.1 Project Identification

This section provides a general description of the infrastructure project that has been included in the DCP. The DCP area currently contains several unmade local roads and the residential development of the area requires the upgrade of the local unmade roads to a 5.5 metre (from the invert of each kerb) sealed road that includes local drainage works. The upgrade of these roads will require removal of vegetation. Appendix 1 includes a copy of the road cross-section and costing detail.

The upgrade of Creswell Street from the existing pavement to the eastern edge of the DCP area; and Cooma Street and Glossop Street between Creswell Street to Disney Street is required to provide safe access and appropriate drainage to each of the existing 66 lots. The DCP project is local in nature and will be to the direct benefit of the adjoining properties.

The transport and drainage related infrastructure included in this DCP is illustrated in Figure 3 and described in Table 4.

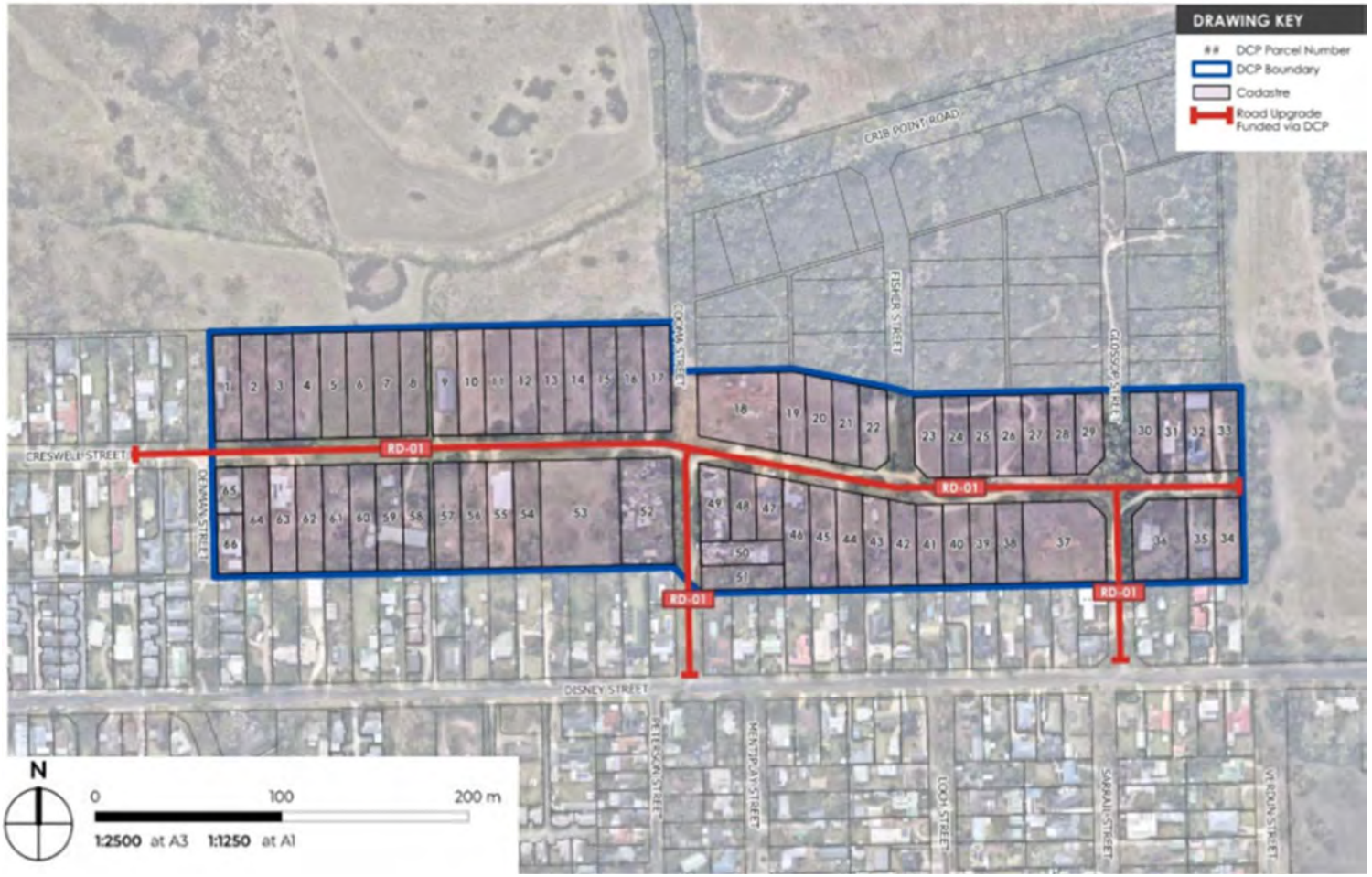
Figure 3 spatially depicts the location and extent of the infrastructure project included in the DCP.

3.2 Distinction between Community and Development Infrastructure

In accordance with the *Planning & Environment Act 1987* and the Ministerial Direction on Development Contributions, the DCP makes a distinction between “development” and “community” infrastructure. Furthermore, the timing of payment of contributions is linked to the type of infrastructure in question. Contributions relating to development infrastructure are to be made by developers at the time of subdivision. For community infrastructure, contributions are to be made by the home-buyer at the time of building approval.

This DCP does not contain any community infrastructure.

Figure 3: Overall DCP Projects Plan



4. PART FOUR – CALCULATION OF CONTRIBUTIONS

This section explains how the DCP charges are calculated.

4.1 Development Projections and Demand Units

The DCP area is zoned for residential development and the DCPO area currently includes 12.63 hectares comprising 66 lots with a combined total site area of 10.32 hectares.

It is acknowledged that the current planning controls allow for subdivision with a minimum lot size of 650m^2, therefore many of the parcels within the DCP can be further subdivided. However, the ultimate yield of future potential subdivision is unknown and therefore the DCP demand units are based on total site area.

Table 2 sets out the type of development and site area. The demand units for this DCP are based on m^2 per total site area, therefore there are 103,246.67 demand units.

Table 2: Development Type and Yield

Development Type	Existing Parcels	Site Area (m2)
Residential	66	103,246.67

4.1.1 Land Budget

A property parcel land budget has been prepared which identifies the individual site areas for each parcel within the DCP area. Table 3 sets out the summary land use budget and the DCP parcel numbers listed in Table 3 correspond with those provided in Figure 3.

Table 3: Summary Land Budget

DCP PARCEL NUMBER	TOTAL AREA (m2)
1	1622.5
2	1595.8
3	1631.45
4	1617.89
5	1622.18
6	1623.45
7	1611.99
8	1627.49
9	1624.9
10	1630.94
11	1618.88
12	1614.27
13	1623.05
14	1626.17
15	1611.37

DCP PARCEL NUMBER	TOTAL AREA (m2)
16	1611.08
17	1626.53
18	3278.12
19	1248.75
20	1249.39
21	1246.33
22	1288.29
23	1257.4
24	1235.05
25	1226.31
26	1224.63
27	1230.71
28	1220.87
29	1221.91
30	1229.25
31	1234.18
32	1225.9
33	1228.74
34	1211.43
35	1233.26
36	2451.21
37	3747.4
38	1229.74
39	1210.69
40	1231.13
41	1224.43
42	1269.37
43	1361.14
44	1441.2
45	1526.81
46	1623.31
47	962.47
48	1053.45

DCP PARCEL NUMBER	TOTAL AREA (m2)
49	1284.55
50	1144.03
51	1148.26
52	3220.79
53	4861.83
54	1615.59
55	1616.28
56	1623.53
57	1626.26
58	1617
59	1623
60	1617.16
61	1620.89
62	1621.16
63	1612.94
64	1611.51
65	705.6
66	913.48
TOTAL	**103,246.67**

4.2 Cost Apportionment

The DCP apportions a charge to new development according to its projected share of use of the identified infrastructure item. Since development contributions are levied 'up-front', a measure of actual use by individual development sites is not possible. Therefore, costs must be shared in accordance with the estimated share of use.

Cost apportionment is expressed as a percentage. Projects that are 100% apportioned to the DCP area are considered to be wholly required for the future development of the DCP area.

The infrastructure funded by this DCP is localised in nature as it is upgrading the existing unmade local roads within the DCP area to a 5.5m (from the invert of each kerb) sealed road that includes local drainage works. The DCP apportions 70% of the total project costs to the DCP to be paid for by landowners and Mornington Peninsula Shire Council will fund 30% of the total project cost. This apportionment approach is consistent with that adopted in the preceding Original DCP (2018).

4.3 Calculation of Contribution Charges

4.3.1 Charge Areas

The DCP contains a single charge area as shown in Figure 2.

4.3.2 Calculation of Costs

The infrastructure project has been assigned a construction cost, as the road and drainage works are to be constructed within existing road reserves no additional land is required. The construction costs are expressed in June 2025 dollars.

Harlock Consulting (2025) prepared the detailed cost estimate for the DCP project which includes a 10% design and construction contingency allowance. A copy of the costing is provided in Appendix 1.

Finance costs have been included. The finance costs are based on a total construction cost of $4,720,000 over a 5 year term at 4.07% interest (assuming quarterly principle and interest payments).

Plan preparation costs are also included.

Table 4: Calculation of Charges

Project Number	Project Description	Estimated land cost	Estimated Construction Cost	Total Project Cost	Estimated External Usage	Total Cost Attributable to Main Catchment Area	Development Types making Contribution	Site Area in m^2	Contribution per m^2 of site area
RD01	Construction of a 5.5m pavement (from the invert of each kerb) and stormwater drainage for Creswell Street (from the existing pavement to the eastern edge of the DCP area), Cooma Street and Glossop Street (from Creswell Street to Disney Street). Total road length is 1,147 linear metres.	$0	$4, 850,645	$4, 850,645	30%	$3,395,452	Residential	103,246.67	$32.89
FI01	Finance for the total construction cost of $4,720,000 for a 5 year term at 4.07% interest (paid quarterly principle & interest)	$0	$520,428	$520,428	30%	$364,300	Residential	103,246.67	$3.53
PL01	Plan Preparation Costs	$0	$319,240	$319,240	30%	$223,468	Residential	103,246.67	$2.16
TOTAL		**$0**	**$5, 690,313**	**$5, 690,313**		**$3,983,219**			**$38.58**

4.3.3 Summary of Charges

Table 5 sets out the summary of charges by infrastructure category.

Table 5: Summary of Charges

Project Type	Total Project Cost	Total Cost to Charge Area	Per m2 Rate
ROADS & DRAINAGE	$4,850,645	$3,395,452	$32.89
FINANCE	$520,428	$364,300	$3.53
PLANNING	$319,240	$223,468	$2.16
TOTAL	**$5,690,313**	**$3,983,219**	**$38.58**

Appendix 2 sets out a table showing the total site area for each parcel within the DCP area and the total Development Infrastructure Levy payable per parcel based on the Charge set out in Table 5.

5. PART FIVE - DCP ADMINISTRATION

This section sets out how the DCP will be administered and covers the timing of payment, provision of works and land in kind, and how funds generated by the DCP will be managed in terms of reporting, indexation, and review periods.

The development infrastructure levy applies to subdivision and/or development of land.

5.1 Collecting Agency

The Mornington Peninsula Shire Council is the Collecting Agency pursuant to section 46K(1) (fa) of the *Planning & Environment Act 1987*. As the Collecting Agency, the Mornington Peninsula Shire Council is responsible for the administration of the DCP and its enforcement pursuant to section 46QC of the *Planning & Environment Act 1987*.

5.2 Development Agency

The Mornington Peninsula Shire Council is the Development Agency pursuant to Section 46K(1) (fb) of the *Planning & Environment Act 1987* and is responsible for the provision of all infrastructure projects funded the DCP and the timing of all works.

5.3 Timing of Payment of Development Contribution Levies

5.3.1 Liability for development contributions

Each demand unit shall be liable to pay the DCP levy (unless exemptions apply). Therefore, contributions are payable on the total site area (m^2) and payment of development contributions is to be made in cash.

5.3.2 Development Infrastructure Levy

For subdivision of land

If the development of the land involves a plan under the *Subdivision Act 1988*, a Development Infrastructure Levy in accordance with this DCP, must be paid to the Collecting Agency for each demand unit (m^2) in the subdivision. The Development Infrastructure Levy must be paid after certification of the plan of subdivision but not more than 21 days prior to the issue of a Statement of Compliance in respect to that plan under the *Subdivision Act 1988*.

For development of land where no subdivision is proposed

Provided a Development Infrastructure Levy has not already been paid for the land, a Development Infrastructure Levy in accordance with this DCP must be paid to the Collecting Agency for each demand unit (m^2) within the total site area prior to the commencement of any development.

For development of land where no planning permit is required

Provided a Development Infrastructure Levy has not already been paid for the land, a Development Infrastructure Levy in accordance with this DCP must be paid to the Collecting Agency for each demand unit (m^2) within the total site area prior to the issue of a building permit under the *Building Act 1993*.

Deferral of Payment

The Collecting Agency may, at its discretion, agree for payment of a levy to be deferred to a later date, subject to the applicant entering into an agreement under Section 173 of the *Planning & Environment Act 1987*.

5.4 Works or Land in Lieu of cash Contributions (works in Kind)

As the Development Agency Mornington Peninsula Shire Council will deliver the DCP project by 30 June 2030 and recoup funds via this DCP. Therefore, no works in kind in lieu of the amount of levy payable pursuant to this DCP will be accepted.

5.5 Development Exempt from Contributions

Some types of development are exempt from paying infrastructure development levies. Where land is subdivided or developed for an exempt purpose, as listed below, and the land is subsequently used for a purpose other than as one of those exempt uses, the owner of that land must pay to the Collecting Agency infrastructure contributions in accordance with the provisions of this DCP. The levy must be paid within 28 days of the date of the commencement of the construction of any buildings or works for that alternative use.

The following use and development are exempt from development contribution:

- A non-government school; or
- Housing provided by or on behalf of the Department of Health and Human Services.
- Small second dwelling.
- In addition to the Ministerial Directions, pursuant to Section 16 of the *Planning and Environment Act 1987*, the Governor in Council directs that planning schemes shall not be binding on the use and development of land carried out by or on behalf of the following Ministers:
  - Minister for Education
  - Minister for Health
  - Minister for Skills and Workforce Participation
- Land which has an existing Section 173 Agreement under the Act and/or a Deed of Agreement which requires the payment of a contributions levy and/or construction infrastructure/provision of land.
- Land owned and operated by South East Water.

5.6 Contributions made under the Original DCP

Mornington Peninsula Shire Council has collected development contributions under the Original DCP prior to it being updated. The contributions collected and held by Mornington Peninsula Shire Council at the date this DCP came into effect are to be used for the project contained in this DCP. No further contributions are required from the properties that have already paid the full Development Infrastructure Levy under the Original DCP.

5.7 Funds Administration

The administration of the contributions made under this DCP will be transparent and details of funds received, and expenditures will be held by the collecting agency in accordance with the provisions of the *Local Government Act 1989* and the *Planning and Environment Act 1987.*

The collecting agency will provide for regular monitoring, reporting and review of the monies received and expended in accordance with the DCP.

The collecting agency will establish a separate account and all monies held in this account will be used solely for the provision of infrastructure as itemised in this DCP, as required under section 46QA of the Act.

5.8 Construction and land value Costs Indexation

Construction costs are expressed in June 2025 dollars. Costs are to be indexed quarterly, with the first indexation to account for the time between the estimate date and the first indexation following gazettal of the DCP.

Table 6 sets out the indexation method to be applied to the respective infrastructure categories.

Table 6: Indexation and Timing

Infrastructure Type	Method of Indexation	Timing of Indexation
Roads and Drainage, Construction	Australian Bureau of Statistics Producer Price Indexes Road & Bridge Construction Index, Victoria (Catalogue 6427.0, Table 17 Output of the Construction Industries). Once project RD01 has been delivered the project cost will be indexed by applying CPI (All Groups Melbourne) to ensure the charges keep pace with inflation.	Quarterly

5.9 Timeframe and Review Period

This DCP commences on the date it is gazetted into the Mornington Peninsula Planning Scheme and it adopts a long-term outlook for development and is intended to operate for 20 years. This timeframe considers planned future development of the area and this DCP will end when it is removed from the Mornington Peninsula Planning Scheme.

This DCP is expected to be reviewed and updated every five years. The review may result in no changes at all. Alternatively, it may require an amendment to the Mornington Peninsula Planning Scheme to replace this DCP with an alternative, revised DCP.

5.10 Adjustment to the Infrastructure Scope

The infrastructure project in this DCP has been costed to a sufficient level of detail; however, the Council may amend or modify some aspects of the project, so long as they are still generally in accordance with any direction regarding the scope outlined in this DCP.

Where the Council or another agency seeks to change the scope of a DCP infrastructure item to meet changing standards imposed by adopted policy or a public regulatory agency, such changes of standards and the resulting cost changes should normally be made through a change to the DCP at the time of a regular review of the DCP.

Where, after the DCP has been approved, a Council or other agency proposes changes to the scope of a DCP infrastructure item for reasons other than changes in standards imposed by policy or regulation the net cost increases resulting from the change should normally be met by the agency requesting the change.

6. APPENDIX 1: COSTING SHEETS AND DETAILED DRAWINGS

Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	PART A - ROAD AND DRAINAGE (PRINCIPAL CONTRACT)								
	QUALITY SYSTEM								
	Plan, develop and maintain a documented Quality System specific to this project and in accordance with the contract specification.	0.19%			Item		10,000.00		10,000
	ENVIRONMENTAL MANAGEMENT PLAN								
	The contractor is to develop a project specific Environmental Management Plan (EMP) in the stipulated form as described in the Mornington Peninsula Shire Site Environmental Management Plan Kit & Section R of the specifications, to manage the environmental effects of the works.	0.19%			Item		10,000.00		10,000
	SITE PREPARATION/TRAFFIC CONTROL								
	Erection and maintenance of warning signs, lights and barriers and traffic control.	2.85%			Item		150,000.00		150,000
					Item				
	Establishment of site facilities including accommodation and toilet.	1.90%			Item		100,000.00		100,000
	REMOVAL OF TREES								
	Supply all materials, plant and labour to fell, grub and remove from site individual trees as indicated on plans.								
	Trees 500mm dia. and above.	0.63%		39	no.	850.00	33,150.00		33,150
	DEMOLITION								
	Supply all plant, labour and materials to break out and remove from site, the following:								
	Concrete Kerb	0.01%		10	lin.m	40.00	400.00		400
	Drainage Pipes	0.08%		74	lin.m	50.00	3,700.00		3,700
	Drainage Pits	0.01%		1	No	500.00	500.00		500
	Headwalls	0.01%		1	No	300.00	300.00		300

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Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Concrete Vehicle Crossing	0.14%		180	sq.m	40.00	7,200.00		7,200
	EARTHWORKS								
	Earthworks including excavation, filling, forming, trimming and compaction of subgrade, removal and disposal of excess spoil, grading and blending of nature strips to match surroundings, including stockpiling of topsoil, all as specified.								
	Cut	1.85%		3,888	cu.m.	25.00	97,200.00		97,200
	Fill	1.15%		2,008	cu.m.	30.00	60,240.00		60,240
	Dispose	1.43%		1,880	cu.m.	40.00	75,200.00		75,200
	Note that earthworks volumes assume cut from road reserve can be reused in nature strip fills. All volumes are solid.								
	FLEXIBLE ROAD PAVEMENT								
	Construction of flexible road pavement including supply of all materials, plant and labour, all as specified.								
	Preparation of Subgrade	0.53%		6,879	sq.m.	4.00	27,516.00		27,516
	Final trim, moisture condition and compact existing subgrade materials, as found , to a minimum depth of 150mm.								
	Sub-base Course	4.57%		6,879	sq.m.	35.00	240,765.00		240,765
	250mm compacted depth of 20mm fine crushed rock (Class 3), including section under kerb and channel (compacted in 2 125mm thick layers).								
	Base Course	2.63%		5,532	sq.m.	25.00	138,300.00		138,300
	150mm compacted depth of 20mm fine crushed rock (Class 2), including preparation for sealing.								
	Primer Seal	1.05%		5,532	sq.m.	10.00	55,320.00		55,320
	Primer seal (SP1000 or equivalent) using 10mm basaltic aggregate, all as specified.								

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Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Wearing Course	3.68%		5,532	sq.m.	35.00	193,620.00		193,620
	Asphalt wearing course. Supply all materials, plant and labour and lay 40mm compacted depth of 10mm basaltic asphalt type H, including the sealing of joints at junctions with existing adjacent asphalt or sprayed seals in accordance with clause M.17(a) of the specification.								
	CONCRETE WORKS								
	All concrete works to be 32MPA								
	Supply all materials, plant and labour and construct the following concrete works all to Mornington Peninsula Shire standard plans and specifications.								
	ROLLOVER KERB AND CHANNEL	4.68%		2,241	lin.m.	110.00	246,510.00		246,510
	Concrete rollover kerb and channel to Mornington Peninsula Shire standard MP101 including bedding, all as specified.								
	CONCRETE VEHICLE CROSSINGS	0.12%		30	sq.m.	200.00	6,000.00		6,000
	Reinforced concrete vehicle crossings 150mm thick as detailed to Mornington Peninsula Shire standard MP302 and MP303, including bedding , all as specified.								
	DRAINAGE								
	SUBSOIL DRAINAGE (CORRUGATED)	1.92%		2,241	lin.m.	45.00	100,845.00		100,845
	Supply, deliver, excavate, bed, lay, joint and backfill with 20mm screenings 100mm dia. corrugated perforated (PVC) class 400 pipe to Mornington Peninsula Shire standard MP227, all as specified, at a depth as detailed								
	OPEN CHANNEL SWALE	0.16%		80	lin.m	100.00	8,000.00		8,000
	Supply all plant, labour and materials to construct an open channel swale (approx CH160 - CH340) including jute matting and hydroseeding, all as specified. Note that cut and fill volumes are allowed for in 'EARTHWORKS'.								

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Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	DRAINAGE PIPES (F.C.R. Backfill)								
	Supply, excavate, bed, lay, joint and backfill with fine crushed rock as specified, the following reinforced concrete drainage pipes:								
	300mm dia. (class 4) rubber ring jointed.	0.89%		133	lin.m.	350.00	46,550.00		46,550
	375mm dia. (class 4) rubber ring jointed.	0.25%		29	lin.m.	450.00	13,050.00		13,050
	450mm dia. (class 4) rubber ring jointed.	0.09%		8	lin.m.	550.00	4,400.00		4,400
	600mm dia. (class 4) rubber ring jointed.	0.91%		68	lin.m.	700.00	47,600.00		47,600
	Double 675mm dia. (class 4) rubber ring jointed.	2.64%		103	lin.m.	1,350.00	139,050.00		139,050
	750mm dia. (class 4) rubber ring jointed.	4.88%		278	lin.m.	925.00	257,150.00		257,150
	Double 750mm dia. (class 4) rubber ring jointed.	5.95%		190	lin.m.	1,650.00	313,500.00		313,500
	DRAINAGE PIPES (Select Backfill)								
	Supply, excavate, bed, lay, joint and backfill the following reinforced concrete drainage pipes (includes the removal of fences):								
	225mm dia. (class 2) rubber ring jointed.	1.98%		520	lin.m.	200.00	104,000.00		104,000
	300mm dia. (class 2) rubber ring jointed.	1.43%		274	lin.m.	275.00	75,350.00		75,350
	Double 300mm dia. (class 2) rubber ring jointed.	1.62%		170	lin.m.	500.00	85,000.00		85,000
	375mm dia. (class 2) rubber ring jointed.	1.31%		196	lin.m.	350.00	68,600.00		68,600
	Double 375mm dia. (class 2) rubber ring jointed.	0.04%		3	lin.m.	600.00	1,800.00		1,800
	450mm dia. (class 2) rubber ring jointed.	2.22%		275	lin.m.	425.00	116,875.00		116,875
	Double 525mm dia. (class 2) rubber ring jointed.	0.80%		42	lin.m.	1,000.00	42,000.00		42,000
	600mm dia. (class 2) rubber ring jointed.	0.70%		61	lin.m.	600.00	36,600.00		36,600
	Double 675mm dia. (class 2) rubber ring jointed.	1.86%		85	lin.m.	1,150.00	97,750.00		97,750
	750mm dia. (class 2) rubber ring jointed.	2.48%		163	lin.m.	800.00	130,400.00		130,400
	Double 750mm dia. (class 2) rubber ring jointed.	4.52%		164	lin.m.	1,450.00	237,800.00		237,800
	DRAINAGE PITS								

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Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Construct concrete drainage pits as shown on Mornington Peninsula Shire standard drawings including excavation, forming, supply and placing of concrete, stripping of forms, backfilling, supply and placing of lids, lintels, grates and step irons where required, all as specified.								
	SIDE ENTRY PITS - TYPE 2								
	Construct concrete side entry pits 900mm x 600mm (I.D.) to Mornington Peninsula Shire standard MP203 including supply and placing of gratings where required.								
	Up to 1.5m deep. (Pits D03-01, D04-01, D05-01, D08-01, D11-01, D11-02, D12-01, D13-01, D14-01 and D19-01)	0.57%		10	no.	3,000.00	30,000.00		30,000
	1.5 to 2.0m deep. (Pit D09-10)	0.07%		1	no.	3,500.00	3,500.00		3,500
	Construct concrete side entry pits 900mm x 900mm (I.D.) to Mornington Peninsula Shire standard MP203 including supply and placing of gratings where required.								
	Up to 1.5m deep. (Pit D15-01)	0.05%		1	no.	2,500.00	2,500.00		2,500
	HAUNCHED SIDE ENTRY PITS - TYPE 2								
	Construct concrete side entry pits 900mm x 600mm (I.D.) to Mornington Peninsula Shire standard MP203 including supply and placing of gratings where required.								
	900mm x 900mm haunched to council standard MP213(Pits D15-01, D16-06, D18-01, D18-02 and D18-03)	0.29%		5	no.	3,000.00	15,000.00		15,000
	1050mm x 900mm haunched to D.o.T standard SD1023 (Pits D09-05, D09-06, D09-07 and D09-08)	0.25%		4	no.	3,250.00	13,000.00		13,000
	1050mm x 1050mm haunched to D.o.T standard SD1023 (Pits D01-09 and D01-10)	0.14%		2	no.	3,500.00	7,000.00		7,000

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Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	2100mm x 1050mm haunched to D.o.T standard SD1023 (Pits D16-05)	0.09%		1	no.	4,500.00	4,500.00		4,500
	2400mm x 900mm haunched to D.o.T standard SD1023 (Pits D09-03 and D09-04)	0.23%		2	no.	6,000.00	12,000.00		12,000
	GRATED PITS								
	Construct concrete grated pit 900mm x 450mm (I.D.) to Mornington Peninsula Shire standard MP216 including supply and placing of gratings, all as specified.								
	Up to 1.5m deep (Pits D16-07 and D16-08)	0.08%		2	no.	2,000.00	4,000.00		4,000
	HAUNCHED GRATED PITS								
	Construct concrete grated pit 900mm x 450mm (I.D.) to Mornington Peninsula Shire standard MP216 including supply and placing of gratings, all as specified.								
	2400mm x 900mm haunched to D.o.T standard SD1022 (Pits D01-03, D01-05, D01-06, D01-07 and D01-08)	0.67%		5	no.	7,000.00	35,000.00		35,000
	2400mm x 2400mm haunched to D.o.T standard SD1023 (Pit D01-04)	0.19%		1	no.	10,000.00	10,000.00		10,000
	CATCH PITS								
	Construct concrete catch pit 900mm x 600mm (I.D.) to Mornington Peninsula Shire standard MP215 with end entry.								
	1.5 to 2.0m deep. (Pit D20-02)	0.05%		1	no.	2,500.00	2,500.00		2,500
	JUNCTION PITS								
	Construct concrete junction pit 900mm x 600mm (I.D.) to Mornington Peninsula Shire standard MP211.								
	Up to 1.5m deep. (Pits D09-11 and D20-02)	0.08%		2	no.	2,000.00	4,000.00		4,000
	HAUNCHED JUNCTION PITS								

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Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Construct concrete junction pit 900mm x 600mm (I.D.) to Mornington Peninsula Shire standard MP211.								
	1050mm x 900mm haunched to D.o.T standard SD1023 (Pit D16-03)	0.06%		1	no.	3,000.00	3,000.00		3,000
	1200mm x 1050mm haunched to D.o.T standard SD1023 (Pit D16-02)	0.07%		1	no.	3,250.00	3,250.00		3,250
	2100mm x 900mm haunched to D.o.T standard SD1023 (Pits D16-04)	0.09%		1	no.	4,500.00	4,500.00		4,500
	2400mm x 900mm haunched to D.o.T standard SD1023 (Pits D01-02 and D09-02)	0.25%		2	no.	6,500.00	13,000.00		13,000
	GRATED JUNCTION PITS								
	Construct concrete junction pit 600mm x 600mm (I.D.) to Mornington Peninsula Shire standard MP211 including grated pit lid								
	Up to 1.5m deep. (Pits D07-02, D07-03, D09-13, D10-02, D17-02, D18-06 and D18-07)	0.27%		7	no.	2,000.00	14,000.00		14,000
	Construct concrete junction pit 900mm x 600mm (I.D.) to Mornington Peninsula Shire standard MP211 including grated pit lid								
	Up to 1.5m deep. (Pits D02-01, D02-02, D02-03, D06-01, D06-02, D07-01, D09-12, D10-01, D15-02 and D17-01)	0.38%		10	no.	2,000.00	20,000.00		20,000
	1.5 to 2.0m deep. (Pit D18-05)	0.05%		1	no.	2,500.00	2,500.00		2,500
	Construct concrete junction pit 900mm x 900mm (I.D.) to Mornington Peninsula Shire standard MP211 including grated pit lid								
	1.5 to 2.0m deep. (Pit D18-04)	0.05%		1	no.	2,500.00	2,500.00		2,500
	PRECAST CONCRETE ENDWALLS								

Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Supply, bed and place precast concrete endwall to suit 750 dia. Pipe including shaping of outlet, rock beaching and timber barrier. (D16-01)	0.08%		1	no.	4,000.00	4,000.00		4,000
	Supply, bed and place precast concrete endwall to suit 2 x 675 dia. Pipe including shaping of outlet, rock beaching and timber barrier. (D09-01)	0.12%		1	no.	6,000.00	6,000.00		6,000
	Supply, bed and place precast concrete endwall to suit 2 x 750 dia. Pipe including shaping of outlet, rock beaching and timber barrier. (D01-01)	0.14%		1	no.	7,000.00	7,000.00		7,000
	PROPERTY DRAINAGE								
	HOUSE DRAIN CONNECTIONS - NEW								
	Supply and fit necessary fittings to provide house drain outlets to vacant allotments from a point inside the property at the lowest corner of the allotment to council Drainage Pits, using 100mm dia. U.P.V.C. pipe and fittings to Mornington Peninsula Shire standard MP401, all as specified.	0.07%		7	no.	500.00	3,500.00		3,500
	Supply and fit necessary fittings to provide house drain outlets to vacant allotments from a point inside the property at the lowest corner of the allotment to council Drainage Pipes, using 100mm dia. U.P.V.C. pipe and fittings to Mornington Peninsula Shire standard MP403, all as specified.	0.23%		24	no.	500.00	12,000.00		12,000
	Supply and fit necessary fittings to provide house drain outlets to vacant allotments from a point inside the property at the lowest corner of the allotment to council Drainage Pipes, using 100mm dia. U.P.V.C. pipe and fittings to Mornington Peninsula Shire standard MP404, all as specified.	0.48%		25	no.	1,000.00	25,000.00		25,000
	Supply and fit necessary fittings to provide house drain outlets to vacant allotments from a point inside the property at the lowest corner of the allotment to council Drainage Pits, using 100mm dia. U.P.V.C. pipe and fittings to Mornington Peninsula Shire standard MP408, all as specified.	0.08%		4	no.	1,000.00	4,000.00		4,000

Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Supply and fit necessary fittings to provide house drain outlets to vacant allotments from a point inside the property at the lowest corner of the allotment to council table drain with a Batter Outlet Type 1 to VicRoads standard SD1641	0.20%		7	no.	1,500.00	10,500.00		10,500
	HOUSE DRAIN CONNECTIONS - NEW (OUTSIDE DCP)								
	Supply and fit necessary fittings to provide house drain outlets to vacant allotments from a point inside the property at the lowest corner of the allotment to council Drainage Pipes, using 100mm dia. U.P.V.C. pipe and fittings to Mornington Peninsula Shire standard MP404, all as specified.	0.67%		28	no.	1,250.00	35,000.00		35,000
	Supply and fit necessary fittings to provide house drain outlets to vacant allotments from a point inside the property at the lowest corner of the allotment to council Drainage Pits, using 100mm dia. U.P.V.C. pipe and fittings to Mornington Peninsula Shire standard MP408, all as specified.	0.15%		6	no.	1,250.00	7,500.00		7,500
	LANDSCAPING								
	PREPARATION OF NATURE STRIPS	1.14%		6,000	sq.m.	10.00	60,000.00		60,000
	Prepare nature strips and other disturbed areas with approved selected loam won from stockpile on site or imported, to a depth of 75mm, levelled, raked, fertilized and sown with an approved seed mixture, all as specified.								
	FILL EXISTING OPEN SWALE DRAIN - COOMA STREET	0.13%		80	lin.m	80.00	6,400.00		6,400
	Supply all plant, labour and materials to fill in the existing swale drain on the west side of Cooma Street between CH10 and CH90. Cut/Fill volumes are not included in 'EARTHWORKS'								
	REDIRECT EXISTING OPEN SWALE DRAIN - GLOSSOP STREET	0.04%		1	item	2,000.00	2,000.00		2,000

Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Supply all plant, labour and materials to redirect, and line with jute matting, the existing swale drain on the east side of Glossip Street adjacent to No.5 into Pit D16/06 and D20/01. Cut/Fill volumes are not included in 'EARTHWORKS'								
	MISCELLANEOUS								
	PERMANENT SURVEY MARKS	0.03%		2	no.	750.00	1,500.00		1,500
	Supply and set standard permanent survey marks including cast iron covers with identification and surrounds as specified.								
	STREET SIGNS	0.06%		6	no.	500.00	3,000.00		3,000
	Supply and place street signs as directed including supply and erect G.I. standard.								
	TRAFFIC CONTROL LINES	0.08%			Item		4,000.00		4,000
	Mark out and paint, with approved long life road marking product, all traffic control lines detailed on the plans. (Beading to be applied to all line marking.)								
	SERVICES								
	SERVICE CONDUITS								
	Supply, excavate, bed, lay, joint and backfill with F.C.R. 50mm dia. U.P.V.C. conduits (class 12) including capping at each end, draw strings, marking on kerb and channel and marker tape.								
	Gas	0.37%		250	lin.m.	77.50	19,375.00		19,375
	Water	0.37%		250	lin.m.	77.50	19,375.00		19,375
	MATERIALS TESTING								
	Supply test results, from a NATA accreditied laboratory, to demonstrate compiance with the Mornington Peninsula Shire Specification.								

Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Compaction Test in accordance with AS1289.5.2.1 (Standard Compactive Effort, 6 lot test).	0.05%		3	ea	800.00	2,400.00		2,400
	Compaction Test in accordance with AS1289.5.2.1 (Modified Compactive Effort, 6 lot test).	0.14%		9	ea	800.00	7,200.00		7,200
	7,14,28 Day Compressive Strength in accordance with AS1012.9.	0.06%		6	ea	500.00	3,000.00		3,000
	CCTV INSPECTION REPORT	0.19%		1	Item	10,000.00	10,000.00		10,000
	Supply a CCTV inspection report for newly installed piped drainage in accordance with the WSAA 05-2020 (prior to laying the wearing course).								
	AS CONSTRUCTED SURVEY - R&D	0.10%		1	Item	5,000.00	5,000.00		5,000
	Contractor to supply an as constructed survey file of built road and drainage assets in accordance with Mornington Peninsula Shire requirements.								
	PART B - WATER SUPPLY MAIN EXTENSION								
	WATER MAINS								
	Excavation, supply, bedding, laying and backfilling, of approved water main in accordance with MRWA Standards (MRWA - W - 201, MRWA - W - 202, MRWA - W - 203)								
	Earth Backfill								
	DN125 PE100	0.52%		246	Lm	110.00	27,060		27,060
	DN50 PE100	0.10%		57	Lm	85.00	4,845.00		4,845
	Bored								
	DN125 PE100	0.58%		61	Lm	500.00	30,500.00		30,500
	FITTINGS								
	Supply and placement of the following fittings:								
	100mm Hydrant direct (connecting to PE pipe)	0.25%		9	No	1,450.00	13,050.00		13,050
	100mm dia valve (connecting to PE pipe)	0.16%		5	No	1,650.00	8,250.00		8,250

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Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	50mm flushout (connecting to PE pipe)	0.02%		1	No	1,000.00	1,000.00		1,000
	PROPERTY SERVICES								
	Excavation, supply, bedding, laying and backfilling of water services including all fittings, valves, connection to reticulation main and cleaning up:								
	Off new main	0.26%		22	No	600.00	13,200.00		13,200
	Off existing main including tapping and fees	2.32%		47	No	2,600.00	122,200.00		122,200
	REMOVAL AND CONNECTION TO EXISTING MAIN								
	Remove existing washout and replace with hydrant Tee (convert to PE at hydrant flange)	0.06%		1	No	2,750.00	2,750.00		2,750
	Connect DN125 PE100 to Ex.DN100 PVC Pipe	0.16%		2	No	4,000.00	8,000.00		8,000
	WATER QUALITY TESTING								
	Water quality testing of mains by South East Water authorised contractor.								
	Swabbing and cleansing at mains	0.10%		2	Item	2,500.00	5,000.00		5,000
	Pressure testing at mains	0.05%		1	Item	2,500.00	2,500.00		2,500
	Testing under pressure (MRWA-W-106)	0.06%		1	Item	3,000.00	3,000.00		3,000
	"AS CONSTRUCTED" SURVEY	0.10%		1	Item	5,000.00	5,000.00		5,000

Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Field pick-up of as constructed details by Accredited surveyor of Valves, Pipes, Hydrants, Fittings, Property Connection points, etc. and processing of data into digital format, completion of database and survey certification list all to Water Authority's requirements.								
	PART C - STREET LIGHTING UPGRADES								
	Luminaire and Bracket	0.20%		14	No	750.00	10,500.00		10,500
	URD Pole	0.10%		2	No	2,500.00	5,000.00		5,000
	Conduit and Trenching/Bore including sand backfill and tape	0.66%		154	lin.m	225.00	34,650.00		34,650
	VESI Pits	0.03%		2	No	750.00	1,500.00		1,500
	PL Cable	0.20%		172	lin.m	60.00	10,320.00		10,320
	FOLCB	0.09%		3	No	1,500.00	4,500.00		4,500
	Project Management / Auditing	0.10%		1	item	5,000.00	5,000.00		5,000
	PART D - NBN								
	Conduit - P20	0.65%		1,048	lin.m	32.50	34,060.00		34,060
	Conduit - P50	0.35%		459	lin.m	40.00	18,360.00		18,360
	Conduit - P100	1.32%		1,202	lin.m	57.50	69,115.00		69,115
	Service Drop Access Pit - 650 x 280 x 565	0.17%		17	No	500.00	8,500.00		8,500
	Network Boundary/Local Network Pit (single lid) 700 x 450 x 650	0.23%		18	No	650.00	11,700.00		11,700
	Distribution/Local Network Connection Pit (dual lid) 1360 x 555 x 650	0.03%		1	No	1,100.00	1,100.00		1,100
	Distibution/Local Network Connection Pit 1360 x 555 x 860	0.09%		4	No	1,100.00	4,400.00		4,400
	Project Management / Auditing	0.10%		1	item	5,000.00	5,000.00		5,000
	PART E - RISING MAIN	3.32%		1	item	175,000.00	175,000.00		175,000
	SUB-TOTAL	**85.19%**					**4,490,801.00**		**4,490,801**

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Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

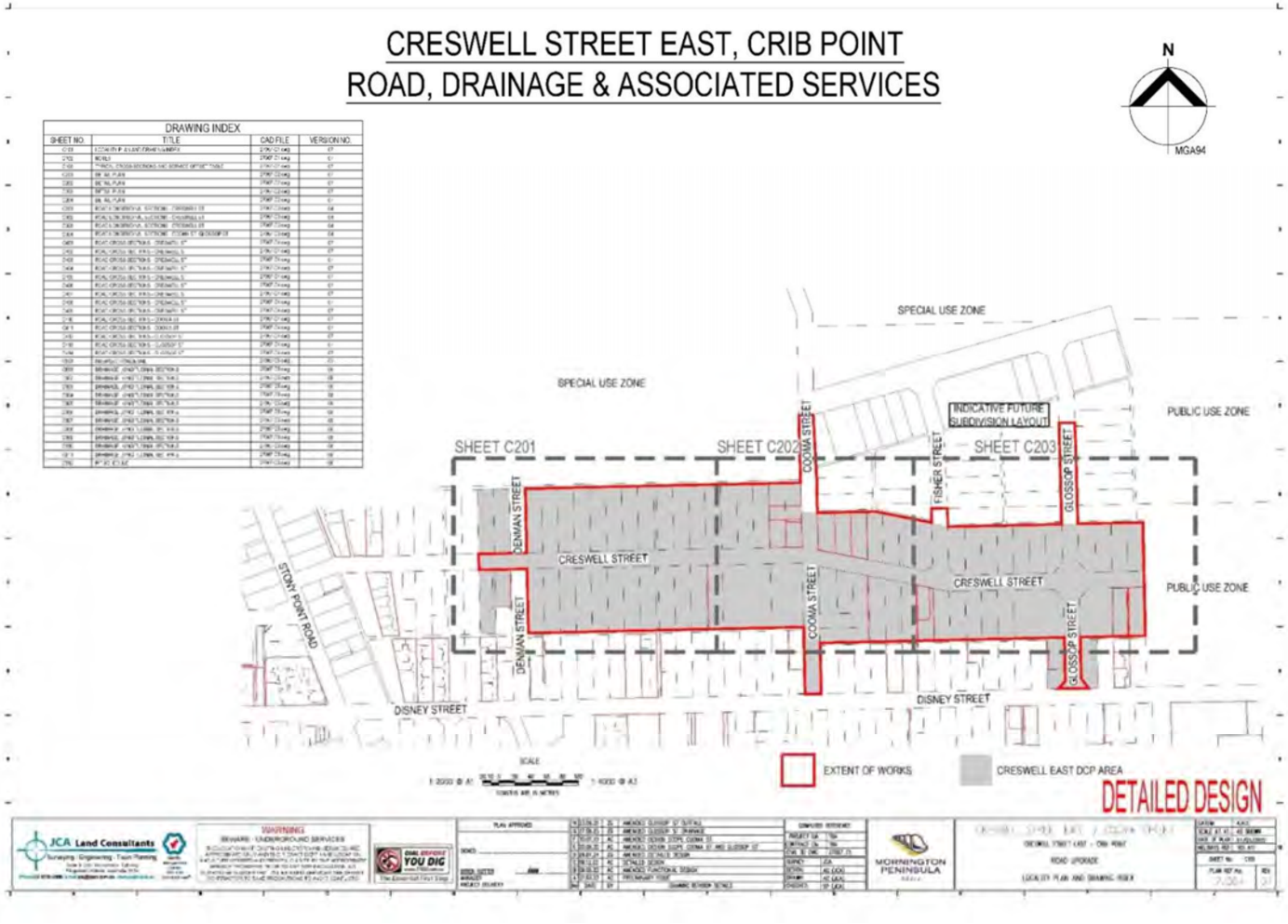
Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	PART F - PROVISIONALS								
	PROVISIONAL ITEMS								
	Note: All provisional items are inclusive of additional traffic management plans and all overheads associated with additional works. Contractor to be paid only for actual provisional sq.m., Cu.m, lin.m No. or Item placed. PI Items are only to be expedited as directed by the Superintendent and in accordance with Clause 11 of AS2124 General Conditions of Contract.								
	SERVICE MAIN RELOCATION ALLOWANCE	1.90%		1	item	100,000.00	100,000.00		100,000
	Coordination of the relocation of existing service mains to enable main drainage construction. Contractor to be paid actual cost plus 10% as evidenced by submission of authority invoice.								
	STRUCTURAL FILL	0.09%		50	cu.m.	90.00	4,500.00		4,500
	Supply all plant, labour and materials for the placement of structural fill. Structural fill will be required to fill the existing road formation to the underside of pavement (subgrade). Materials shall meet the requirements of VicRoads Type A. (Contractor to be paid only for volume of material actually placed.)								
	SUBGRADE IMPROVEMENT (LOCALISED)- Crushed Rock								
	Supply all plant, labour and materials for the excavation, removal, and disposal of unsuitable subgrade material, backfilling and compacted as specified with: (Contractor to be paid only for volume of material actually replaced.)								
	Class 3 crushed rock	0.91%		250	cu.m.	190.00	47,500.00		47,500
	Class 3 3% cement treated crushed rock	1.10%		250	cu.m.	230.00	57,500.00		57,500
	SUBGRADE STABILISATION (LARGE AREAS)	2.33%		6,135	sq.m.	20.00	122,700.00		122,700

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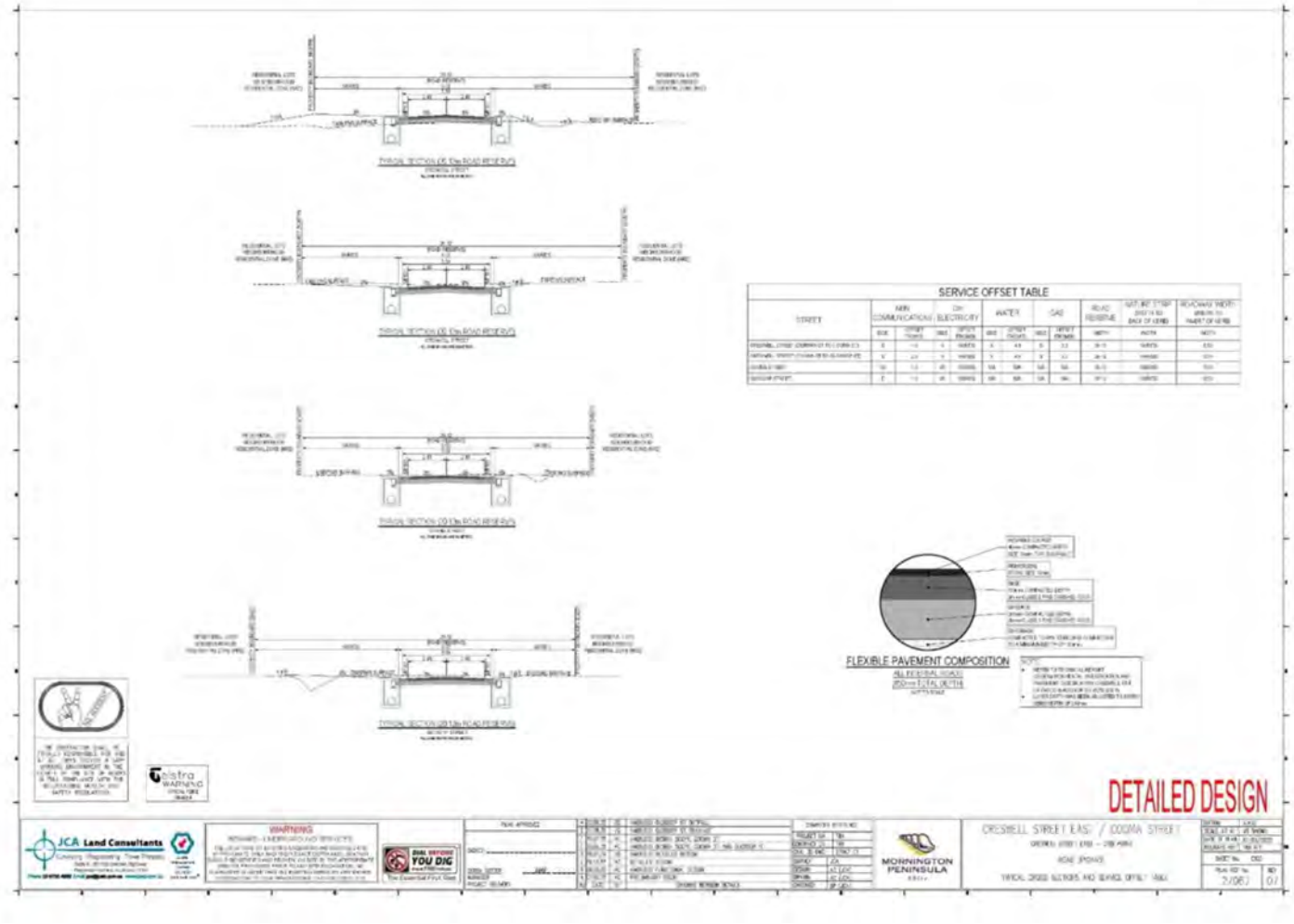
Elemental Summary

Project: Cresswelll Street Crib Point **Details:** Estimate July 2025
Building: Creswell Street Crib Point

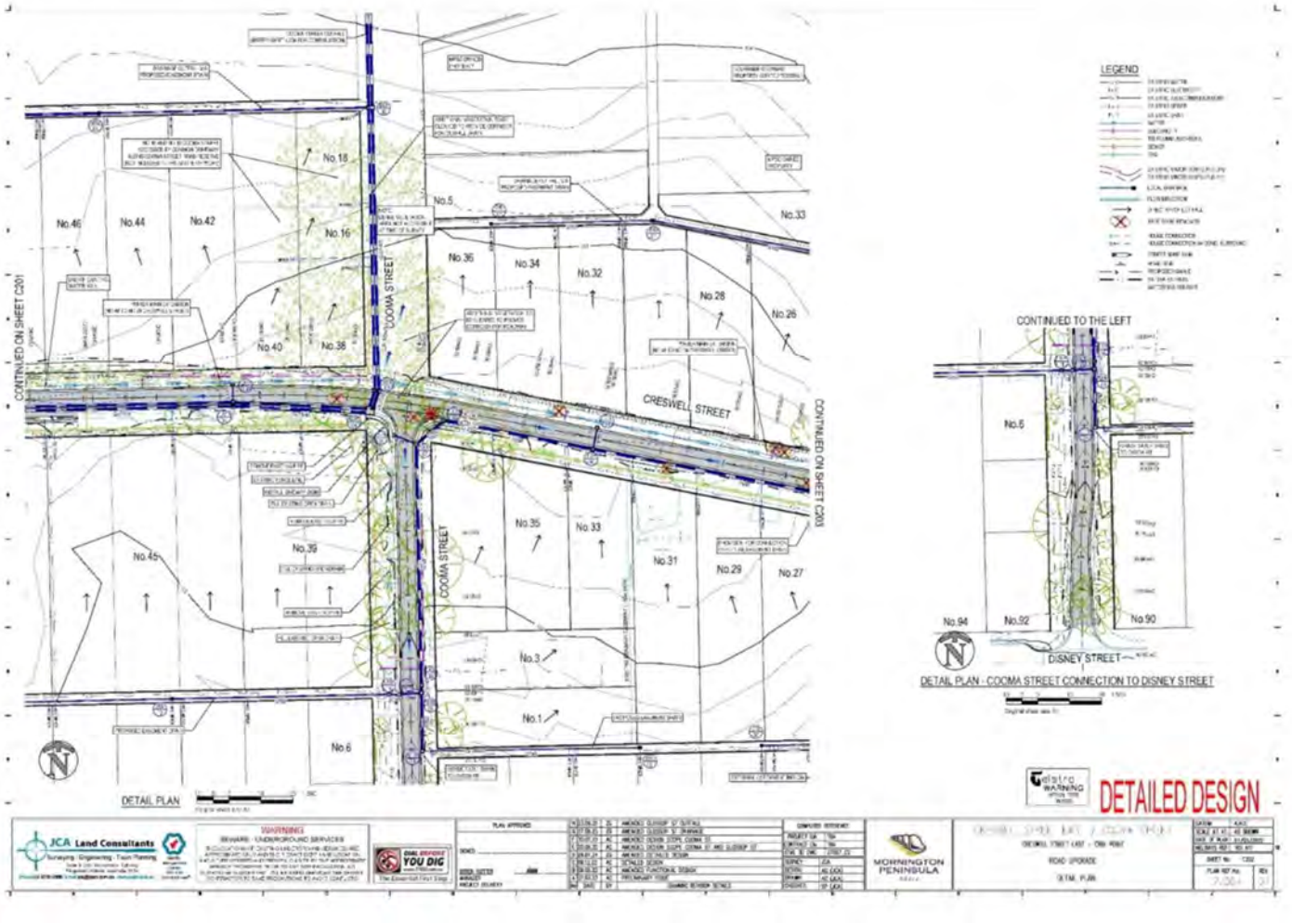
Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Stabilize 300mm depth of existing subgrade with 3% Lime and 2% cement as specified.								
	(Contractor to be paid only for area actually stabilised)								
	DISPOSAL OF CONSTRUCTION AND DEMOLITION WASTE								
	Supply all plant, labour and materials to excavate, cart and dispose of the following contaminated materials:								
	Contaminated Soil - Category A	0.00%		rate only	t				Excluded
	Contaminated Soil - Category B	0.00%		rate only	t				Excluded
	Contaminated Soil - Category C	0.00%		rate only	t				Excluded
	Construction and Demolition Waste	0.00%		rate only	t				Excluded
	Note that the rate for disposal of Construction and Demolition Waste shall apply to materials existing and in place prior to construction commencing. The contractor shall allow for disposal of all Construction and Demolition Waste generated by the works.								
	CONTINGENCY	8.52%		**10%**	%				449,080
	Rounding	0.00%							-81
	TOTAL	**100.00 %**							**5,272,000**
	Exclusions:								
	GST								
	Professional fees including contract administration and supervision costs								
	Cost escalation beyond July 2025								
	Vegetation offsets, if applicable								
		100.00%							**5,272,001**


CRESWELL STREET EAST, CRIB POINT
ROAD, DRAINAGE & ASSOCIATED SERVICES
DRAWING INDEX
SHEET NO.
TITLE
CAD FILE
VERSION NO.
N
MGA94
SPECIAL USE ZONE
SPECIAL USE ZONE
INDICATIVE FUTURE SUBDIVISION LAYOUT
PUBLIC USE ZONE
SHEET C201
SHEET C202
SHEET C203
COOMA STREET
FISHER STREET
GLOSSOP STREET
DENMAN STREET
CRESWELL STREET
CRESWELL STREET
PUBLIC USE ZONE
STONY POINT ROAD
DENMAN STREET
COOMA STREET
GLOSSOP STREET
DISNEY STREET
DISNEY STREET
SCALE
EXTENT OF WORKS
CRESWELL EAST DCP AREA
DETAILED DESIGN
JCA Land Consultants
WARNING
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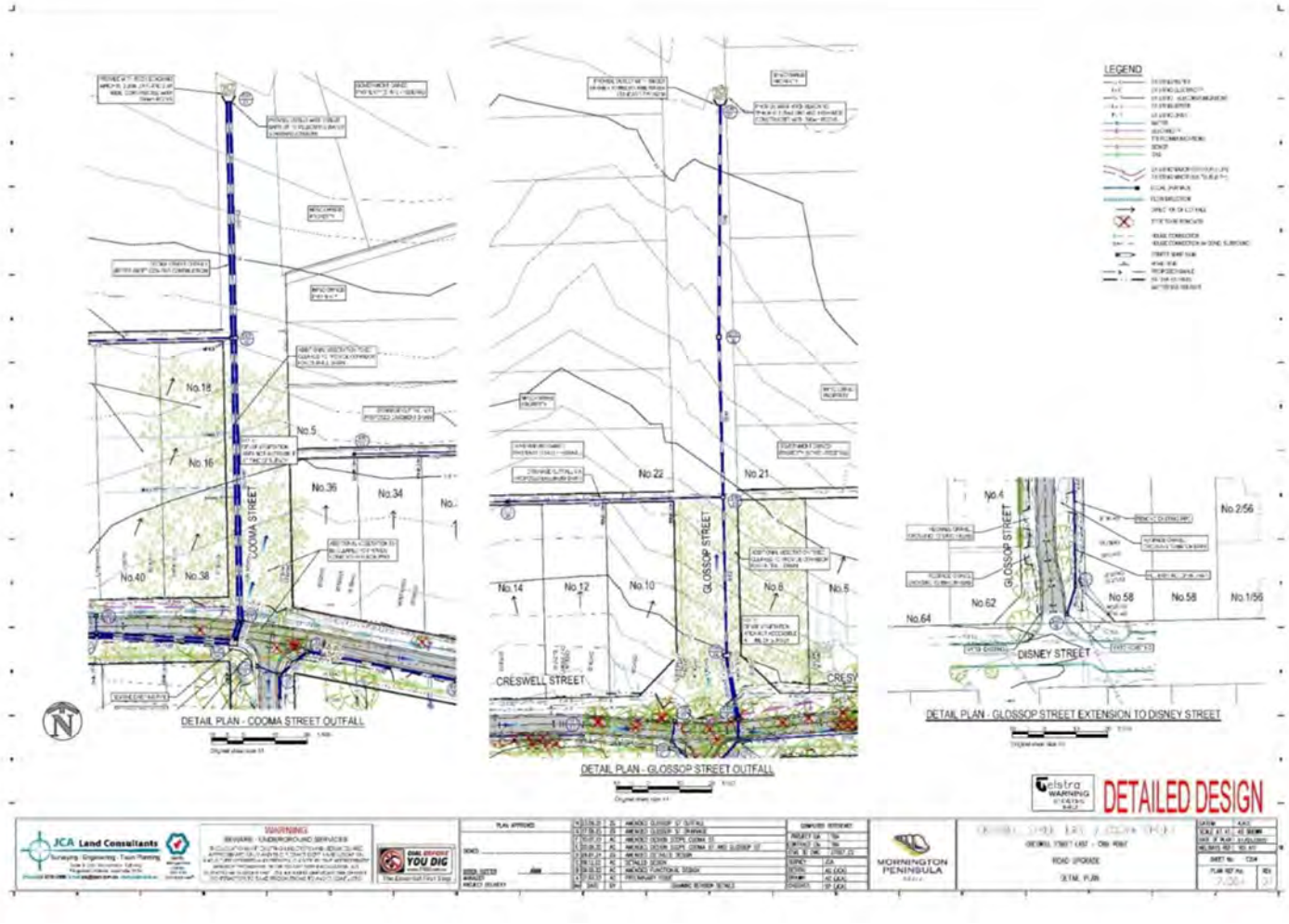

DETAILED DESIGN
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WARNING
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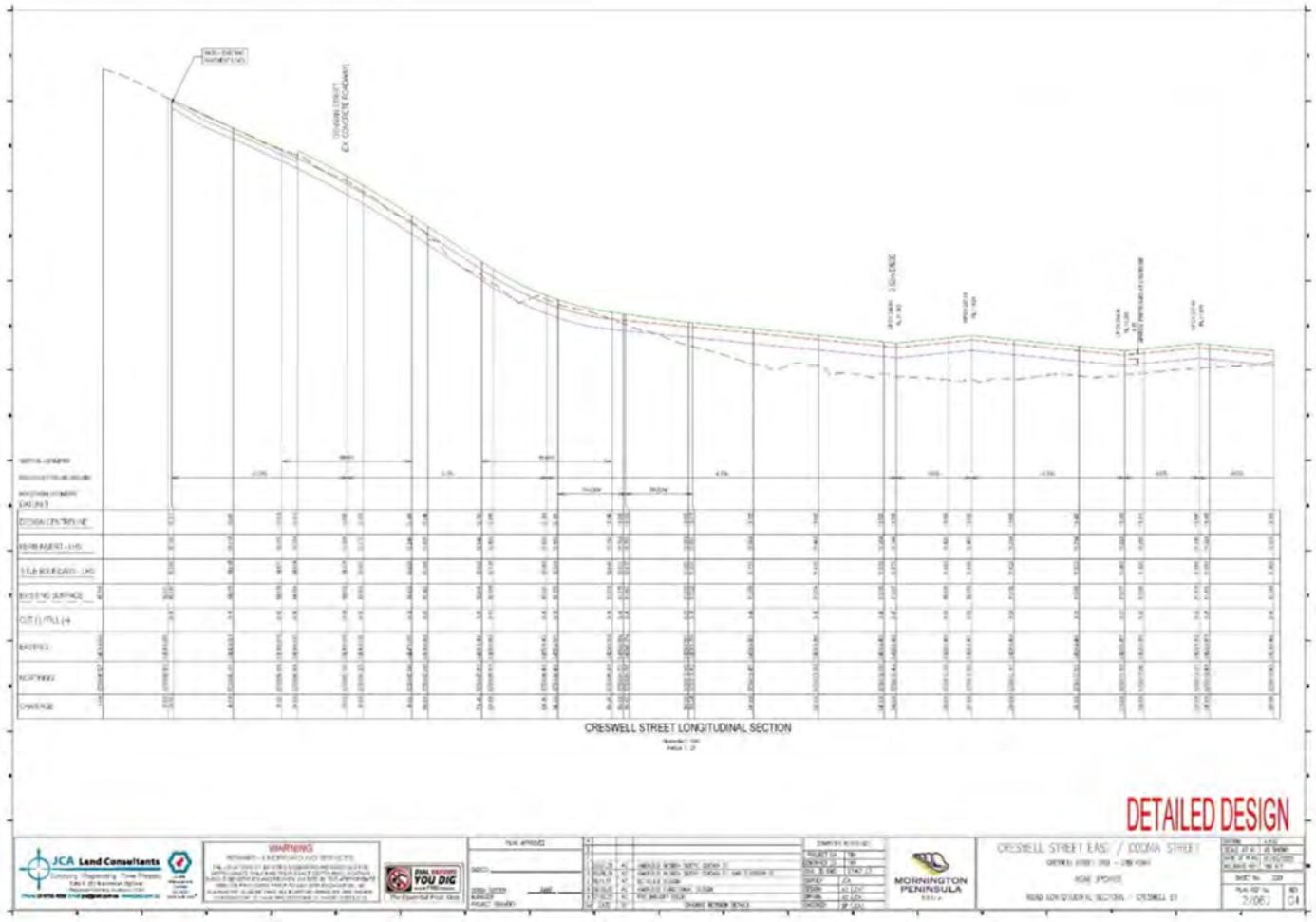

SERVICE OFFSET TABLE
FLEXIBLE PAVEMENT COMPOSITION
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JCA Land Consultants
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CRESWELL STREET EAST / COOMA STREET

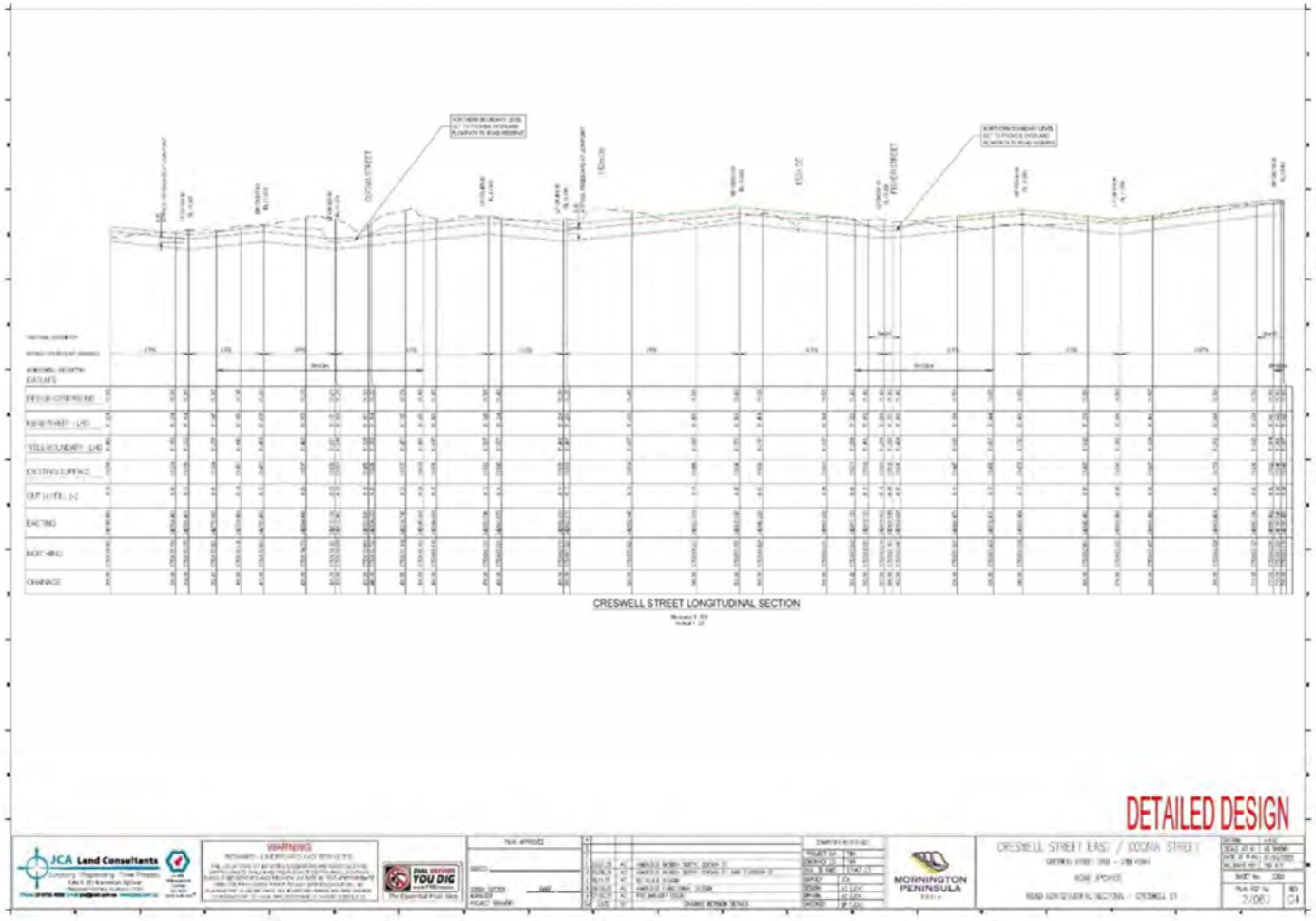

LEGEND
CRESWELL STREET
DENMAN STREET
No.78
No.76
No.74
No.72
No.70
No.68
No.66
No.62
No.60
No.58
No.56
No.54
No.52
No.50
No.48
No.81
No.79
No.77
No.75
No.77A
No.10
No.73
No.71
No.63
No.61
No.59
No.57
No.55
No.53
No.51
No.49
No.7
No.4/110
No.110
CONTINUED ON SHEET C202
DETAIL PLAN
DETAILED DESIGN
JCA Land Consultants
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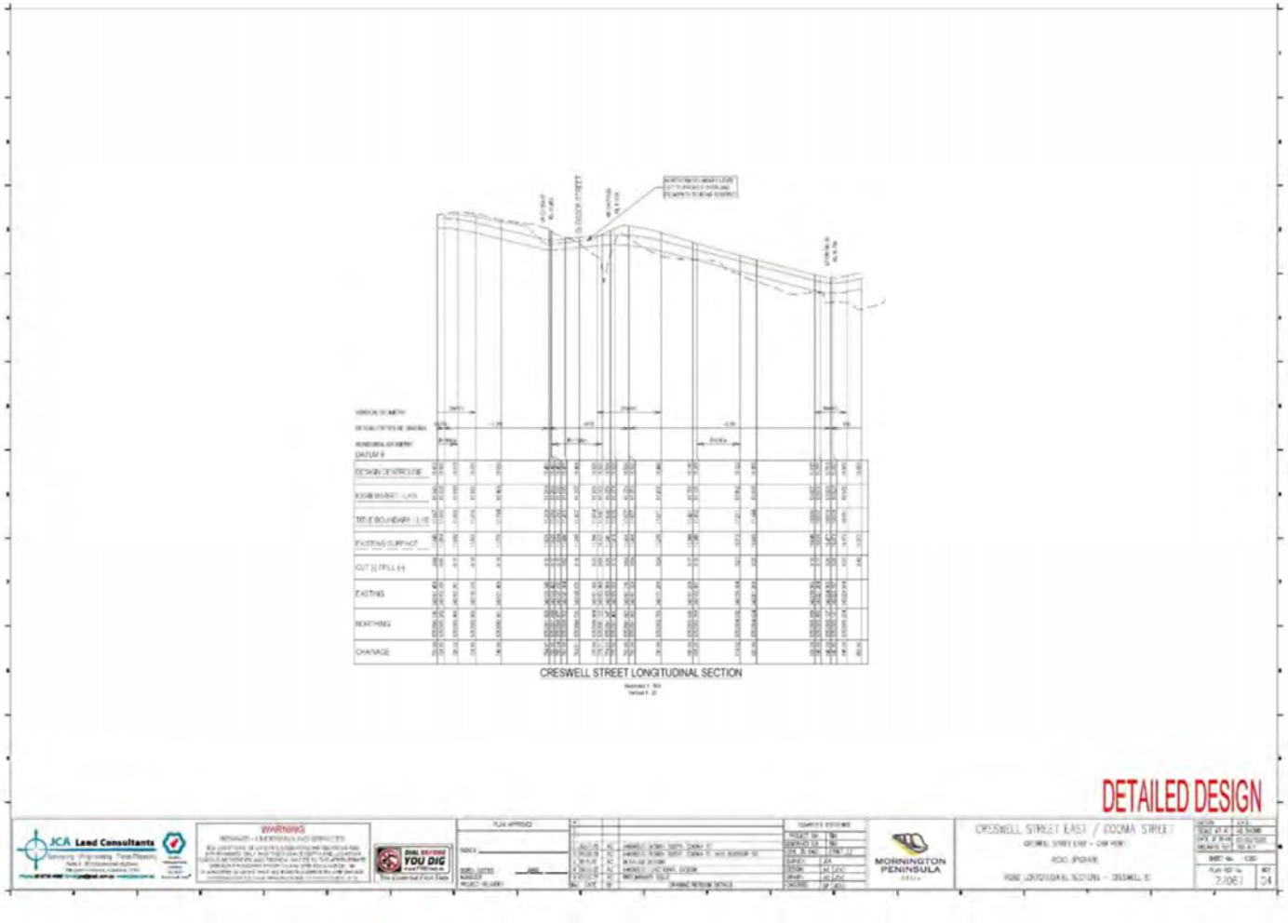

LEGEND
CONTINUED TO THE LEFT
CONTINUED ON SHEET C201
CONTINUED ON SHEET C203
COOMA STREET
CRESWELL STREET
DISNEY STREET
No.46
No.44
No.42
No.40
No.38
No.36
No.34
No.32
No.28
No.26
No.18
No.16
No.5
No.33
No.45
No.39
No.35
No.33
No.31
No.29
No.27
No.6
No.3
No.1
No.94
No.92
No.90
DETAIL PLAN
DETAIL PLAN - COOMA STREET CONNECTION TO DISNEY STREET
DETAILED DESIGN
JCA Land Consultants
MORNINGTON PENINSULA
ROAD UPGRADE
DETAIL PLAN

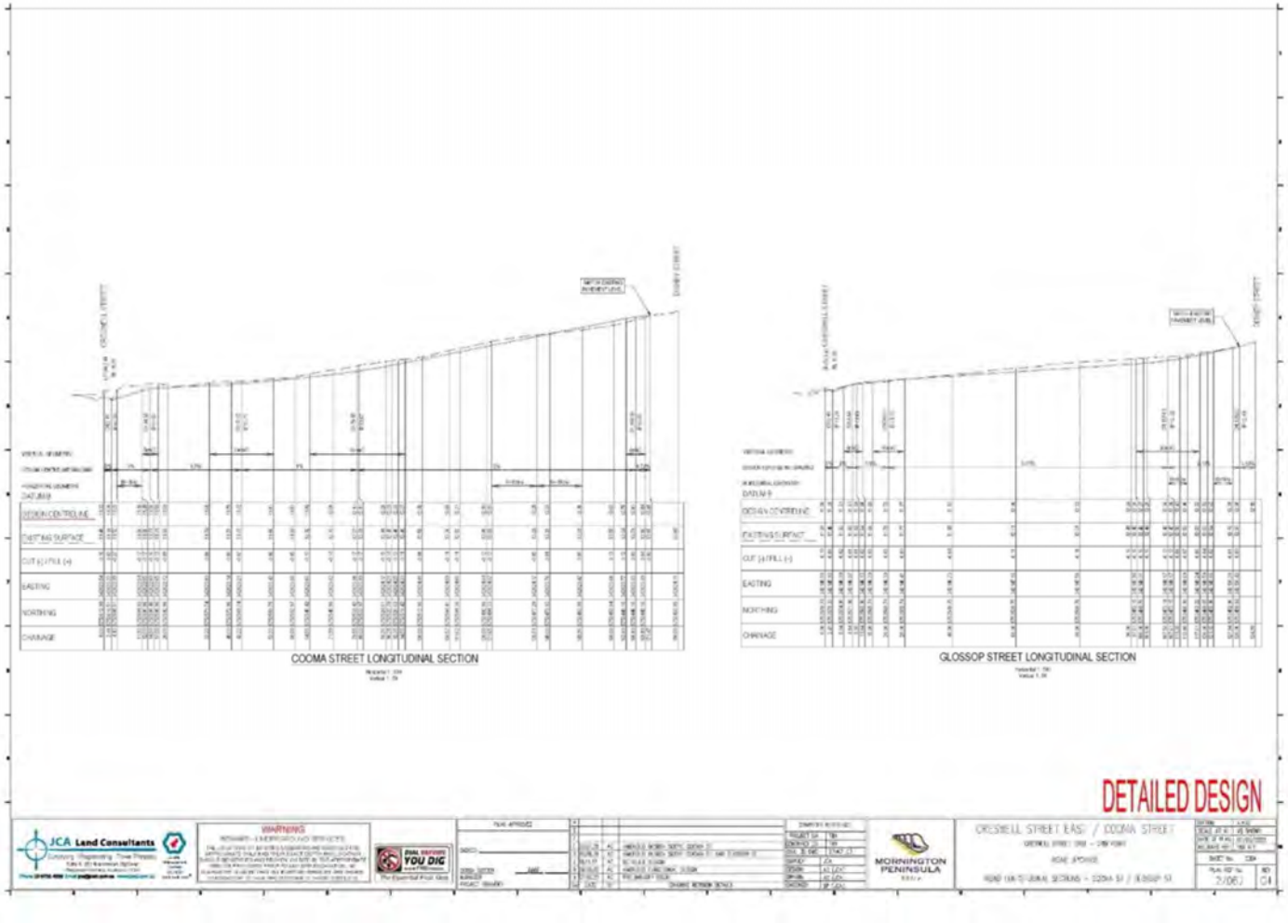

LEGEND
No.33
No.22
No.21
No.24
No.22
No.20
No.18
No.16
No.14
No.12
No.10
No.8
No.6
No.4
No.2
FISHER STREET
GLOSSOP STREET
CRESWELL STREET
CRESWELL STREET
CONTINUED ON SHEET C203
PUBLIC USE ZONE
No.25
No.23
No.21
No.19
No.17
No.15
No.9
No.5
No.3
No.1
No.25
No.3/58
GLOSSOP STREET
DETAIL PLAN
REFER SHEET C204
DETAILED DESIGN
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MORNINGTON PENINSULA

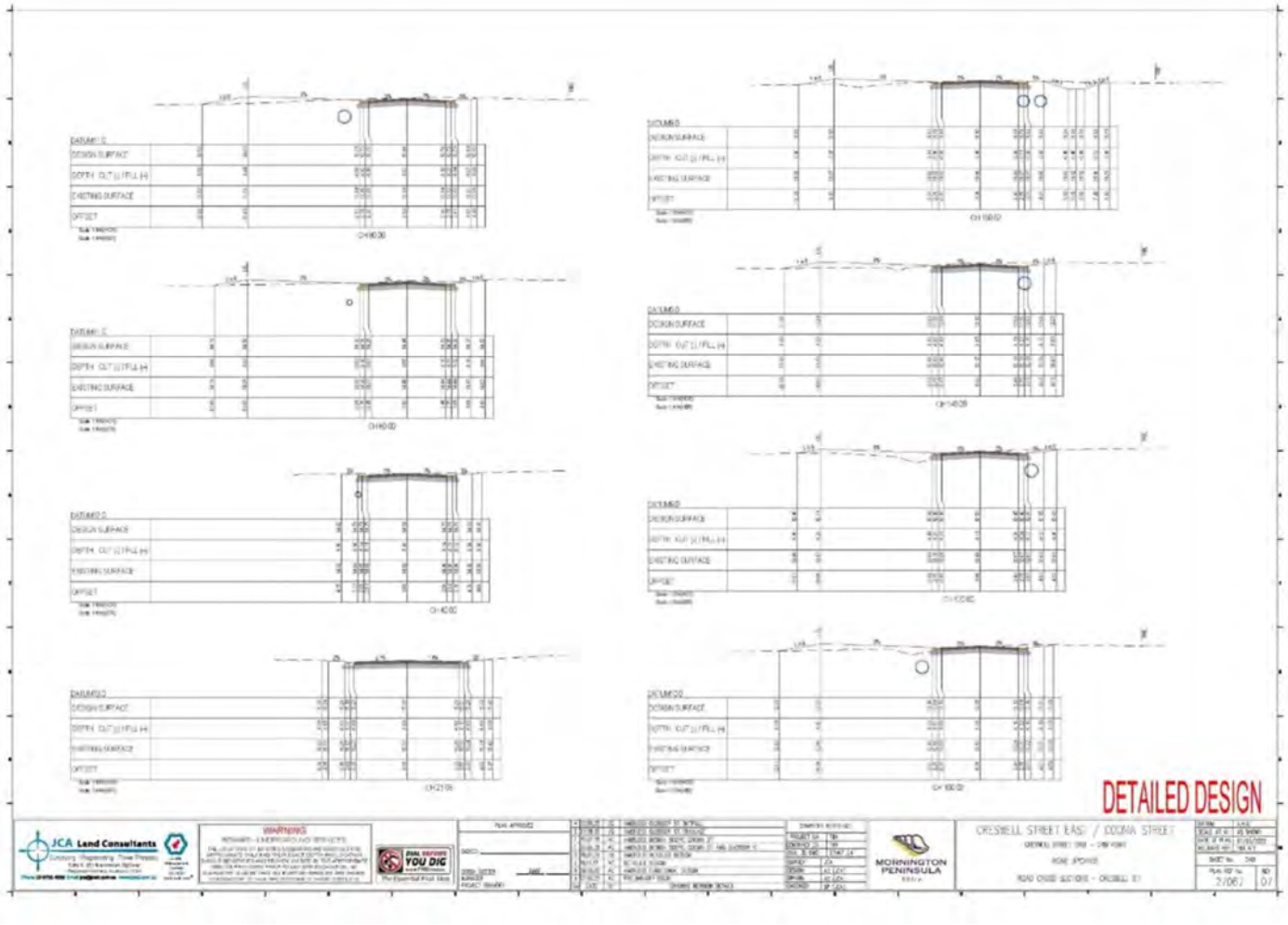

LEGEND
COOMA STREET
GLOSSOP STREET
CRESWELL STREET
DISNEY STREET
No.18
No.16
No.5
No.36
No.34
No.40
No.38
No.22
No.21
No.14
No.12
No.10
No.8
No.5
No.4
No.2/56
No.62
No.58
No.58
No.1/56
No.64
DETAIL PLAN - COOMA STREET OUTFALL
DETAIL PLAN - GLOSSOP STREET OUTFALL
DETAIL PLAN - GLOSSOP STREET EXTENSION TO DISNEY STREET
DETAILED DESIGN
JCA Land Consultants
WARNING
MORNINGTON PENINSULA
ROAD UPGRADE

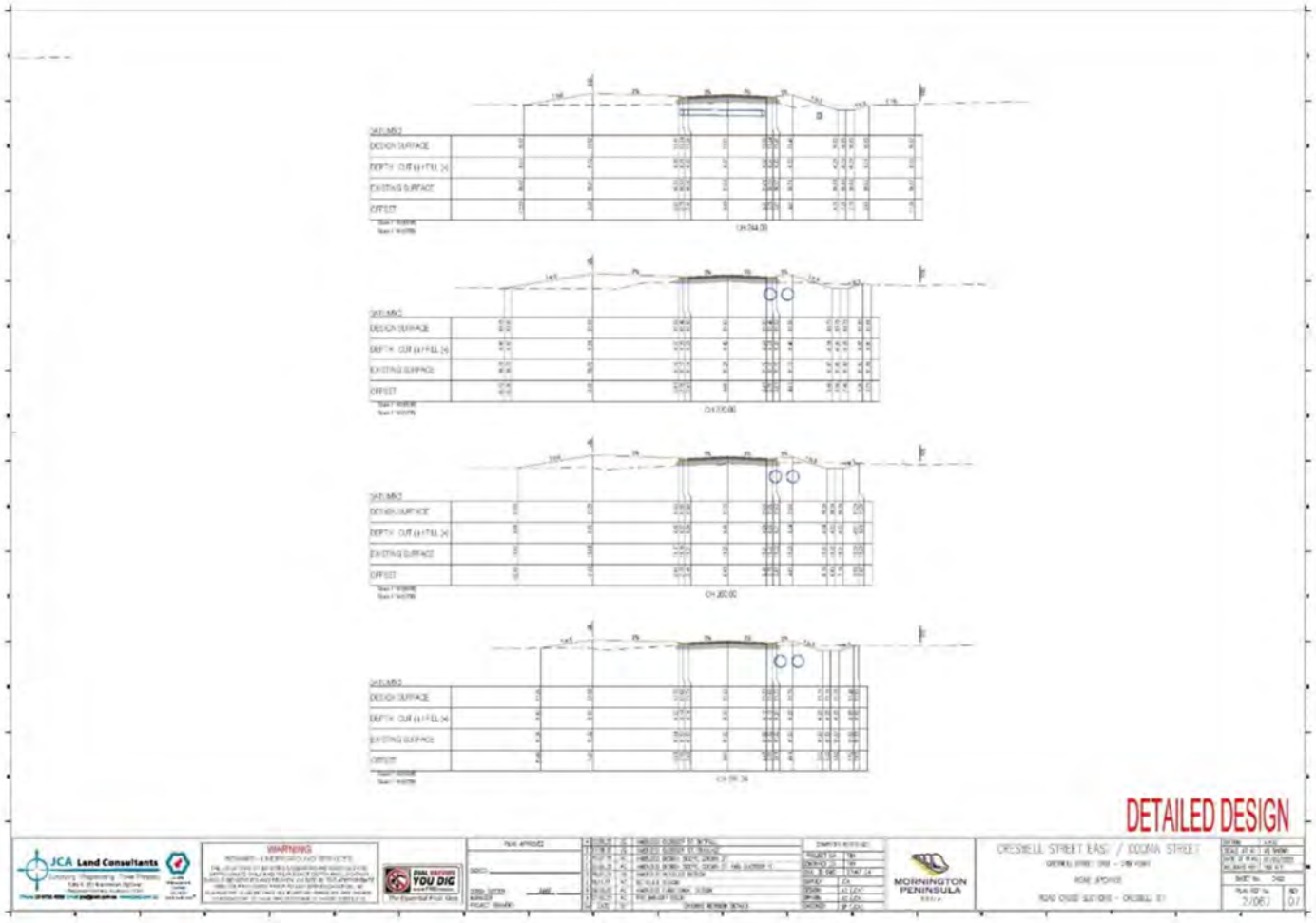

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CRESWELL STREET EAST / COOMA STREET

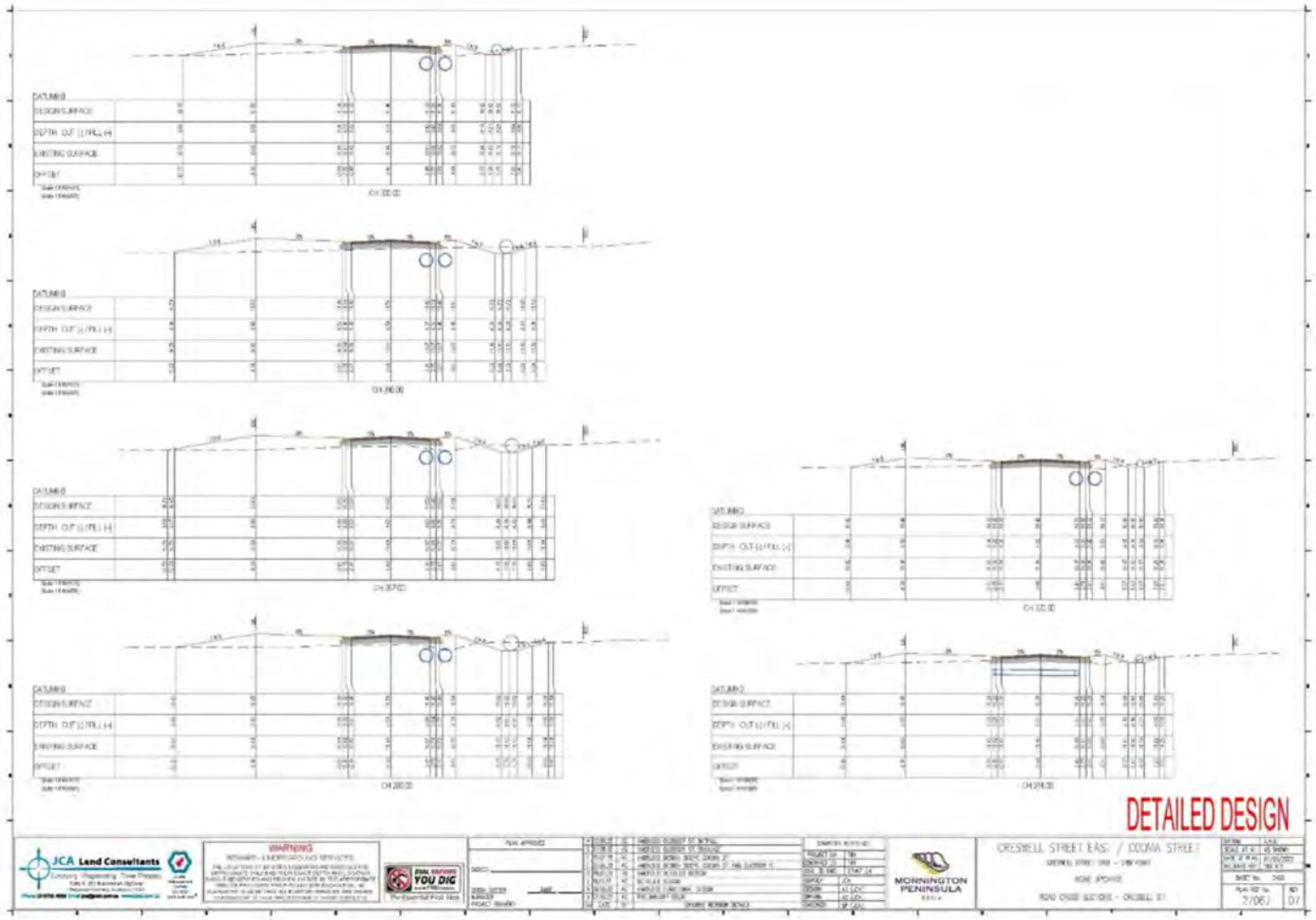

CRESWELL STREET LONGITUDINAL SECTION
DETAILED DESIGN
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CRESWELL STREET LONGITUDINAL SECTION
DETAILED DESIGN
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COOMA STREET LONGITUDINAL SECTION
GLOSSOP STREET LONGITUDINAL SECTION
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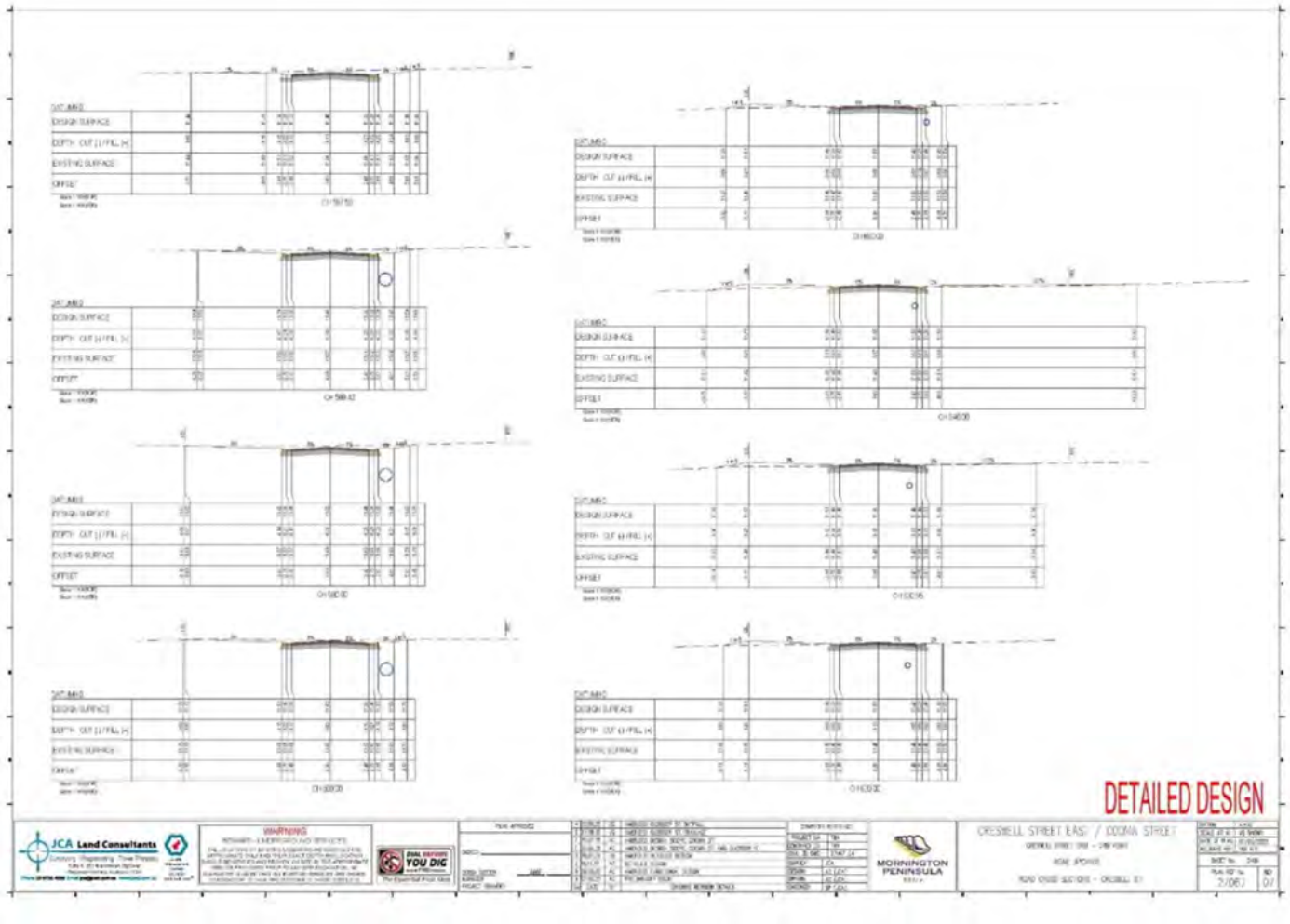

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CRESWELL STREET EAST / COOMA STREET

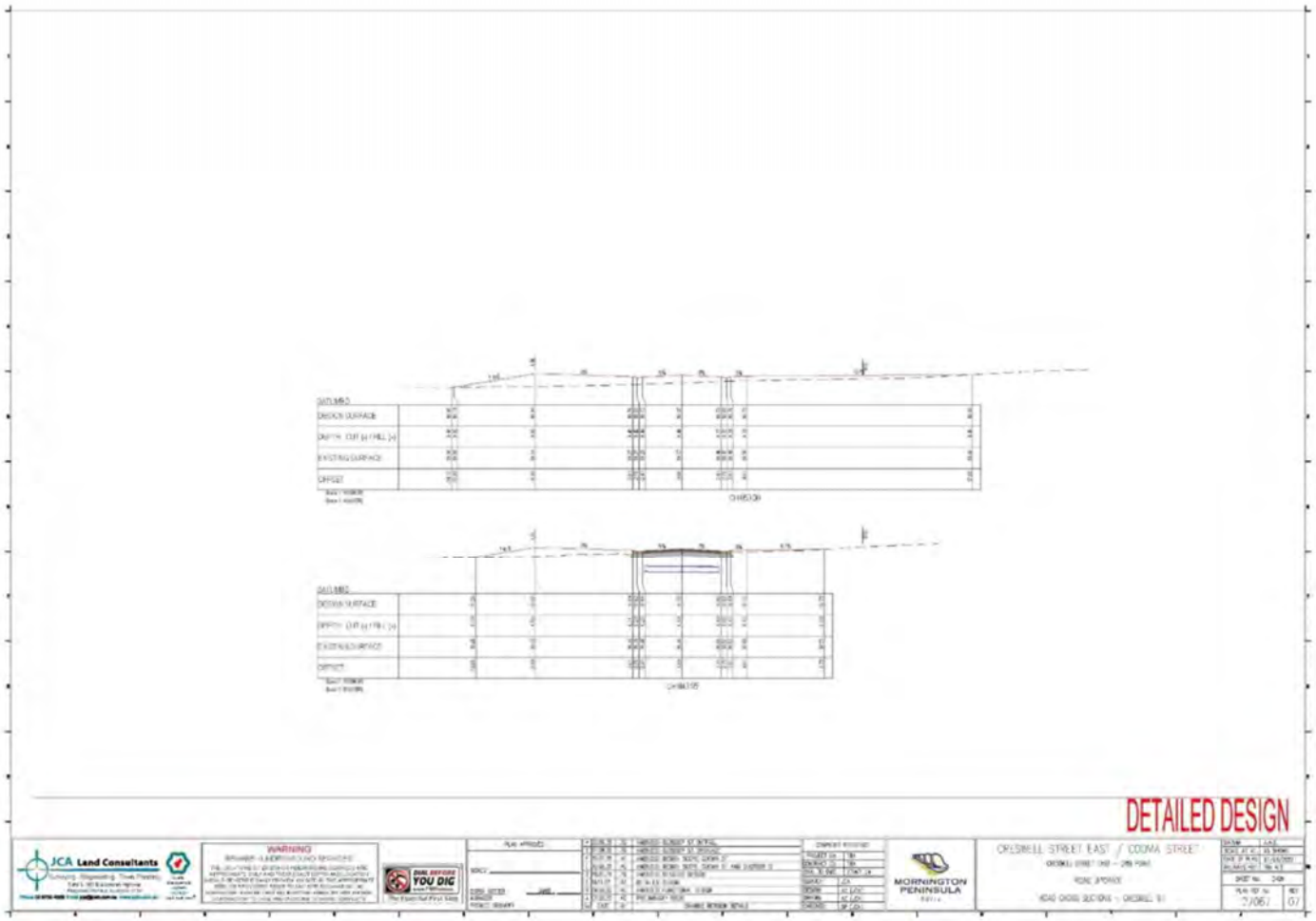

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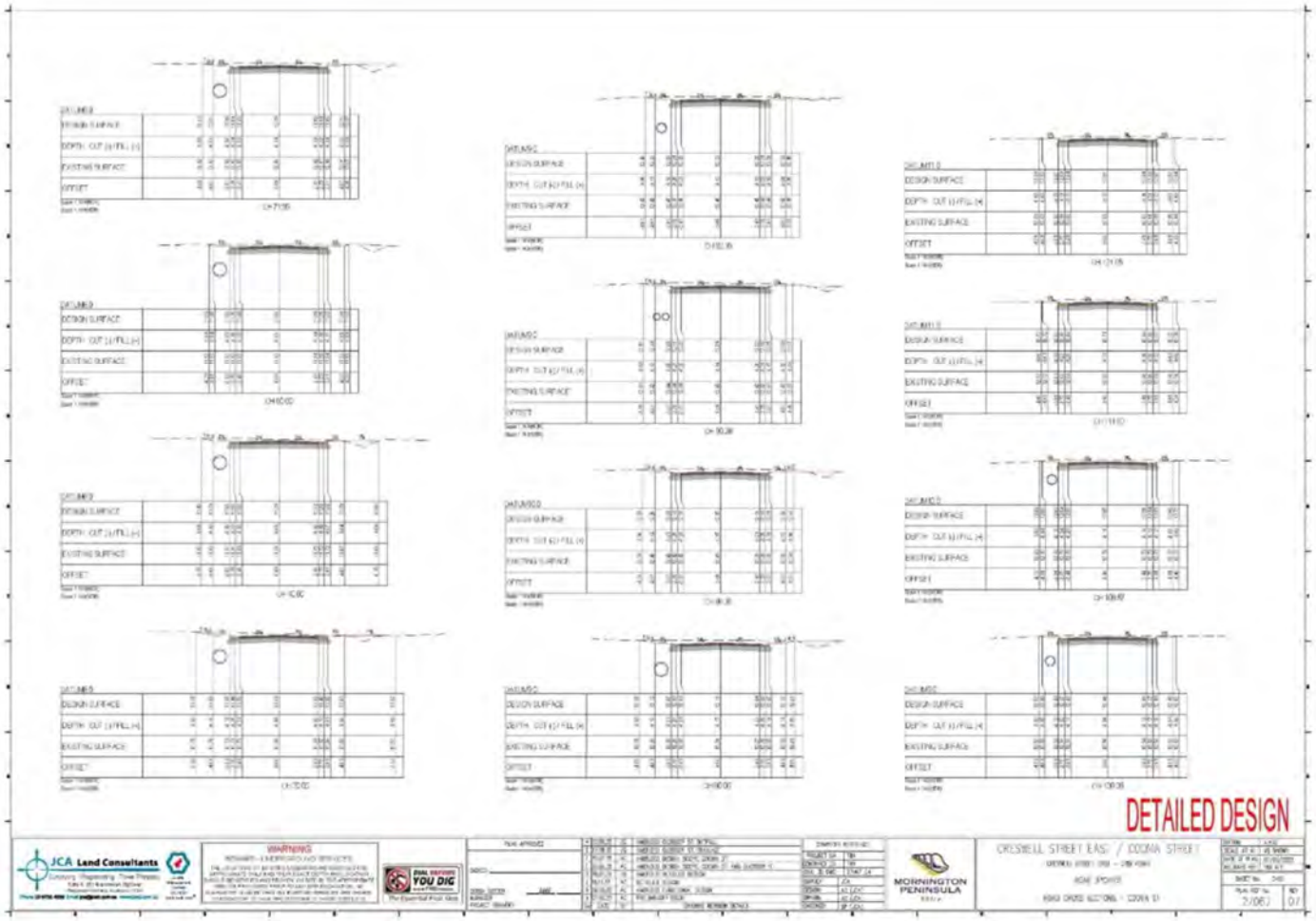

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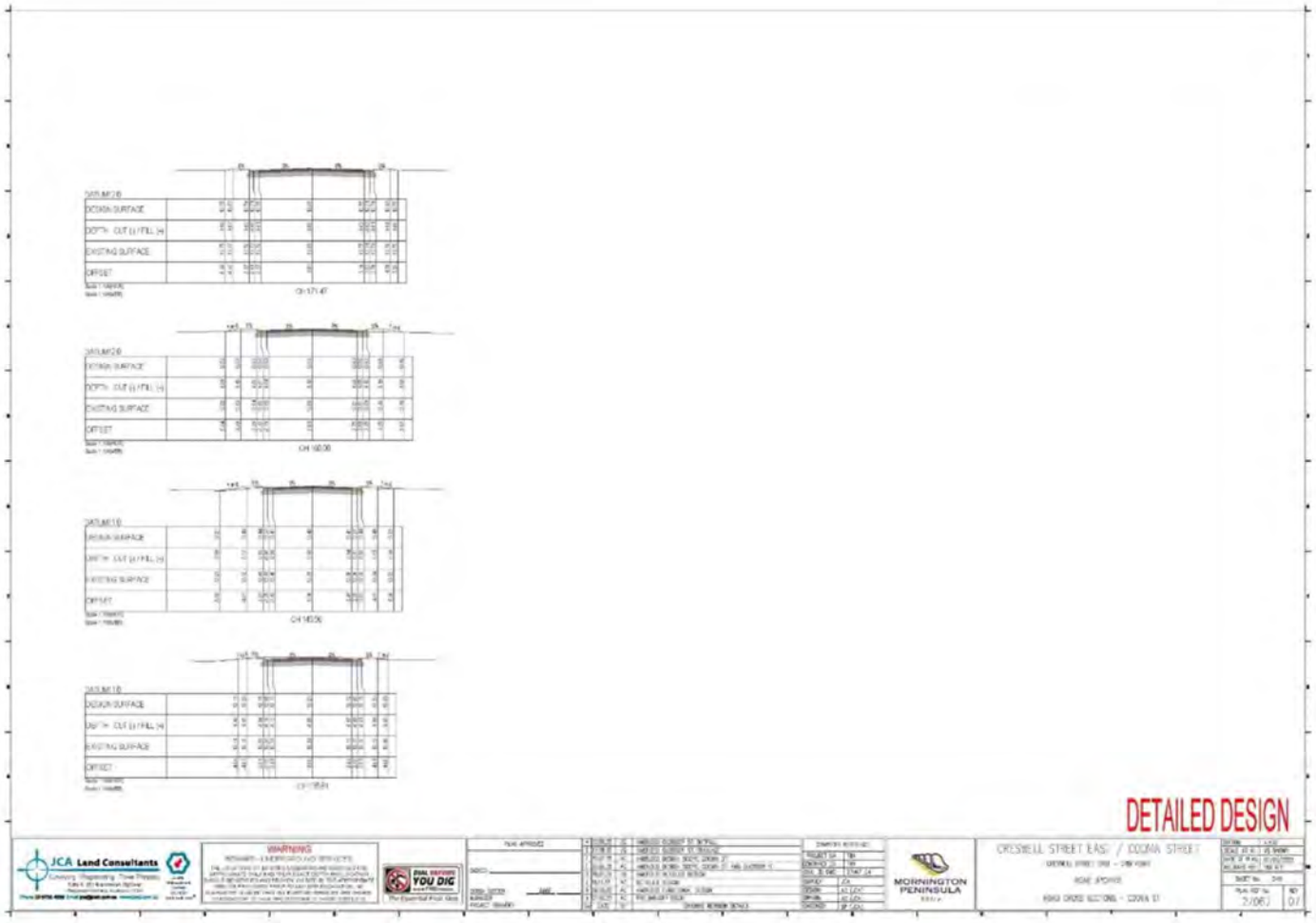

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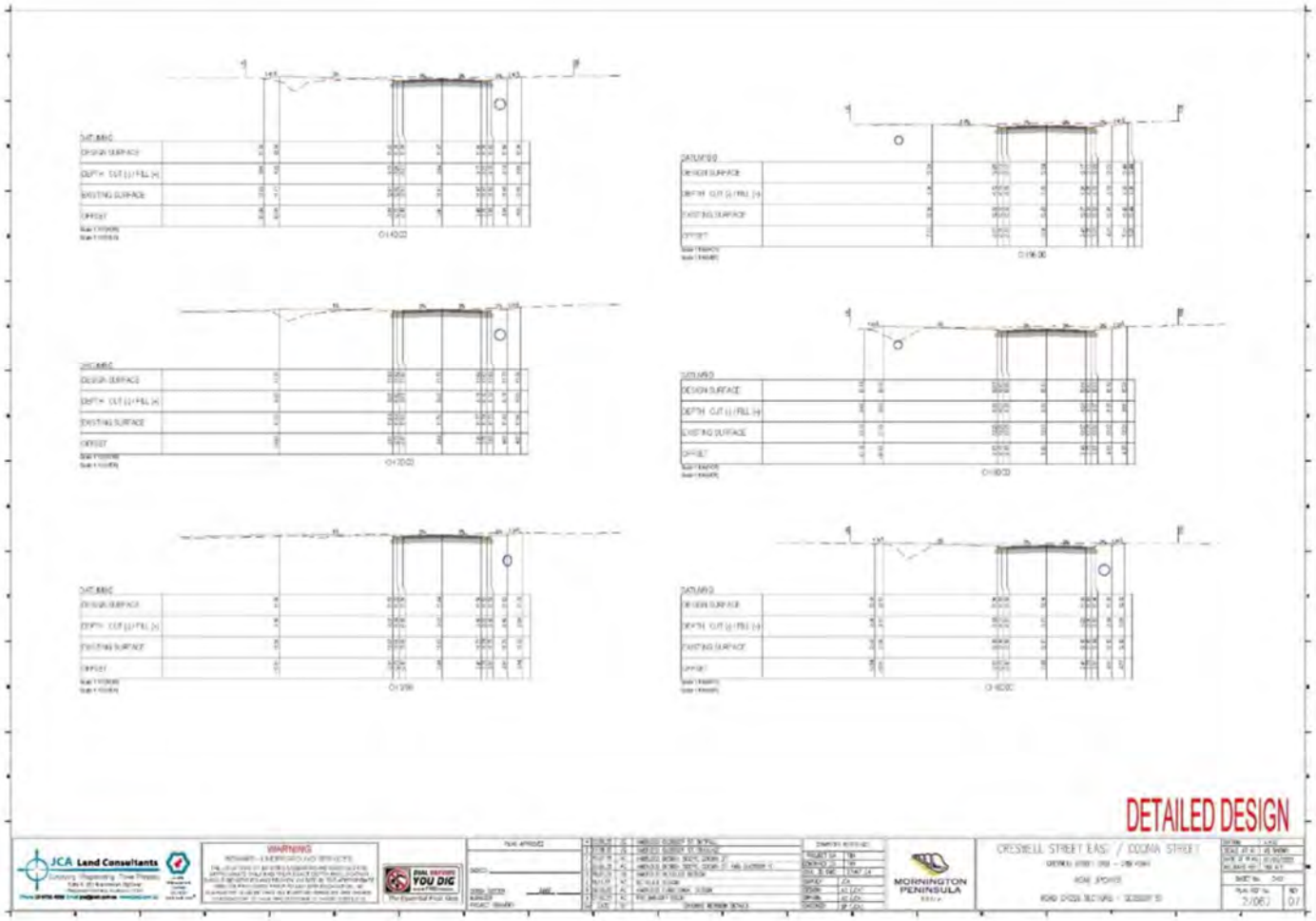

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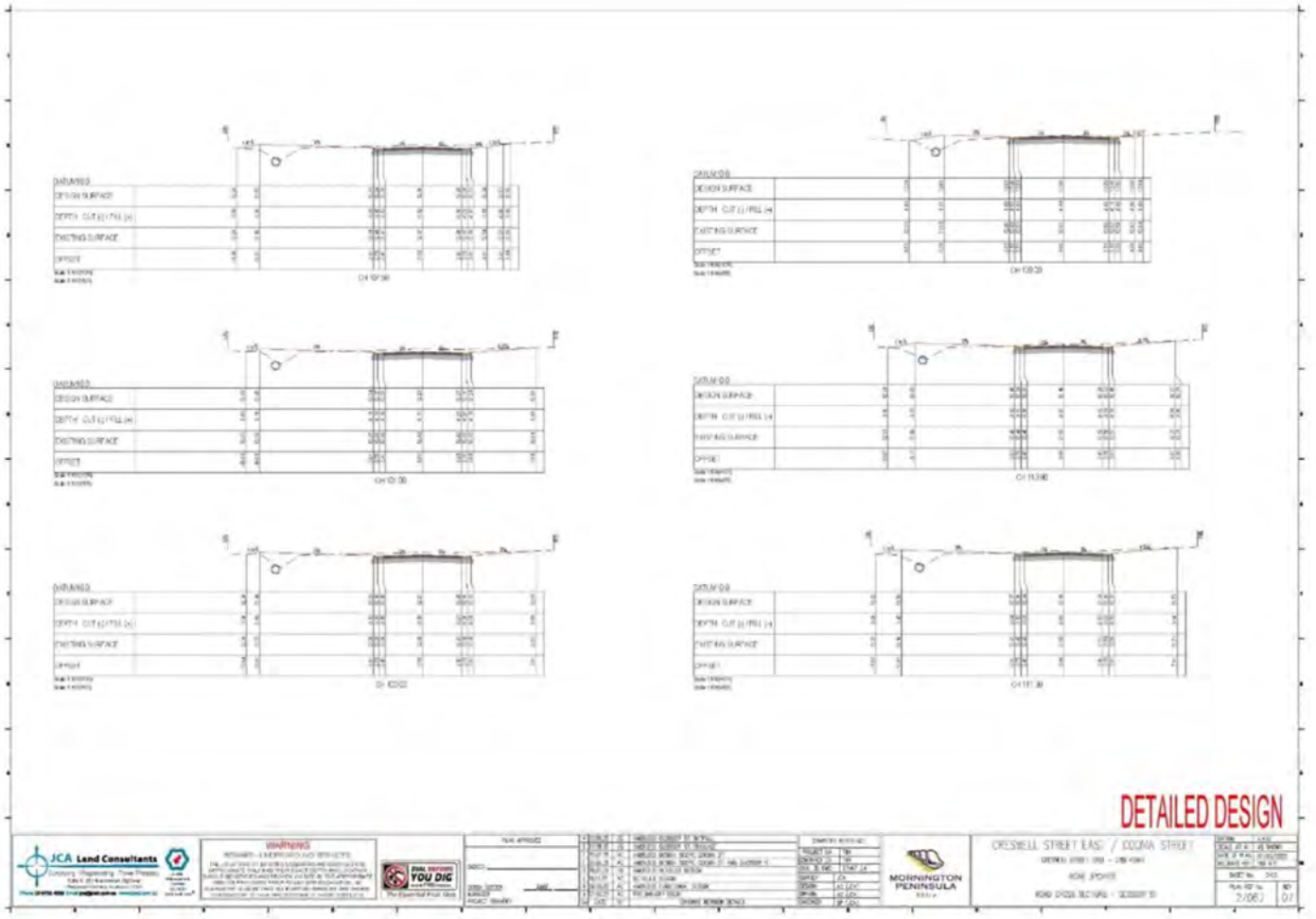

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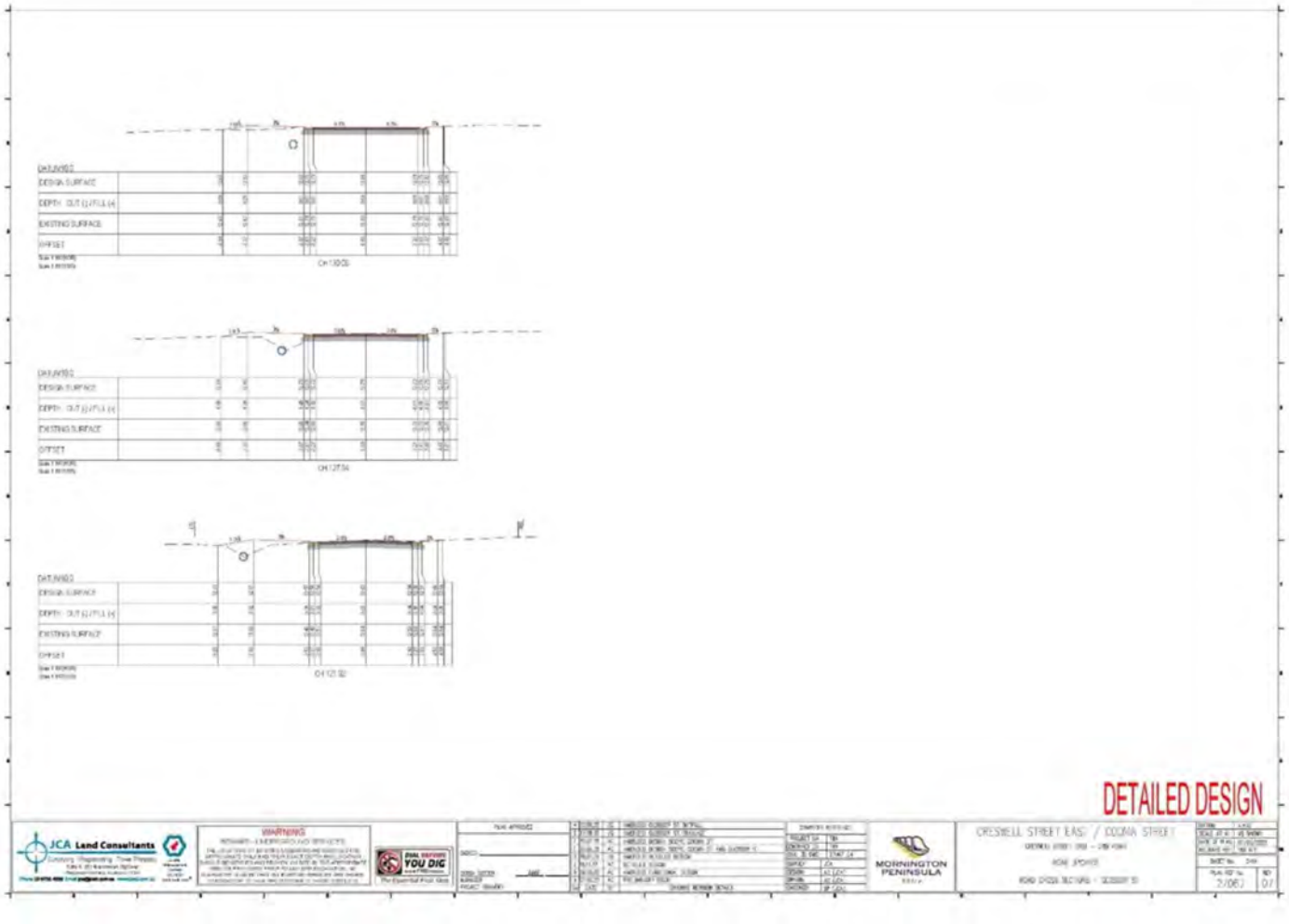

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CRESWELL STREET EAST / COOMA STREET

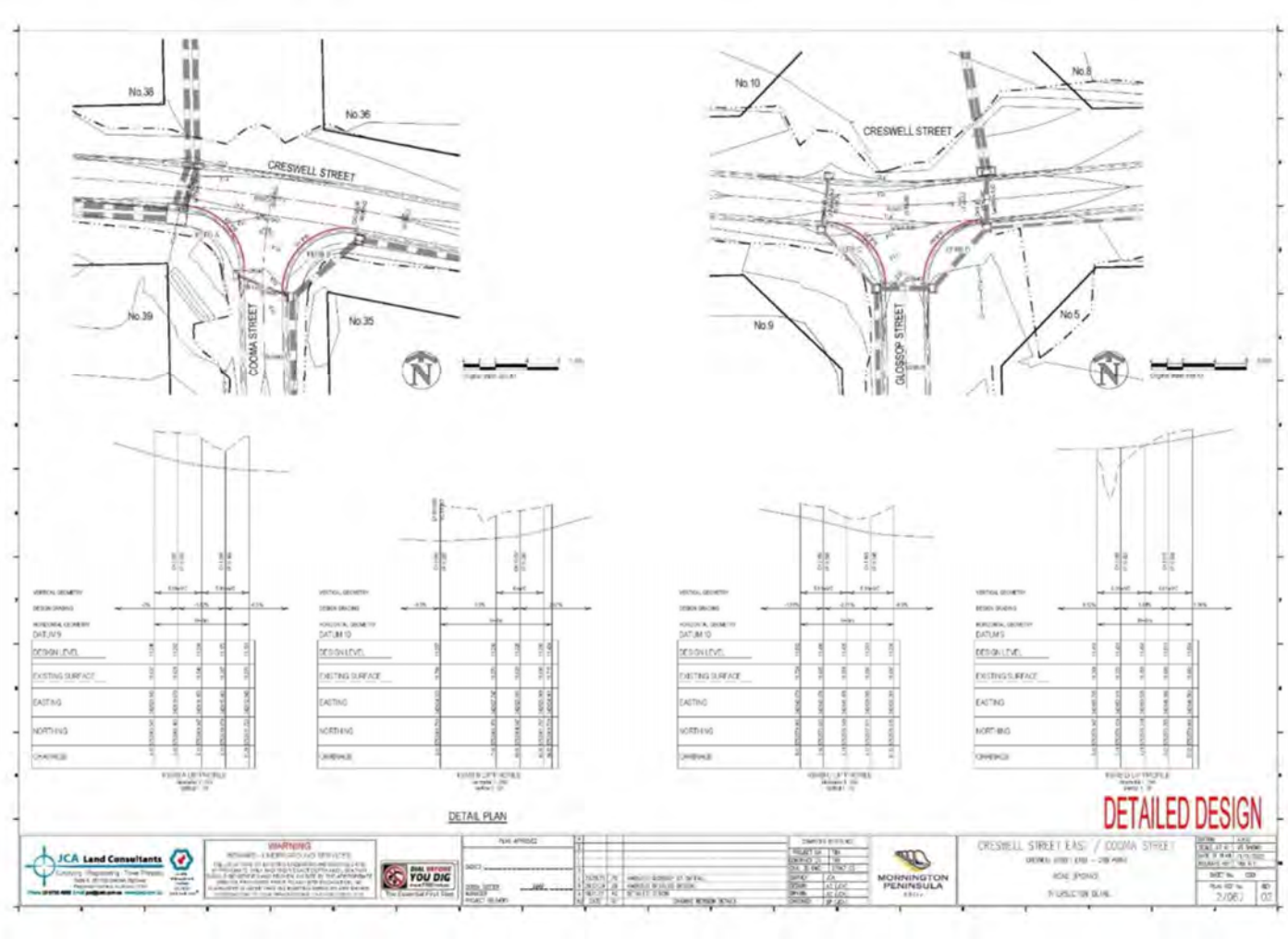

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CRESWELL STREET EAST / COOMA STREET

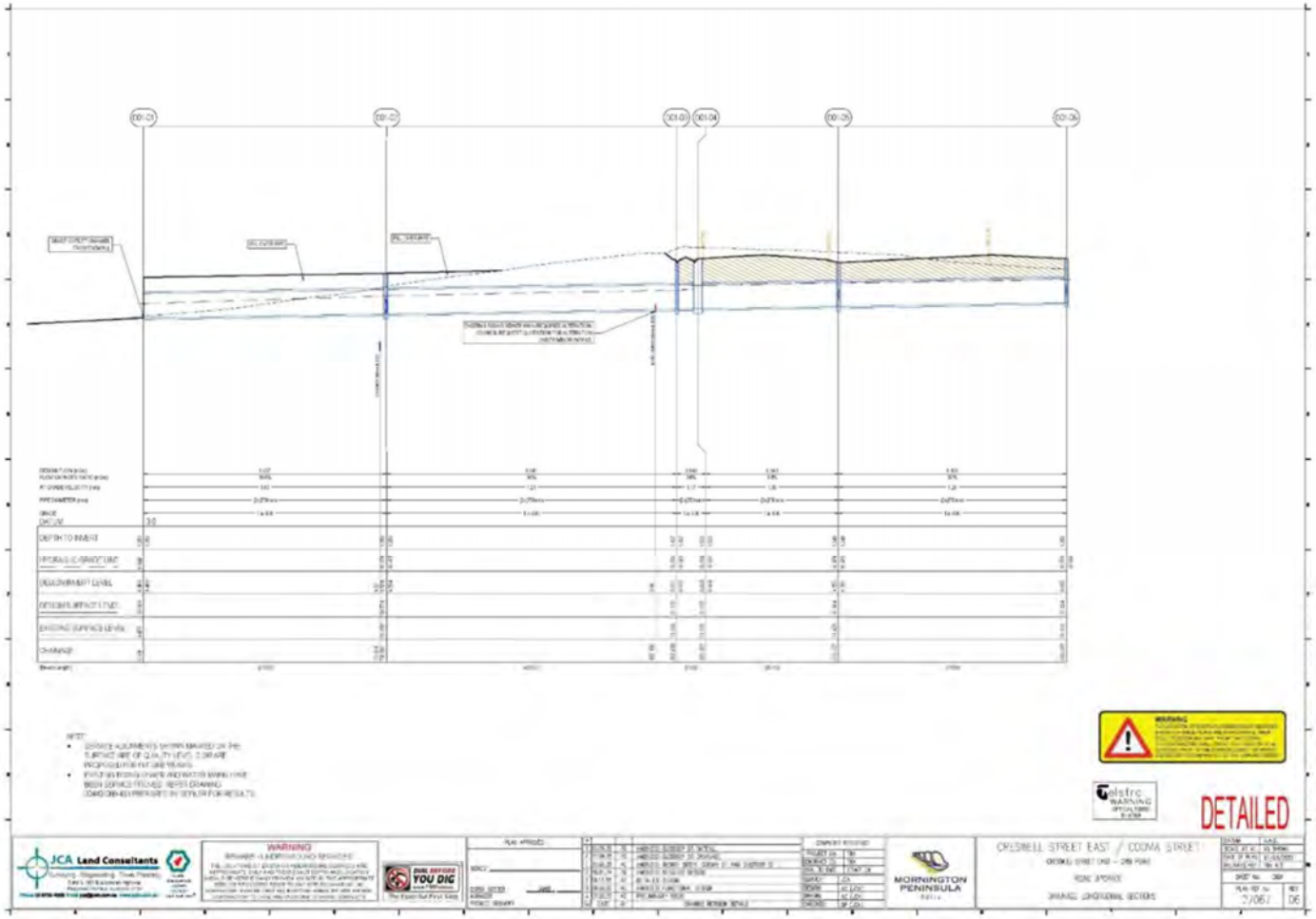

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CRESWELL STREET EAST / COOMA STREET

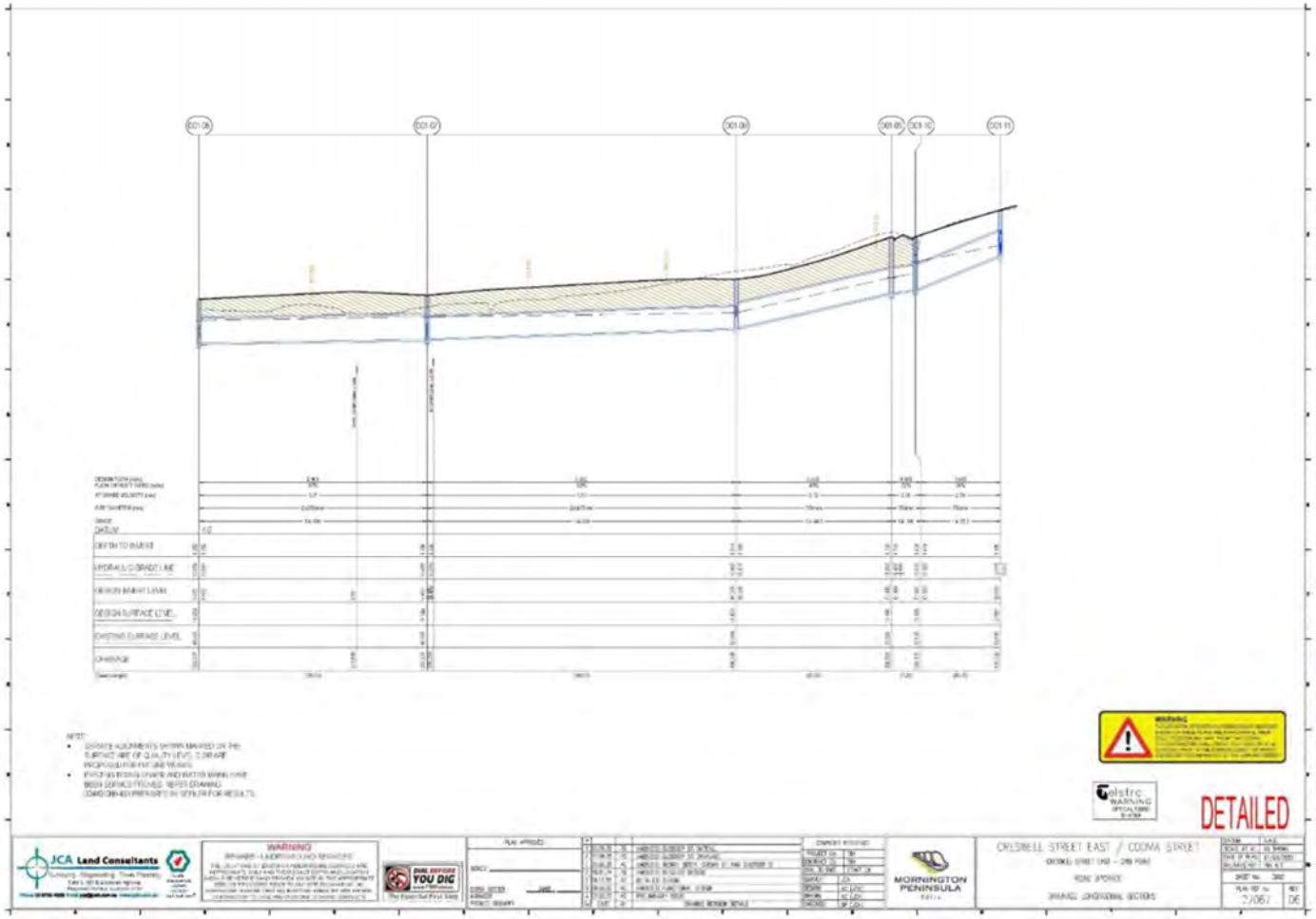

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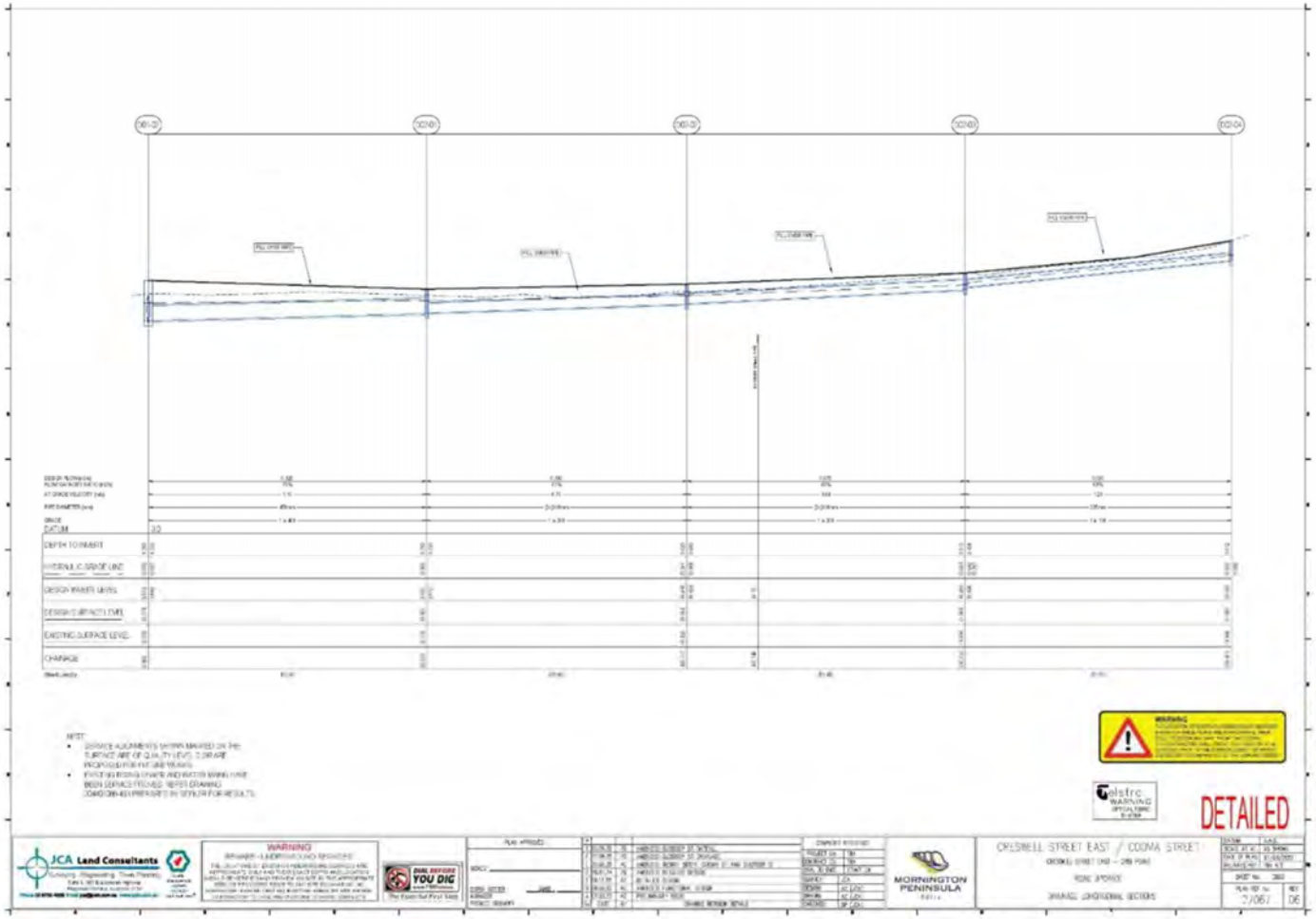

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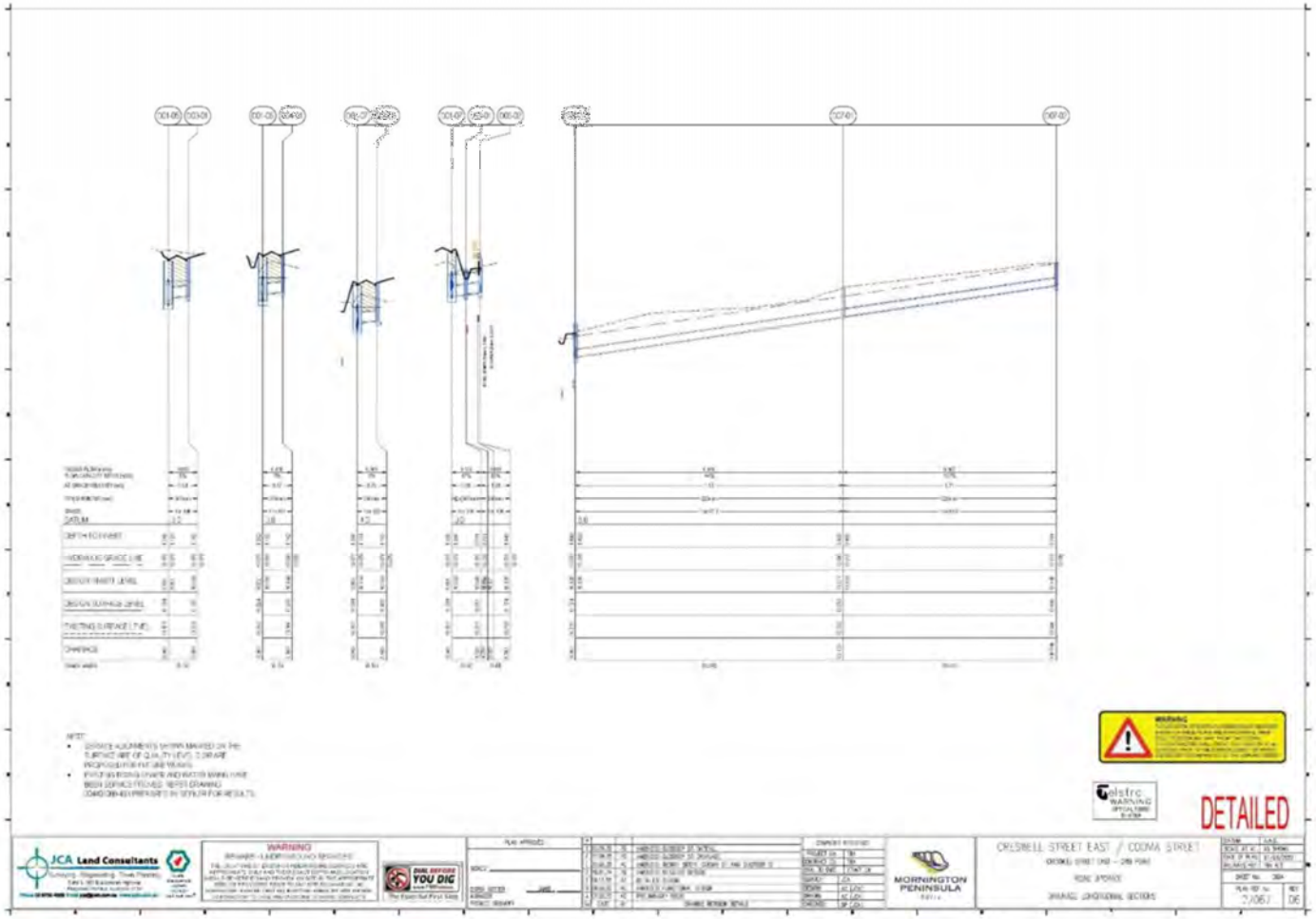

DETAILED DESIGN
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CRESWELL STREET EAST / COOMA STREET

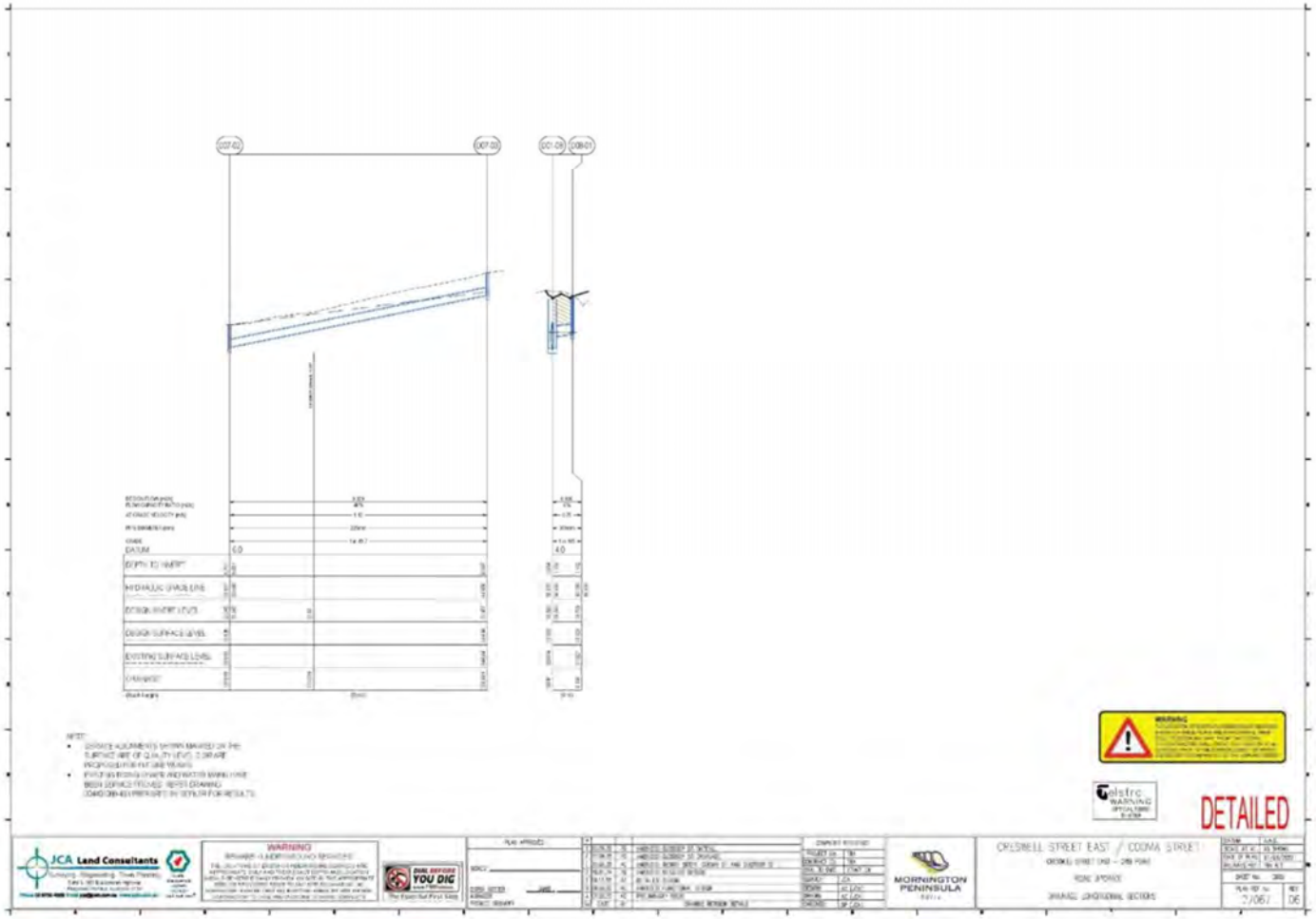

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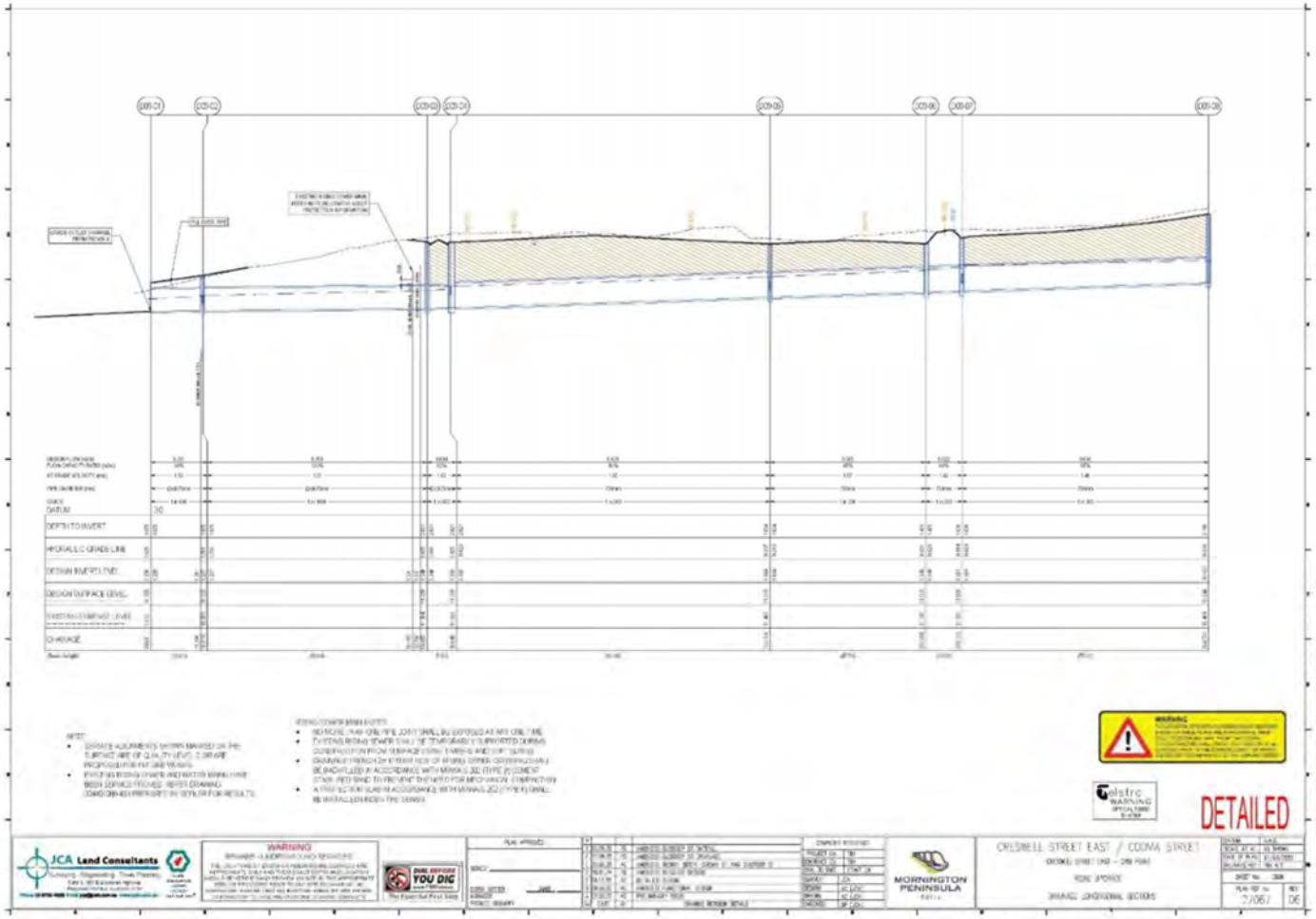

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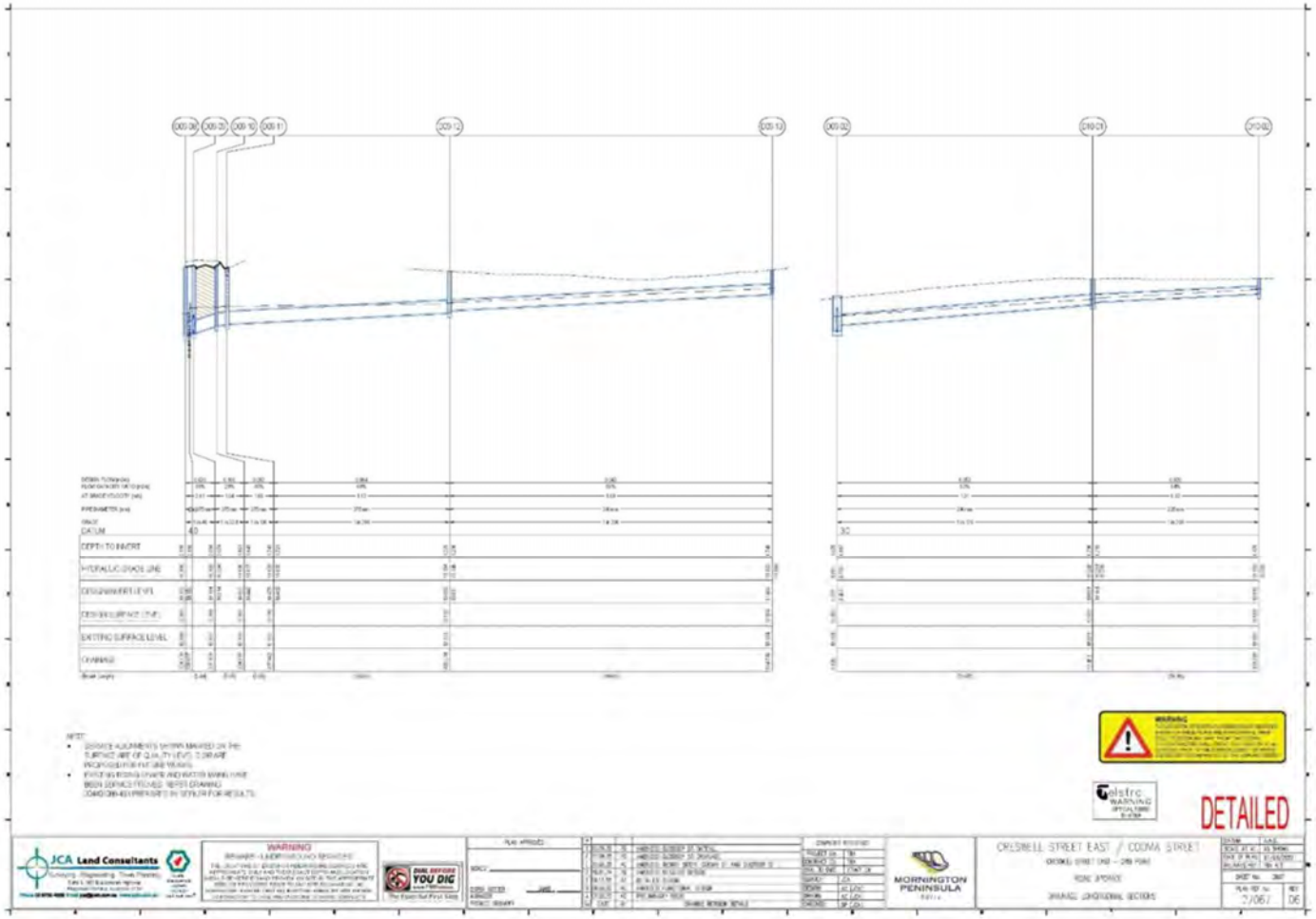

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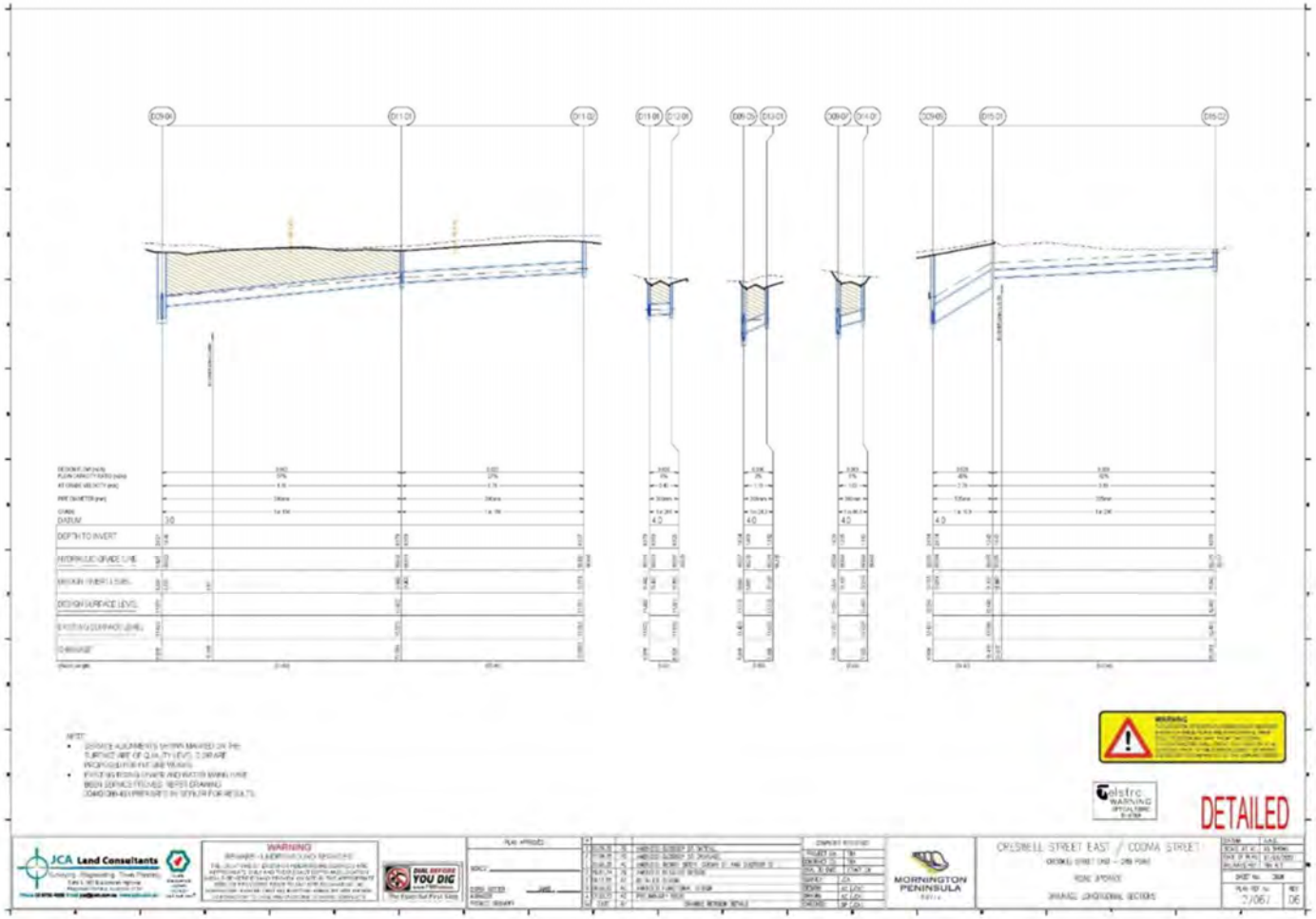

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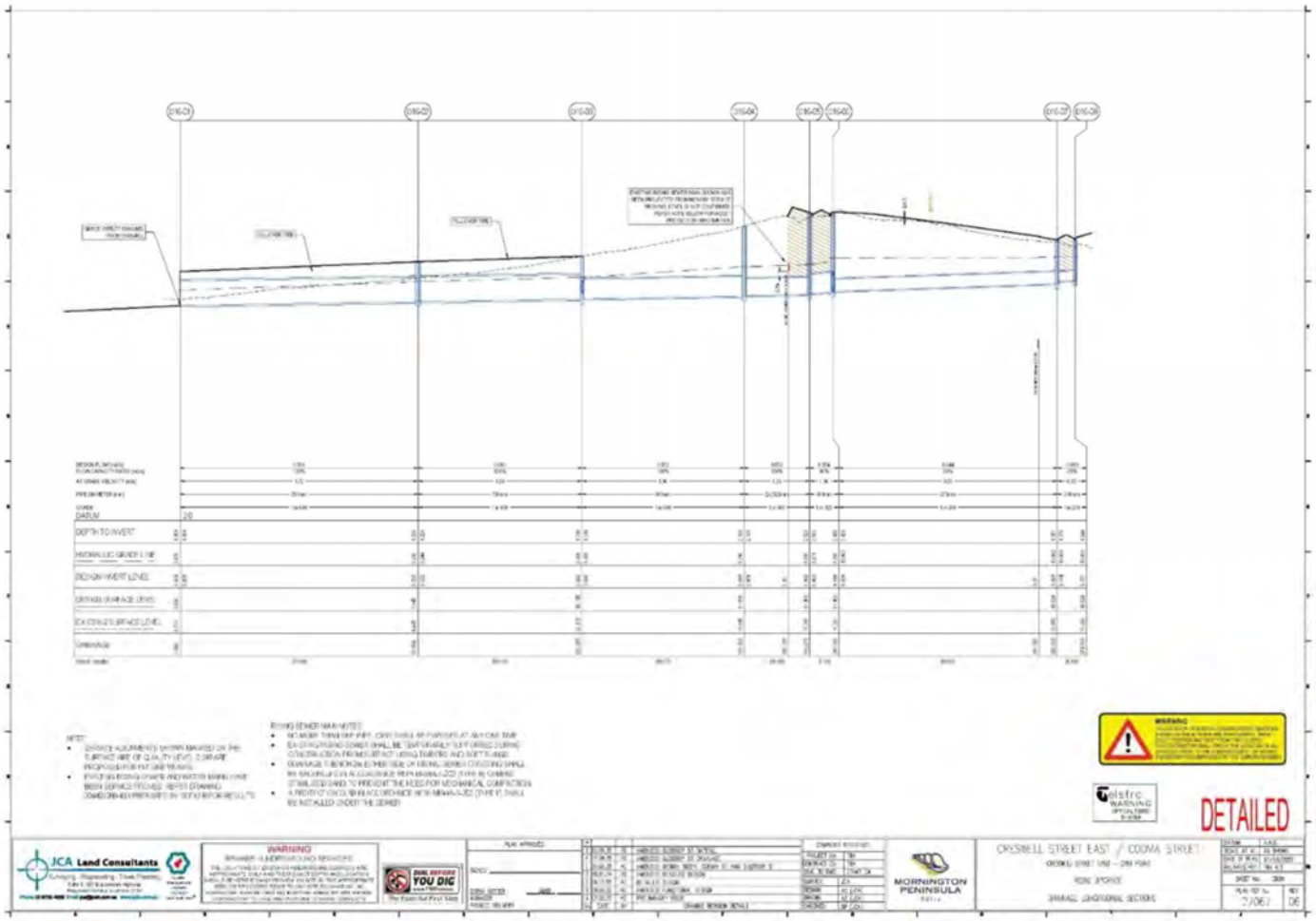

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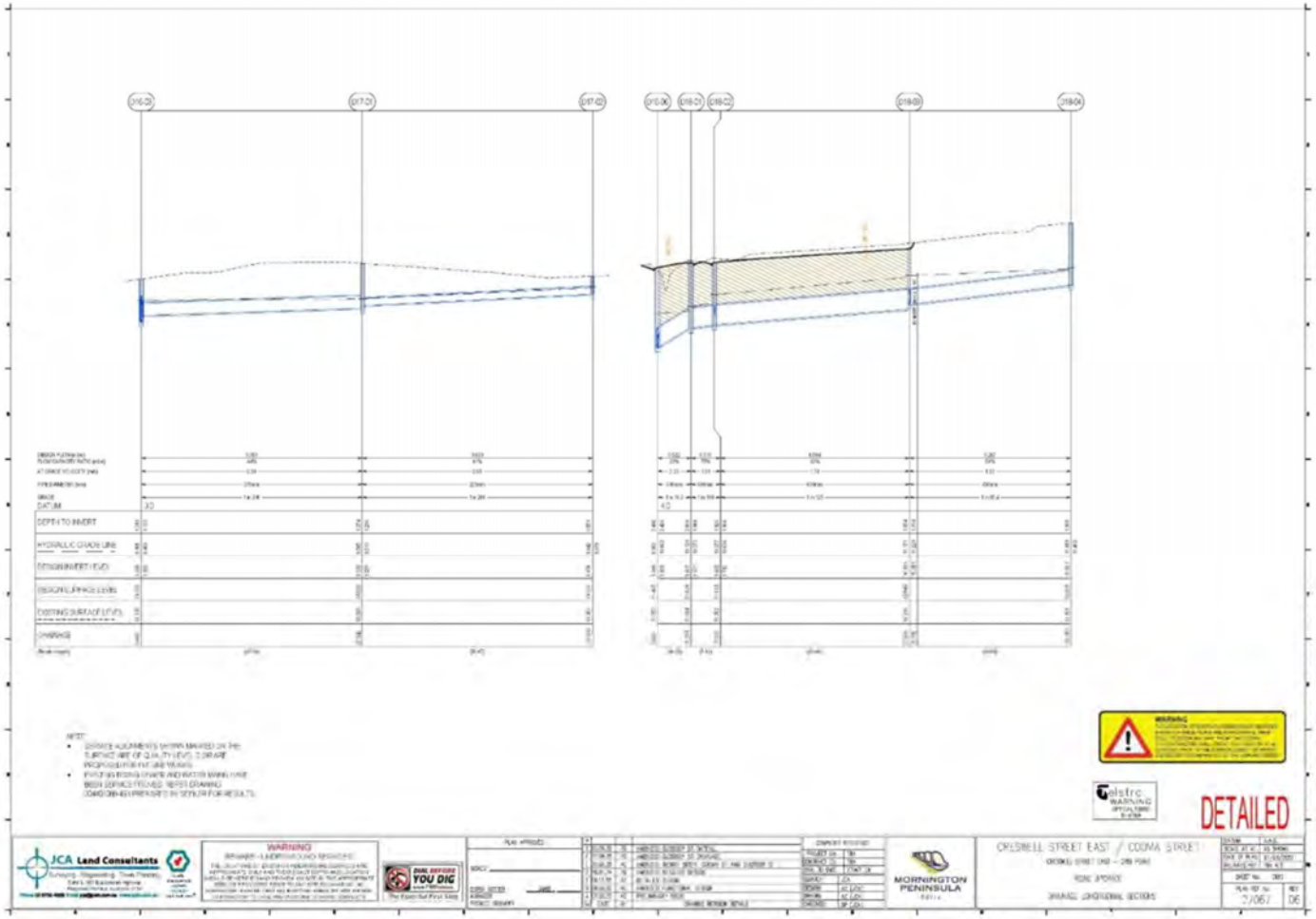

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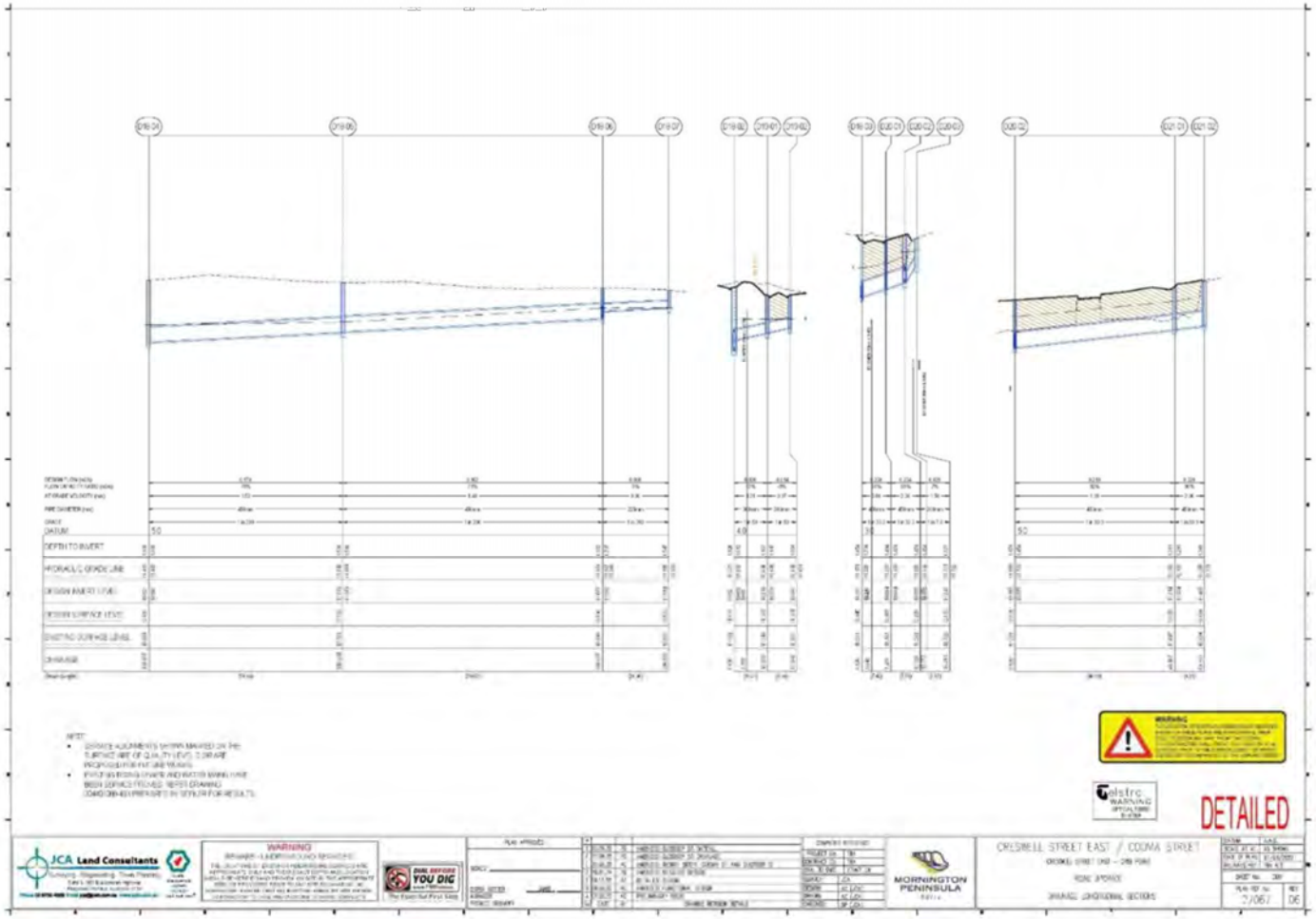

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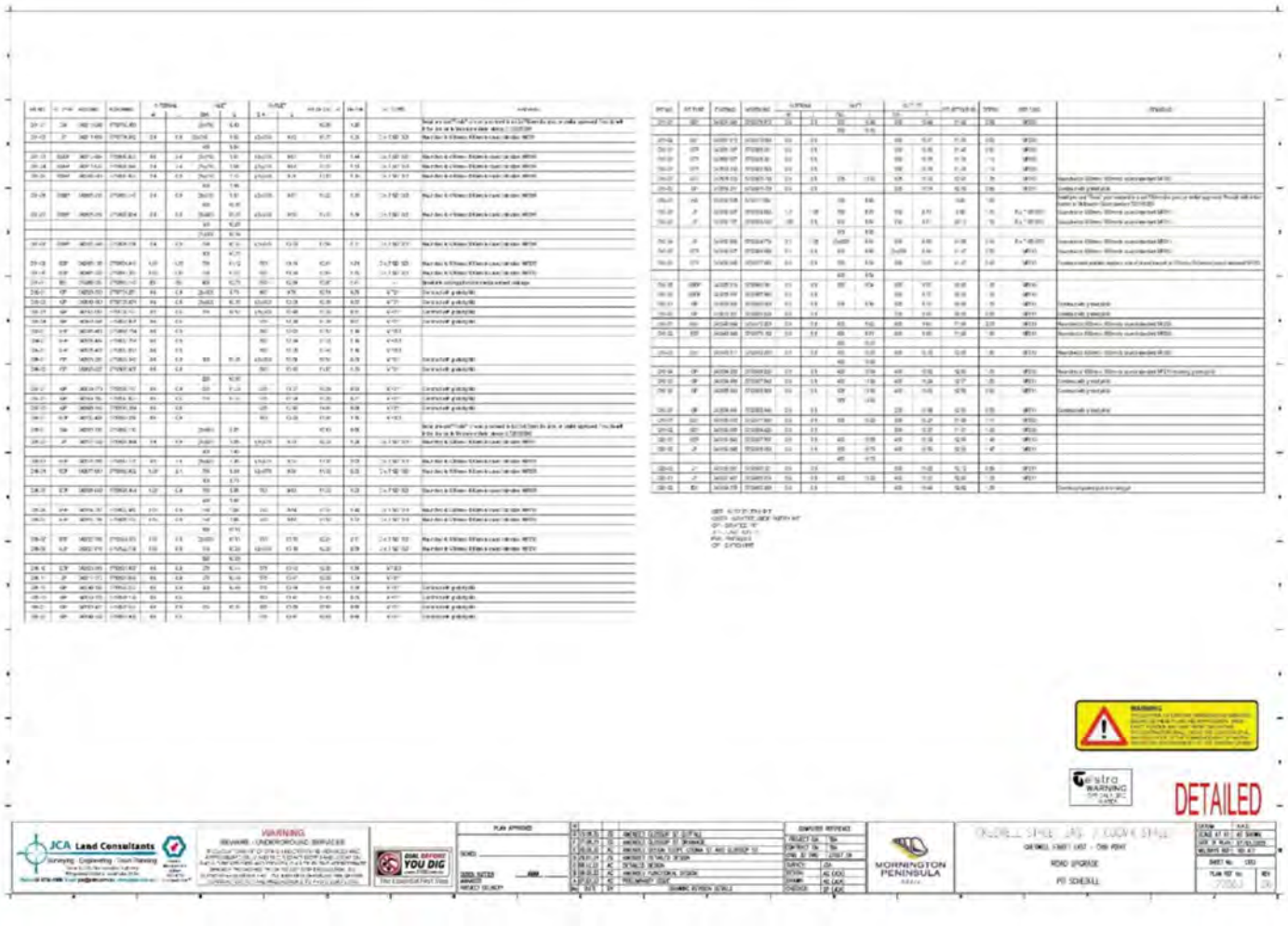

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7. APPENDIX 2: ESTIMATED DEVELOPMENT INFRASTRUCTURE LEVY CALCULATION

DCP Parcel Number ID	Total Parcel Area (m2)	Estimated DIL Total Charge per Parcel
1	1,622.50	$62,595
2	1,595.80	$61,565
3	1,631.45	$62,941
4	1,617.89	$62,418
5	1,622.18	$62,583
6	1,623.45	$62,632
7	1,611.99	$62,190
8	1,627.49	$62,788
9	1,624.90	$62,688
10	1,630.94	$62,921
11	1,618.88	$62,456
12	1,614.27	$62,278
13	1,623.05	$62,617
14	1,626.17	$62,737
15	1,611.37	$62,166
16	1,611.08	$62,155
17	1,626.53	$62,751
18	3,278.12	$126,469
19	1,248.75	$48,176
20	1,249.39	$48,201
21	1,246.33	$48,083
22	1,288.29	$49,702
23	1,257.40	$48,510
24	1,235.05	$47,648
25	1,226.31	$47,311
26	1,224.63	$47,246
27	1,230.71	$47,480
28	1,220.87	$47,101
29	1,221.91	$47,141
30	1,229.25	$47,424
31	1,234.18	$47,614
32	1,225.90	$47,295
33	1,228.74	$47,404
34	1,211.43	$46,737
35	1,233.26	$47,579
36	2,451.21	$94,567

DCP Parcel Number ID	Total Parcel Area (m2)	Estimated DIL Total Charge per Parcel
37	3,747.40	$144,573
38	1,229.74	$47,443
39	1,210.69	$46,708
40	1,231.13	$47,497
41	1,224.43	$47,238
42	1,269.37	$48,972
43	1,361.14	$52,512
44	1,441.20	$55,601
45	1,526.81	$58,904
46	1,623.31	$62,627
47	962.47	$37,132
48	1,053.45	$40,642
49	1,284.55	$49,557
50	1,144.03	$44,136
51	1,148.26	$44,299
52	3,220.79	$124,257
53	4,861.83	$187,568
54	1,615.59	$62,329
55	1,616.28	$62,355
56	1,623.53	$62,635
57	1,626.26	$62,741
58	1,617.00	$62,383
59	1,623.00	$62,615
60	1,617.16	$62,389
61	1,620.89	$62,533
62	1,621.16	$62,544
63	1,612.94	$62,227
64	1,611.51	$62,171
65	705.60	$27,222
66	913.48	$35,242
TOTAL	**103,246.67**	**$3,983,219**

--/--/202-
Proposed C295morn

SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO1.**

CRESWELL STREET EAST, DEVELOPMENT CONTRIBUTIONS PLAN

1.0 Area covered by this development contributions plan

--/--/202-
Proposed C295morn

The Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2025) applies to properties located between 1 and 77 Creswell Street (inclusive), 9 Denman Street and 1 and 3 Cooma Street, Crib Point.

2.0 Summary of costs

--/--/202-
Proposed C295morn

Facility	Total cost $	Time of provision	Actual cost contribution attributable to development $	Proportion of cost attributable to development %
Road and Drainage Upgrade	$5,690,313	See Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2025) incorporated document.	$3,983,219	70%
TOTAL	**$5,690,313**	**-**	**$3,983,219**	**70%**

3.0 Summary of contributions

--/--/202-
Proposed C295morn

Facility	Levies payable by the development ($)					
	Development infrastructure		Community infrastructure		All infrastructure	
	residential per m²	non-residential	residential	non-residential	residential per m²	non-residential
Road and Drainage Upgrade	$38.58	$0	$0	$0	$38.58	$0
TOTAL	**$38.58**	**$0**	**$0**	**$0**	**$38.58**	**$0**

4.0 Land or development excluded from development contributions plan

--/--/202-
Proposed C295morn

The following land or development is exempt from the provisions of this overlay:

- Non-government school.
- Housing provided by or on behalf of the Department of Health and Human Services.
- Small second dwelling.
- In addition to the Ministerial Directions, pursuant to Section 16 of the *Planning and Environment Act 1987*, the Governor in Council directs that planning schemes shall

not be binding on the use and development of land carried out by or on behalf of the following Ministers:

- Minister for Education
- Minister for Health
- Minister for Skills and Workforce Participation

- Land which has an existing Section 173 Agreement under the Act and/or a Deed of Agreement which requires the payment of a contributions levy and/or construction infrastructure/provision of land.
- Land owned and operated by South East Water site.

Note: See the Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2025) incorporated document on how to account for contributions made before the approval date.

Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2025) incorporated document for full details.

Note: Construction costs are expressed in June 2025 dollars. Costs will be indexed quarterly by the Collecting Agency, with the first indexation to account for the time between the estimate date and the first indexation following gazettal as outlined in the Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2025) incorporated document.

AMENDMENT C295MORN

System Note: The following ordinance will be modified in Sub-Clause:72.04 INCORPORATED DOCUMENTS, Schedule:SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0 Incorporated documents

C295morn

Name of document	Introduced by:
▪ Alexandra Park Pavilion Redevelopment, (275 Main Street, Mornington), Incorporated Plan, September 2021	C263morn
▪ *Creswell Street East, Crib Point Development Contributions Plan* (Mesh Planning, December 2025)	C295morn
Documents Incorporated Under Clause 45.12 - Specific Controls Overlay	
▪ Hydrogen Production and Liquefaction Facility (Department of Transport and Planning, June 2025)	C304morn
▪ Moorooduc Coolstore, August 2015	C192
▪ Trig Point Subdivision, April 1999	NPS1
▪ The National Golf Course and Cape Schanck Resort Development, November 2020	C279morn
▪ Mt Eliza Centre Subdivision, April 1999	NPS1
▪ Mornington Homemaker Centre, April 1999	NPS1
▪ Inghams Somerville Redevelopment Incorporated Document, February 2010	C139
▪ Golf Links Road and Grant Road (Peninsula Link to Frankston-Flinders Road) Upgrade Project Incorporated Document, November 2019	GC158
79 Bungower Road, Somerville, September 2021	C283morn
▪ *Point Nepean Research and Education Field Station* (Department of Transport and Planning, May 2025)	C309morn
Documents Incorporated Under Clause 51.01 - Specific Sites and Exclusions:	
▪ Conditions for Use and Development of a Patrol Base and associated works for the Rosebud & District Life Saving Club, July 2001	C30
▪ Kinfauns Development Plan, April 2004	C73(Part 1)
▪ Peninsula Link Project, Incorporated Document, July 2009 (amended June 2011 and February 2014)	C195
▪ Subdivision prohibition in the Public Conservation and Resource Zone outside the Urban Growth Boundary, April 2014	C176(Part 2)
▪ Searoad Ferries – Sorrento Terminal Building and Associated Uses and Works Incorporated Document, October 2017	C209
Figure 3 Mornington Peninsula Shire Council Ballar Creek, Mount Eliza Landslide Zone Plan, 11 July 2000	C17
Flinders Christian Community College, Master Plan, November 2009	C94
Hastings Energy Generation Facility Incorporated Document, February 2023	C297morn
Hastings Port Industrial Area Land Use Structure Plan, April 1996	NPS1

AMENDMENT C295MORN

Name of document	Introduced by:
Moonah Links Comprehensive Development Plan, May 1999	C2
Plans Incorporated under Clause 43.01-2	
▪ Plan No. 1 Merricks General Store, July 2004	C65(Part 2)
▪ Plan No. 2 Crib Point Public Cemetery, February 2005	C65(Part 2)
▪ Plan No. 3 Palm Beach Estate Somers, February 2005	C65(Part 2)
Restructure Plans Incorporated Under Clause 45.05	
▪ Arthurs Seat Restructure Plan, March 2004	C67
▪ Bittern Crib Point Restructure Plan, April 2013	C135(Part 1)
▪ Disney Street Industrial Restructure Plan, April 2004	C68(Part 1)
▪ Hastings Business 4 Restructure Plan, October 2009	C126(Part 1)
▪ Hellicars Road Estate Restructure Plan, April 2004	C68(Part 1)
▪ Naval Base Estate Restructure Plan, March 2012	C135(Part 1)
▪ St Andrews Beach Restructure Plan, March 2012	C135(Part 1)
Statements of Significance Incorporated under Clause 43.01	
▪ 12 Graydens Road, Tyabb Statement of Significance, December 2020	C262mornPt1
▪ Camp Buxton, 39-45 Marine Parade and part 45-57 Marine Parade, Shoreham Statement of Significance, September 2022	C239morn
▪ Fenton Hall, 181 Bittern-Dromana Road, Merricks North Statement of Significance, September 2022	C239morn
▪ Mornington Peninsula Shire Heritage Review Stage 2, Statements of Significance, December 2018	C214morn
▪ House, 118 Salmon Street Hastings, Statement of Significance, December 2018	C214morn
▪ House, 95 Salmon Street, Hastings, Statement of Significance, December 2018	C214morn
▪ Hastings Uniting Church Chapel, 121 Marine Parade, Hastings, Statement of Significance, December 2018	C214morn
▪ 1146 Frankston-Flinders Road, Somerville Statement of Significance, December 2020	C262mornPt1
▪ 1 Bucher Place, Rosebud Statement of Significance, August 2021	C262mornPt1
▪ 40 Nestle Court, Arthurs Seat Statement of Significance, July 2021	C262mornPt1
▪ 1 Brooke Crescent, Blairgowrie Statement of Significance, July 2021	C262mornPt1
▪ 26 Back Beach Road, Portsea Statement of Significance, August 2021	C262mornPt1
▪ 12 Derrick Street, Blairgowrie Statement of Significance, July 2021	C262mornPt1
▪ 15 The Loop, Blairgowrie Statement of Significance, July 2021	C262mornPt1
▪ 4 Tallarook Street, Blairgowrie Statement of Significance, July 2021	C262mornPt1

AMENDMENT C295MORN

Name of document	Introduced by:
▪ 11 Grosvenor Court, Portsea Statement of Significance, July 2021	C262mornPt1
▪ 6 Merrylands Avenue, Portsea Statement of Significance, July 2021	C262mornPt1
▪ 8 Merrylands Avenue, Portsea Statement of Significance, July 2021	C262mornPt1
▪ 3715 Point Nepean Road, Portsea Statement of Significance, July 2021	C262mornPt1
▪ 3861-3863 Point Nepean Road, Portsea Statement of Significance, July 2021	C262mornPt1
▪ Road Reserve, Relph Avenue, Portsea, Statement of Significance, July 2021	C262mornPt1
▪ 3750-3752 Point Nepean Road, Portsea Statement of Significance, July 2021	C262mornPt1
▪ 3770-3772 Point Nepean Road, Portsea Statement of Significance, July 2021	C262mornPt1
▪ 3804 Point Nepean Road, Portsea Statement of Significance, July 2021	C262mornPt1
▪ 3808 Point Nepean Road, Portsea Statement of Significance, July 2021	C262mornPt1
▪ 11 Boroondara Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ St Joseph's Primary School, 1-17 Constitution Hill Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ St Mary's Presbytery and Mission House, 1-17 Constitution Hill Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ St Mary's Star of the Sea Church, 1-17 Constitution Hill Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 27 Copping Road, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 36-38 Darling Road, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 1 Esplanade, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 17 Esplanade, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 115 Hemston Avenue, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 5-7 Hotham Road, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 12 Hotham Road, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 92 Hurstwood Road, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 11 James Street, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 32 Kerferd Road, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1

AMENDMENT C295MORN

Name of document	Introduced by:
▪ 39-41 Kerferd Road, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 827 Melbourne Road, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 849 Melbourne Road, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 855-865 Melbourne Road, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 881 Melbourne Road, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 4 Morgan Street, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 4-6 Netley Avenue, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 8 Netley Avenue, Sorrento Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 2-4 and 6-8 Ocean Beach Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 10-16 Ocean Beach Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 18-24 Ocean Beach Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 165 Ocean Beach Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 235 Ocean Beach Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 34-36 Ossett Street, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 3073 Point Nepean Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 3251 Point Nepean Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 3385 Point Nepean Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ Sorrento Foreshore off Point Nepean Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 3399 Point Nepean Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 3409 Point Nepean Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 3461 Point Nepean Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 3489 Point Nepean Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 69 St Pauls Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 71 St Pauls Road, Sorrento Statement of Significance, July 2021	C262mornPt1
▪ 1 Bucher Place and 880 Point Nepean Road, Rosebud Statement of Significance, August 2021	C262mornPt2
▪ 14 Cove Avenue, Portsea Statement of Significance, February 2022	C262mornPt2

AMENDMENT C295MORN

Name of document	Introduced by:
▪ 21-23 Blair Road, Portsea Statement of Significance, February 2022	C262mornPt2
▪ 29 Coppin Road, Sorrento Statement of Significance, February 2022	C262mornPt2
▪ 33 Campbells Road, Portsea Statement of Significance, February 2022	C262mornPt2
▪ 53 Franklin Road, Portsea Statement of Significance, February 2022	C262mornPt2
▪ 78 Normanby Road, Sorrento Statement of Significance, February 2022	C262mornPt2
▪ 100 Back Beach Road, Portsea Statement of Significance, February 2022	C262mornPt2
▪ 3421 Point Nepean Road, Sorrento Statement of Significance, February 2022	C262mornPt2
▪ 3482 Point Nepean Road, Sorrento Statement of Significance, June 2022	C291morn
▪ 3720 Point Nepean Road, Portsea Statement of Significance, February 2022	C262mornPt2
▪ Back Beach Road, Portsea Precinct Statement of Significance, February 2022	C262mornPt2
▪ East Sorrento Precinct Statement of Significance, February 2022	C262mornPt2
▪ Sorrento Cliff Top Precinct Statement of Significance, February 2022	C262mornPt2
▪ Sorrento Commercial Precinct Statement of Significance, February 2022	C262mornPt2
▪ Sorrento Foreshore Precinct Statement of Significance, February 2022	C262mornPt2
▪ Sorrento Residential Precinct Statement of Significance, February 2022	C262mornPt2
▪ 39 Graydens Road, Hastings, Statement of Significance, December 2020	C267morn
Sorrento Cemetery Incorporated Plan, February 2021	C262mornPt2
Heritage Design Guidelines: Sorrento Historic Precinct (Expires 30 June 2026)	C306morn

MORNINGTON PENINSULA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C295morn



LEGEND

DCPO1 - Development Contributions Plan Overlay - Schedule 1

Local Government Area

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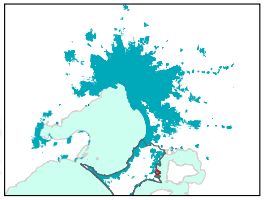
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Amendment Version: 5

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Part of Planning Scheme Map 33DCPO



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MEMO:
Creswell Street East, Crib Point Development Contributions Plan investigations

MORNINGTON PENINSULA Shire

1. Purpose

The purpose of this memo is to respond to Council's 20 May 2025 resolution about the Creswell Street East, Crib Point Development Contributions Plan (DCP) to:

> **11. Investigates the process and factors involving the rezoning of land and infrastructure construction costs for this project that have brought a large financial risk to Council and ratepayers.**

Section 3 of this memo documents the history of actions undertaken and decisions made about the DCP having regard to:

- Planning Scheme Amendment C210morn (gazetted on 6 June 2019) which rezoned several properties in Creswell Street, Crib Point from industrial to residential purposes and introduced the DCP.
- Planning Scheme Amendment C295morn (currently underway) which proposes to introduce a revised DCP.
- Planning Scheme Amendments C300morn (gazetted on 13 June 2024) and C305morn (gazetted on 18 July 2024) which made relatively minor administrative changes to the DCP.

The memo is based on available information including:

- Council briefing and meeting reports and minutes
- Officer reports, file notes and internal correspondence
- External correspondence from the Department of Transport & Planning (and former Department of Environment, Land, Water & Planning) and Minister for Planning (or delegates)
- Consultant reports, recommendations and plans
- Submissions and evidence presented at Planning Panel hearings
- Planning Panel reports

2. Summary of findings

Overall, officers make the following findings:

- Amendment C210morn followed the prescribed Planning Scheme Amendment processes and requirements as set out by the *Planning and Environment Act 1987* and Ministerial Direction 15 – The Planning Scheme Amendment Process (i.e. the processes for exhibition and notice, public submissions, the Planning Panel hearing, Council decisions and timeframes, etc.).
- Council's decision to initiate Amendment C210morn originally intended to recoup costs for the construction of a sealed road, drainage and other related infrastructure for the rezoned properties via a

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Version: 5, Version Date: 27/10/2025

MEMO:
Creswell Street East, Crib Point
Development Contributions Plan investigations

Section 173 Agreement (rather than a DCP). However, at this stage, no details were confirmed about the proposed apportionment of costs between Council and landowners.

- Amendment C210morn was later updated to include the DCP in response to requests for further information while the Amendment was under consideration for authorisation by the Minister for Planning. The DCP apportioned 100% of costs to landowners.

- Significantly, as documented in the original DCP adopted by Council, it was developed based on preliminary information and a concept plan only. It was not developed with more comprehensive data such as site surveys, geotechnical investigations and detailed designs.

- Following further requests for information from the Minister about the updated Amendment – including the 100% cost apportionment, basis of costs, and range of items included in the DCP project – the apportionment of DCP costs was updated to 70% landowners and 30% Council as per a typical Special Charge Scheme.

- The Planning Panel reviewing Amendment C210morn supported the Amendment, including the DCP, subject to removing water supply and communication costs and updating underestimated costs for vegetation removal and services relocation.

- In the years after Amendment C210morn was adopted by Council, and approved by the Minister, construction costs increased substantially due to inflation – significantly beyond the cost estimates and indexation accounted for within the DCP.

- Development rates within the original DCP project area were much slower than anticipated, leading to limited collection of landowner contributions. Coupled with the decision to apportion costs between Council and landowners, the inability to collect contributions after the infrastructure is delivered, and the 5-year expiry of the DCP, these factors appear to contribute towards the resulting financial risks to both Council, ratepayers and landowners.

- Following an independent peer review of the DCP commissioned by the Shire, and significant further work, Amendment C295morn was prepared and initiated to introduce a revised DCP to address the shortfalls of the original DCP and reduce Council's financial risk. The revised DCP is designed to provide for the fair funding and delivery of a connected infrastructure network to service residential properties based on more realistic costings and timeframes. The Amendment and DCP are specifically informed by:

    - Expert peer review advice prepared by consultants Mesh Planning.

    - Detailed designs prepared by JCA Land Consultants (which were informed by site surveys and a Geotechnical report).

    - Quantity Surveyor estimates prepared by Harlock Consulting (which include a 10% contingency allowance).

    - Targeted Flora and Fauna Surveys undertaken by consultants Abzeco Pty Ltd.

    - Biodiversity Assessments undertaken by consultants Arbor Survey.

    - Finance cost estimates provided by the Shire's Chief Financial Officer.

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(The majority of the above costs to undertake this work have been incorporated into the proposed revised DCP as 'plan preparation costs' which is permitted by the State Government DCP guidelines).

- Council resolved at its meeting on 19 December 2023 to retain the existing 70/30 cost apportionment between landowners and Council as per the original DCP, rather than 100% of the costs passed onto landowners, as recommended by Mesh Planning and officers. As such, both Council and landowners continue to share financial liability for the DCP costs.

- Amendment C295morn has since been reviewed and supported by an independent Planning Panel, subject to recommended changes, and will be presented to Council for adoption in December 2025.

3. Summary of DCP History

DATE	SUMMARY OF ACTIONS
November 2016	• Amendment C210morn was prepared by Council at the request of Schutz Consulting Pty Ltd. • Schutz Consulting acted for some landowners within the Amendment C210morn area. • Amendment C210morn initially proposed to: - Rezone the land from Industrial 3 Zone (INZ3) to Schedule 1 to the Neighbourhood Residential Zone (NRZ1). - Apply the Schedule 19 to the Design and Development Overlay (DDO19). - Apply the Environmental Audit Overlay (EAO). - Delete the Schedule 4 to the Restructure Overlay (RO4). • Options highlighted to facilitate funding and delivery of road upgrades to Creswell Street in support of the rezoned properties included: - An agreement under Section 173 of the *Planning & Environment Act 1987* ('Section 173 Agreement'). It is documented, by Schutz Consulting Ptd Ltd, that this was Shire officers' preferred mechanism, to fund the construction of the road, or a - Special Charge Scheme under Section 163 of the *Local Government Act 1989*. It is apparent from the documents available, that a DCP was not considered at this stage in the amendment process.
December 2016	Council were provided a briefing note on the 5 December 2016. The briefing note outlined that officers were preparing a report for a Council decision at the meeting scheduled for 12 December 2016 (as outlined further below).
December 2016	• Council resolved at its meeting on 12 December 2016 to seek authorisation from the Minister for Planning to prepare Amendment C210morn.

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	• The Council meeting minutes note that the; "*applicant has agreed to enter into discussions in order to create a Section 173 Agreement on the Certificate of Title to ensure the construction of a sealed road, drainage and other related infrastructure*". *The Section 173 Agreement will:* • *Ensure that all land owners of lots will provide for payment of a contribution towards the cost of the road;* • *The amount due from each landowner will be calculated on a pro-rata basis;* • *The approximate cost of constructing the road is $25,000 per existing lot (based on a 20 metre frontage); and* • *Request detailed plans of the road works necessary to service the rezoned land, the cost of the design, construction of the works and the timing of construction which is to be agreed between Council and the land owners.* *The Agreement would be drafted and signed by the relevant land owners prior to Council formally considering adopting the Planning Scheme Amendment should the Amendment proceed to this stage. The Agreement would then be executed if the Minister for Planning agreed to approve the Planning Scheme Amendment.* *It is appropriate that a Section 173 Agreement be executed in order to provide for the construction of an unmade road. The proposed Amendment seeks to increase land in Crib Point for residential purposes, accordingly it is appropriate that the road network servicing the proposed residential area be constructed to provide for all weather, easily accessible by the applicant benefiting from the rezoning.* (p.101) The Council report (and minutes) did not provide any further detail about the proposed apportionment of costs between Council and landowners (i.e. 100% landowner contributions, or a '70/30' split with Council paying 30%).
December 2016	The authorisation request for Amendment C210morn was submitted to the Minister for Planning on 15 December 2016.
December 2016	The Minister for Planning notified Council on 21 December 2016 that the authorisation request required further review.
January 2017	Council received conditional authorisation to prepare Amendment C210morn on 13 January 2017 subject to the following condition from the Minister: • *That the land be exhibited as a General Residential Zone Schedule 1 (GRZ1) and not a Neighbourhood Residential Zone Schedule 1 (NRZ1) and amend all amendment documents accordingly*. • *The amendment must be submitted to the Minister for approval.*

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January / February 2017	Shire officers worked with the Department to justify why the land should be zoned NRZ rather than GRZ (as the conditional authorisation required), consistent with the findings of the draft Housing and Settlement Strategy (HSS).
September 2017	• A revised version of Amendment C210morn was submitted to the Department for authorisation on 8 September 2017. Significantly, Amendment C210morn was revised to include a DCP to fund delivery of the infrastructure upgrades: - Rezone the land from Industrial 3 Zone (INZ3) to Schedule 1 to the Neighbourhood Residential Zone (NRZ1). - Apply the Schedule 19 to the Design and Development Overlay (DDO19). - Apply the Environmental Audit Overlay (EAO). - Delete the Schedule 4 to the Restructure Overlay (RO4). - Include the Schedule 1 to the Development Contribution Plan Overlay (DCPO1) and Incorporated Document. • The DCP Incorporated Document included that the landowner lot equivalent contribution = $29,696 per 20.12m lot frontage and the total project cost was $2,138,103 while the DCPO1 documented the total project cost was $2,663,401. **Significantly, 100% of the costs were proposed to be borne by the landowners in both the Incorporated Document and DCPO1**.
September 2017	The Minister for Planning notified Council on 22 September 2017 that the authorisation request required further review.
October 2017	The Department requested further information on the 6 October 2017 before the authorisation request could be considered, including further information regarding the DCPO1 (and other matters): - *The actual cost contribution attributable to development as provisioned within Clause 2.0 of the DCPO1 varies from the cost calculated within the Creswell Street Crib Point Development Contributions Plan which is to be incorporated into the Mornington Planning Scheme. More information is required as to why there is a discrepancy in the costing.* - *The Creswell Street Crib Point Development Contributions Plan* ***does not sufficiently explain why the road and drainage infrastructure requires 100% apportionment. More information is required to justify the 100% apportionment of the future road works and drainage*** *– please also refer to point 4 of this letter.* [Emphasis added] - *Part 10 of the Creswell Street Crib Point Development Contributions Plan states that the* ***road construction and the intersection costs were derived from the concept design which has been overlaid onto existing conditions.*** [Emphasis added] *However it is not clear how the cost of drainage works (which is subject to the proposed DCPO1), were derived. More information is required on how the costs were calculated for drainage works. In addition, the attributable costs calculated for road and drainage works should be itemised separately on the draft DCPO1, in accordance with the Ministerial Direction on Form and Content.*

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	- *The project costings as listed within Appendix A of the Creswell Street Crib Point DCP* ***apportioned funds for the installation of street lighting, connection to water reticulation network and the installation of optic fibre pit and pipe, to fibre-ready standards. These costs are not normal to a DCP and recommend that council reviews the costings within Appendix A of the Creswell Street Crib Point DCP and ensure that the DCP items are appropriate****.* [Emphasis added]
November 2017	Council received formal authorisation from the Minister for Planning on 14 November 2017 to proceed to exhibition.
December 2017 – January 2018	• The Amendment was exhibited in accordance with the *Planning and Environment Act 1987* (P&E Act) between 14 December 2017 and 26 January 2018. • In total, 20 submissions were received, 3 objecting submissions, and 17 letters of support. • The exhibited Explanatory Report indicated that: *Apportionment of the infrastructure costs based on landowner* ***contribution of 70% of the total cost and a Council contribution of 30%. This reflects the standard Council contribution rates for similar current projects being funded by Special Charge Schemes****.* [Emphasis added] • It is noted that there were discrepancies in the exhibited amendment documents, for example: - The exhibited DCPO1 identified that the landowner lot equivalent contribution = $29,696 per 20.12m lot frontage and the total project cost was $2,663,401. - The exhibited Incorporated Document identified that the landowner lot equivalent contribution = $20,787 per 20.12m lot frontage and the total project cost was $2,138,103. The 30% Council contribution was $641,431. The reasons for these discrepancies are unknown, however, they appear to be clerical errors. The discrepancies were later addressed through the Planning Panel process as outlined later in this document and therefore had no material consequences for final costings in the DCP.
February 2018	Council resolved at its meeting on 19 February 2018 to request the Minister for Planning to appoint an independent Planning Panel to consider Amendment C210morn and all submissions received.
March 2018	The Planning Panel Directions Hearing was conducted on 23 March 2017 at the Mornington Peninsula Shire, Mornington office.
April 2018	• An expert evidence statement was prepared by Adam Russo, Engineering – Project Manager, Watsons in support of Amendment C210morn. • The expert evidence statement was submitted to the Planning Panel on 3 April 2018 and provides the following regarding the DCP:

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	2. *The schedule of preliminary estimated costs to undertake the road, drainage and associated works provided in the proposed DCP are consistent with construction costs as at October 2017.* 3. *The inclusion of Item No. 7 in the schedule of preliminary estimated costs for provision of water supply is not in accordance with DCP guidelines amended March 2007, where basic utilities such as water supply cannot be included in a DCP.* 4. *The inclusion of Item No. 8 and 16 in the schedule of preliminary estimated costs for provision of communications to each lot is not in accordance with DCP guidelines amended March 2007, where basic utilities cannot be included in a DCP.* 5. *Allowance for costs associated with service relocations were not specifically provided within the preliminary cost estimate. An amount should be provided to cover works associated with relocation of existing water, sewer, electrical and communication assets.* 6. *The allowance for site clearing and removal of vegetation associated with the works should be increased by $10,000 to $25,000 due to the extent of clearing and vegetation located on site.* 7. *Based on the above, it is my opinion that the costing and the scope of the DCP works underpinning the DCP should be revised as outlined in Appendix C to my statement.* Note: Appendix C is the costs that were included in the gazetted version of Amendment C210morn (i.e. landowner lot equivalent contribution = $20,330 per 20.12m lot frontage and the total project cost was $2,091,053. The 30% Council contribution was $627,316).
April 2018	Council's Part B submission to the Planning Panel indicated the following points of relevance: 10. *The rezoning of the land from Industrial 3 Zone (IN3Z) to Neighbourhood Residential Zone will provide those owners of the land within the Amendment area the benefit of developing the land for residential purposes.* ***Any work associated with basic infrastructure will therefore be to the direct benefit of these same land owners and conversely of little to no advantage to those outside of the Amendment area. Taking this into account, it is considered logical that the funds required to construct this basic infrastructure should be borne by those gaining direct benefit from the Amendment****.* [emphasis added] 11. *Having rationalised the most suitable source with which to fund the basic infrastructure requirements for the Amendment area, the discussion shifts to the most appropriate mechanism with which to apply this practice. The Amendment proposes the application of a Development Contributions Plan Overlay (DCPO), specifically proposed Schedule 1 to the DCPO – Creswell Street Development Contributions Plan (Oct 2017). This DCPO will require those developing the land to contribute $29,696 each to road and drainage infrastructure.* 12. *Clause 19.03-1 – Development contributions plan identifies a DCPO as a strategy to facilitate the 'timely provision of planned infrastructure'. Furthermore, The Panel Report for Whittlesea Planning Scheme Amendment C130 (2013) acknowledges that DCPOs 'are a*

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	well-established tool to have new development assist the funding of infrastructure that is necessitated by that development'. 13. ***The DCPO is considered more suitable than an alternative such as a Special Charges Scheme.*** [Emphasis added] *Where a DCPO is generally proactive in acquiring contributions to construct basic infrastructure from the developer in areas predominantly undeveloped Special Charges Schemes sit outside of the Planning Scheme and are traditionally applied as a means of upgrading or improving a pre-existing urban area.* 14. *Taking the above into account,* ***it both fair and appropriate that those within the Amendment area contribute at the time of development to the infrastructure that will directly benefit their properties.*** [Emphasis added] … 51. *Council in consultation with DELWP* [former Department of Environment, Land, Water & Planning; now Department of Transport & Planning] *officers worked through the relevant documentation regarding the DCPO to ensure their satisfaction that the amendment is compliant with Ministerial Direction on the Preparation and Content of Development Contributions Plans. To that end,* ***DELWP required The DCPO and supporting documentation to be updated with a revised apportionment that shares some of the works costs with Council before they could sign off on the amendment documentation. This is reflected in the authorisation granted****.* [Emphasis added] *The above changes were made and Council was given the approval to proceed to exhibition.* 52. *As previously acknowledged, Planning Panels have previously identified DCPOs as 'a well-established tool to have new development assist the funding of infrastructure that is necessitated by that development'. With regard to this Amendment,* ***the DCPO is considered the ideal mechanism with which to deliver the necessary infrastructure on a fair and equitable basis.*** [Emphasis added] 71. ***Council does not take issue with the evidence of Mr Russo and is satisfied that the revised DCPO accords with Ministerial directions and guidelines****.* [Emphasis added]
April 2018	• The Planning Panel Hearing was conducted on 11 April 2018 at the Mornington Peninsula Shire, Hastings office. • Council's closing submission to the Planning Panel stated that: ***The Local Government Act does not provide details on how costs are to be apportioned, nor does it specify a minimum or maximum rate or range. It is therefore up to Council to determine an appropriate method of apportionment provided that the apportionment is reasonable.*** [Emphasis added] *A development contribution plan apportioned to a land parcel is not intended to reflect the special benefit that property receives, nor is it required to be tied to the level of special benefit. What is considered a reasonable apportionment for one development contributions plan may be unreasonable for another.* *In determining the apportionment of costs for this Amendment, Council has considered the frontage, area, benefit, existing or potential access, zoning, and any other criteria relevant.*

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	Given the extent of infrastructure required, Council has determined that there will be limited benefit to those outside of the Amendment area. Therefore, the infrastructure will predominantly benefit the properties in the Amendment area. ***As the Development Contributions Guidelines specifies that DCPs will rarely cover the full cost of providing infrastructure due to their dependence on new development, Council in accordance with the above, based on other similar roads constructed under special charge schemes and based on the limited benefit to the broader community, is contributing a third of the costs, with the majority of the costs apportioned to benefitting land owners, 70%.*** [emphasis added]
April 2018	The Planning Panel issued their Panel report on 30 April 2018. Relevant comments made by the Planning Panel included: - *The DCP and DCPO are effective and transparent mechanisms to define and collect infrastructure funds. The Panel supports the use of these planning tools.* *…* - ***The apportionment of costs of 70 percent to landowners and 30 percent to Council is not based on a detailed assessment of the split between the beneficiaries of this potential development, such as a projection of the likely use of the infrastructure by future residents and other users. Rather, it uses the apportionment used in similar Special Charges Schemes within Mornington Peninsula Shire.*** [Emphasis added] - ***The Panel accepts that a small infrastructure project such as Creswell Street will not be subject to the same level of detailed analysis as much larger projects subject to DCPs. In this case, apportionment used in equivalent Special Charge Schemes is a pragmatic and reasonable solution***. [emphasis added] - *The Panel is not convinced by the case presented in one of the submissions that rates have been paid in the past and these should reduce the costs attributed to landowners. Rates are used to fund all Council services, whereas development of infrastructure requires a funding model that identifies and apportions future costs in a way that is transparent and fair. Landowners will gain a significant benefit when the infrastructure is constructed, and it is appropriate that they make a contribution to capital costs.* *…* - ***The Panel considers that the proponent and Council have provided convincing cases that the DCP and DCPO are consistent with the Ministerial Direction on the Preparation and Content of Development Contributions Plans, with the exceptions that the content of the DCP should be modified as proposed by Mr Russo. Costs that are outside the scope of DCPs should be omitted.*** [emphasis added] *…* - ***Costs included in the exhibited DCP are sound, with the exception that water supply and communications costs were incorrectly included and costs for site clearing and vegetation removal and services relocation were underestimated. The costs in the modified version of the DCP are appropriate.*** [emphasis added] *…*

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	- *The proponent called evidence from Mr Adam Russo on the infrastructure requirements of residential development of the area, and the content of the DCP. Mr Russo's evidence concluded that 'the proposed Amendment will allow for the construction of Creswell Street as described in the DCP, using proven engineering techniques and agreements with service authorities'. This covers the road and drainage network, sewer, water supply, gas, electricity, and communications infrastructure.* *…* - *At the Hearing, the Panel raised queries about the clarity of the exhibited DCPO Schedule 1 (shown in Appendix D), which included redundant items directly transcribed from the DCPO template but did not include references to items in the DCP such as indexation of costs. The proponent and Council had accepted that some minor changes would improve the practicality of the Amendment.* *Following the Hearing, the Panel directed the proponent and Council to consult with DELWP and prepare a revised version of DCPO Schedule 1. This is shown in Appendix E.* Note: Appendix E notes that the landowner lot equivalent contribution = $20,330 per 20.12m lot frontage and that the total project cost was $2,091,053 (as expressed in October 2017 dollars). … Overall, the Panel concluded, with respect to the DCP, that: - ***There is a strong case to improve the infrastructure at Creswell Street, and a Development Contributions Plan (DCP) and DCPO are appropriate planning tools to fund the necessary infrastructure***. - ***Costs included in the exhibited DCP are sound, with the exception that water supply and communications costs were incorrectly included and costs for site clearing and vegetation removal and services relocation were underestimated. The costs in a modified version of the DCP are appropriate.*** - ***The drafting of the exhibited DCPO Schedule 1 was flawed, and a modified version provides a more practical reflection of the intent of the Amendment.*** - ***….the Amendment has merit, and should proceed.*** [Emphasis added]
June 2018	• Council adopted Amendment C210morn on 18 June 2018 at its Planning Services Committee meeting. • The DCPO1 and Incorporated Document (DCP) included a landowner lot equivalent contribution of $20,330 per 20.12m lot frontage and the total project cost was $2,091,053 (as expressed in October 2017 dollars). The 30% Council contribution was $627,316.
May 2019	The Minister for Planning notified Council that Amendment C210morn was approved with minor text changes to the DCPO1 to ensure the schedule was consistent with the Ministerial Direction on the Form and Content of Planning Schemes.

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June 2019	• Amendment C210morn was gazetted on 6 June 2019. • The DCPO1 included a landowner lot equivalent contribution of $20,330 per 20.12m lot frontage and that the total project cost is $2,091,053 (as expressed in October 2017 dollars). The 30% Council contribution was $627,316. • The Incorporated Document included the following explanatory notes: 1. *This estimate is based on Preliminary Road Concept Plan No. 35158CP-A (Rev A) prepared by Watsons Pty Ltd.* 2. *This Schedule is based on preliminary information received from the Authorities and all items are subject to confirmation and review on receipt of Permits, agreements, formal conditions for development from service authorities, site inspections, surveys, geotechnical investigations, detailed designs and Tender prices for construction of works following finalisation of detailed engineering designs.* 3. *Estimated costs of construction are based on other similar recent works and the rates are expressed in October 2017 dollars. This schedule makes no allowance for inflation or indexation.* 4. *This cost estimate allows for the construction of a typical asphalt pavement with concrete kerb & channel to Council specifications. Pavement design will be subject to geotechnical investigation & design.* 5. *This schedule makes no allowance for unusual geotechnical conditions or groundwater issues or any associated costs including consultants, sub-consultants and specialist Contractors.* 6. *No allowance has been made for provision of Gas reticulation works.* 7. *No allowance has been made for fibre optic cabling within or external to the site.* 8. *No allowance has been made for the installation of electrical supply works other than supply for standard street lighting purposes.* 9. *Cost estimates do not allow for any streetscaping or specific landscaping costs.* 10. *GST amounts that may apply to construction works, fees, services or other costs have NOT been included.* 11. *This document is prepared solely for the use of Mornington Peninsula Shire Council. No responsibility to any other party is contemplated or accepted and any such parties relying on its contents do so entirely at their own risk.*
April – September 2022	Shire officers undertook a more detailed review of the DCP and collated information to assist in obtaining a peer review. Significantly, officers found that:

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	• **The estimated cost to deliver the infrastructure was in the order of $3,700,000 (including 10% contingency) rather than the DCP estimated $2,091,053 (Oct 2017 dollars). The significant difference in costs is likely attributable to the following factors:** o **It appears the original costs estimates were preliminary estimated costs only – i.e. not informed by detailed designs, geotechnical investigations, service authority approvals, quantity surveyor cost estimates, etc.** o **The actual cost of construction since the DCP was first prepared has significantly increased due to inflation which is well beyond the indexation accounted for within the DCP.** • **Council had only collected $45,018.09 in landowner contributions to date. This means that the rate of development for the newly rezoned properties was much lower than originally anticipated when the DCP was being prepared. That is, the DCP was prepared with a 5-year expiry, assuming that most, if not all development, would have occurred within 5 years.** [Emphasis added]
October 2022	Shire officers engaged Mesh Planning to undertake a peer review of the Creswell Street East Crib Point DCP, dated April 2018 and DCPO1.
November 2022	Mesh Planning prepared a peer review report outlining the following key findings and recommendations (in summary): • The strategic justification for the DCP project should include further explanation. • The project description needs to remove reference to water supply costs, consistent with the Planning Panel report for Amendment C210morn. • Creswell Street and Cooma Street are the spine roads and therefore the priority, however the addition of several connections to key side roads should be explored further. • The DCP should include the cost of finance to deliver the project ahead of when Council will receive the funds. • A detailed land budget that includes the land area as well as the frontage of each of the existing 64 lots should be included in the DCP. • The DCP does not mention that each lot has the potential to re-subdivide and therefore the actual cost per lot is affordable. • It is unusual that the DCP apportions project costs based on a Special Charge Scheme approach. It is recommended that the apportionment approach be reviewed and 100% of the project costs are attributed to new development. • The DCP should be updated to include the revised project cost. • A table should be included in the Appendix that sets out the total contribution payable for each property based on the attributed lot frontage and charge rate. This adds a layer of transparency and will assist landowners, building surveyors and council planners in

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	understanding the respective DCP Development Infrastructure Levy (DIL) liability for each existing lot. • The DCP and DCPO1 should be updated to include the respective exemptions to ensure consistency with the current Ministerial Direction. • Council should maintain a central index table like that illustrated in Table 9 to ensure that the correct DIL charge rate is being collected and noted on the respective invoices. • The DCP should be updated to include a detailed project cost in 2022 dollars. • The project timing and delivery date section should be updated. • The DCP should be updated to include a section outlining how interim works (if any) or a change in project scope will be addressed. • The project concept plan should be updated with the revised detailed drawing. • The table should be replaced with the revised detailed project costing table and calculation of costs. Overall, Mesh Planning advised that: ***The revised detail project costs estimate that Council will be responsible to fund approximately $1.9M. This is a significant amount and is $1.1M more than the current project costs. Given the size of the funding gap and the current wording included in the DCP that requires Council as the Development Agency to deliver the project by the year 2024 and to remove the DCP from the Planning Scheme following completion of the project it is timely that Council review the DCP and consider the options going forward.*** [emphasis added] Mesh Planning provided the below table which summarises the options for Council to consider, recommending that Council pursue Option 2.

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Table 6: Summary of Options

	Option	Description	Pros	Cons
1	Continue with status quo (do nothing)	Retain the DCP in its current form and make no changes to it.	– There is nothing to do.	– Council is required to meet the $1.9M funding shortfall. – Council can be challenged regarding whether it can legally seek contributions after the DCP project is delivered.
2	Pursue changes via a Planning Scheme Amendment	Identify the changes required to the DCP and pursue a revised DCP via a Planning Scheme Amendment. This will likely require a Panel Hearing.	– The DCP is updated to include the revised project cost and therefore reduce the funding gap to council. – This option will provide certainty in terms of funding going forward.	– This will require the DCP to be revised and a Planning Scheme Amendment to replace the current DCP with the revised DCP. – A Planning Scheme Amendment will most likely involve a Panel Hearing. – There will be costs associated with this option although these will be significantly less than the costs attributed to Council through potential VCAT challenges under Option 1.
3	Remove DCPO1 from the Planning Scheme	Pursue a Planning Scheme Amendment to remove DCPO1 from the Planning Scheme. This will require Council to refund the monies collected to date.	– Council will no longer be required legally to deliver the infrastructure under the DCP.	– Given the fragmentation (64 lots currently owned by 42 individual landowners) of the development area the delivery of the road and drainage will require Council to only issue approvals that include an access requirement. – It is possible that the delivery of the project may inevitably fall back to Council.

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January – December 2023	Shire officers prepared Planning Scheme Amendments C295morn and C300morn for Council consideration (as summarised below) to address officer findings and the recommendations of the Mesh Planning peer review advice. <u>Amendment C295morn:</u> While some contributions have been (and are being) collected under the existing DCP, Council does not have enough funds to deliver the infrastructure before the existing DCP was due to expire on 6 June 2024. As of the 3 October 2024, landowner contributions received totalled $66,738.13 (from three of the 64 properties within the DCPO1 area). Accordingly, a revised DCPO1 and Incorporated Document was prepared for Council consideration to replace the existing, introduced by Amendment C210morn. Below is summary of the key differences between the DCP implemented by Amendment C210morn and proposed to be revised by Amendment C295morn (exhibited version).

KEY COMPONENT	AMENDMENT C210MORN DCP	AMENDMENT C295MORN DCP
Project scope	Construction of a 5.5 metre wide asphalt pavement (from the invert of each kerb), stormwater drainage, public street lighting and optic fibre ready pit and pipe infrastructure.	Construction of a 5.5 metre wide asphalt pavement (from the invert of each kerb), stormwater drainage, public street lighting, optic fibre ready pit and pipe infrastructure and service conduits for gas and water.
Project extent	Approximately 880 linear metres Comprising 7908 linear meters along Creswell Street and 90 linear metres of Cooma Street	Extended the local road and drainage works to include the eastern edge of Creswell Street so it met the existing road pavement and upgraded Cooma Street and Glossop Street between Creswell Street and Disney Street. This increased the total length of unmade local roads to be upgraded from approximately 860 linear metres to 1,138 linear metres in the revised 2023 DCP.
Construction costs	$2,091,053 in October 2017 dollars.	$4,720,000 in May 2023 dollars.
Finance costs	Not included.	$520,428 in total finance costs has been estimated and included in the DCP. Finance cost estimates for a five-year loan, based on an interest rate estimate of 4.07% (Principle & Interest paid quarterly)

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	Plan preparation costs	Not included.	$319,240 in total plan preparation costs.
	Total DCP Project Cost	$2,091,053 in October 2017 dollars.	$5,559,668 in May 2023 dollars.
	Apportionment	70% of the total project costs are apportioned to the landowners with Council to fund the remaining 30%.	70% of the total project costs are apportioned to the landowners with Council to fund the remaining 30%.
	Total Project Cost apportioned to DCP	$1,463,737 in October 2017 dollars.	$3,891,768 in May 2023 dollars.
	Demand Unit	The demand unit is 20.12 linear metres of lot frontage. The DCP states that this results in a total of 72 equivalent demand units. The DCP notes that lots with frontage greater or less than the demand unit of 20.12m will be required to contribute on a pro rata basis.	The demand units are based on square meters per total site area. Therefore, there are 114,503.8 total demand units. This is consistent with the State Government's DCP Guidelines and standard practice for DCPs in other planning schemes.
	Charge Area	It applies to approximately 10.2 hectares of land, comprising 64 lots.	It applies to approximately 11.5 hectares of land comprising 76 parcels. Includes 12 additional properties compared with the Current DCP.
	Charge Rate	$20,330 per 20.12 linear metre in October 2017 dollars.	$33.98 per square metre of lot area in May 2023 dollars.
	Area to which the DCP applies	Land between 1 and 73 Creswell Street, excluding 2 Creswell Street and 1 and 3 Cooma Street.	Land between 1 and 77 Creswell Street (inclusive), 1, 3 and 6 Cooma Street, 90 and 92 Disney Street, 4 Glossop Street, and 58 and 62 Disney Street, Crib Point.
	Timing of Payment of levies	Section 12 sets out that payment must be made prior to commencement of development on the land unless agreed to by the Collecting Agency in a Section 173 Agreement.	Section 5.3.2 sets out the various triggers for payment of development infrastructure levies and enables deferral of payment at the discretion of the collecting agency.
	Collecting and Development Agency	Mornington Peninsula Shire Council.	Mornington Peninsula Shire Council.

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DATE	SUMMARY OF ACTIONS		
	Implementation	Council, as the Development Agency commits to deliver the project. The trigger for delivery is set out in Section 7 as the earlier of (a) 50% of landowner contributions, or (b) within five years from the date upon which this DCP was first incorporated into the Mornington Peninsula Planning Scheme. Given the DCP was gazetted on 6 June 2019, the project would have to be delivered by 6 June 2024.	Council, as the Development Agency continues to commit to deliver the project. The Exhibited DCP states that Council as the Development Agency will deliver the DCP project by 30 June 2028.
	Adjustment of Infrastructure Scope	None specified.	Section 5.10 sets out how adjustment of infrastructure scope will be addressed.
	Funds Administration	Section 13 sets out the funds administration details.	Section 5.7 sets out the fund administration details.
	DCP Timeframe	Section 15 states that the DCP is to be removed from the Planning Scheme if the works are completed.	Sections 5.9 notes the DCP timeframe is 20 years from gazettal. This timeframe considers planned future development of the area and this DCP will end when it is removed from the Mornington Peninsula Planning Scheme. This approach provides Council the ability to continue collecting contributions, regardless of whether works have been delivered, whilst the DCP remains in the Planning Scheme.
	DCP Review Period	The DCP is expected to be revised and updated every 5 years (or more frequently if required).	This DCP is expected to be reviewed and updated every five years.
	Indexation	All construction projects are to be indexed quarterly using Australian Bureau of Statistics Producer Price Indexes, Road and Bridge Construction Index, Victoria.	Is to be indexed quarterly using Australian Bureau of Statistics Producer Price Indexes Road & Bridge Construction Index, Victoria (Catalogue 6427.0, Table 17 Output of the Construction Industries). Once project RD01 has been delivered the project cost will be

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Version: 5, Version Date: 27/10/2025

MEMO:
Creswell Street East, Crib Point Development Contributions Plan investigations

MORNINGTON PENINSULA Shire

<table>
<tr><th>DATE</th><th>SUMMARY OF ACTIONS</th></tr>
<tr><td></td><td>
<table>
<tr><td></td><td></td><td>indexed by applying CPI (All Groups Melbourne) to ensure the charges keep pace with inflation.</td></tr>
<tr><td>Vegetation removal</td><td>Not specified.</td><td>Included a vegetation removal plan identifying the vegetation to be removed from private and public land to allow for the construction of the road and drainage infrastructure being delivered by the DCP. This also proposed to amend the Schedule 1 to Clause 52.17: Native Vegetation to exempt Council from needing a planning permit to remove native vegetation to deliver infrastructure under the DCP.</td></tr>
</table>

Amendment C295morn was prepared by Mesh Planning and Shire officers, to reduce Council’s financial risk and was informed by:
• Initial peer review advice prepared by consultants Mesh Planning
• Detailed designs prepared by JCA Land Consultants (which were informed by site surveys and a Geotechnical report)
• Quantity Surveyor estimates prepared by Harlock Consulting (which include a 10% contingency allowance)
• Targeted Flora and Fauna Surveys undertaken by consultants Abzeco Pty Ltd
• Biodiversity Assessments undertaken by consultants Arbor Survey
• Finance cost estimate provided by the Shire’s Chief Financial Officer.

<u>Amendment C300morn:</u>

Proposed to extend the project delivery date (at section 7) of the Creswell Street Development Contributions Plan 2018 from 6 June 2024 to 6 June 2026. The two-year extension was to ensure that the DCP remains in place so Council can keep contributions collected to date and continue collecting contributions while Amendment C295morn (to introduce a new DCP), is being progressed.</td></tr>
<tr><td>December 2023</td><td>Council resolved at its meeting on 19 December 2023 to (in summary):
• Adopt the revised Creswell Street East Crib Point Development Contributions Plan (Mesh, December 2023).</td></tr>
</table>

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MEMO:
Creswell Street East, Crib Point Development Contributions Plan investigations

DATE	SUMMARY OF ACTIONS
	• Request the Minister for Planning to prepare and approve Amendment C300morn to the Mornington Peninsula Planning Scheme. • Seek authorisation from the Minister for Planning to prepare Amendment C295morn. • Undertake exhibition of Amendment C295morn following receipt of authorisation from the Minister for Planning. • Commit to voluntarily secure and pay for native vegetation offsets for the extent of native vegetation removal required to deliver infrastructure under the revised Creswell Street East Crib Point Development Contributions Plan (Mesh, December 2023) if Amendments C300morn and C295morn are approved and gazetted by the Minister for Planning. • Consider the costs to deliver the infrastructure under the revised Creswell Street East Crib Point Development Contributions Plan (Mesh, December 2023), as part of Council's future annual budget process, should Amendment C295morn be approved and gazetted. • **Retains the existing 70/30 cost split (for the revised DCP proposed by Amendment C295morn) between landowners and Council (rather than 100% of the costs passed onto landowners as recommended by Mesh Planning and officers).** [Emphasis added]
February 2024	Shire officers submitted Amendment C295morn to the Minister for Planning for authorisation.
February 2024	A delegate of the Minister for Planning wrote to the Shire's CEO on 26 February 2024 requesting further information be provided before deciding whether to authorise Amendment C295morn on the Minister's behalf. In summary, the information requested included: • Justification for the proposed 70/30 split of contributions between landowners and Council. • Whether Council's 30% contribution will fund a specific component of the infrastructure. • Additional cost breakdowns noting the significant increase in overall project costs. • Whether Council has considered whether other exemptions for minor building and works should be included in the DCP. • Whether the delivery timeframe of 30 June 2028 is sufficient for Council to deliver the infrastructure and collect the contributions.
April 2024	Shire officers provided a written response to the Department of Transport and Planning's request for further information on 8 April 2024 confirming (in summary) that: • The 70/30 split was a Council decision based on the terms of the existing DCP. • Council's 30% apportionment is a general contribution; not tied to a specific piece of infrastructure. • The increase in overall costs is due to inflation significantly exceeding indexation, the additional extent of infrastructure delivery (to fill illogical gaps in the network) and inclusion of

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MEMO:
Creswell Street East, Crib Point Development Contributions Plan investigations

MORNINGTON PENINSULA Shire

DATE	SUMMARY OF ACTIONS
	plan preparation and loan costs. • The DCP already contains several buildings and works exemptions and would be updated via a separate amendment (Amendment C305morn) to exempt Small Second Dwellings (SSD), noting that Ministerial Amendment VC249 (gazetted on 15 January 2024) exempted SSD from DCP requirements across Victoria. • The 30 June 2028 expiry was considered reasonable as Council intends to deliver the infrastructure as soon as possible via the loan.
May 2024	Council received conditional authorisation to prepare Amendment C295morn from a delegate of the Minister for Planning on 21 May 2024. (The conditions were minor and related to drafting refinements for the Explanatory Report and updates to the DCPO1 to reflect the exemption of Small Second Dwellings from the DCP).
June 2024	Amendment C300morn was gazetted on 13 June 2024, extending the expiry date of the DCP from 6 June 2024 to 6 June 2026.
July 2024	Amendment C305morn was gazetted on 18 July 2024 and corrected technical errors that happened when Amendment C300morn was approved, including: • Adding an exemption for small second dwellings from needing to pay contributions under the DCP because an earlier State Government amendment – Amendment VC249 exempted small second dwellings from DCP requirements in all Victorian planning schemes on 15 January 2024. • Updating the date of the DCP from 2018 to June 2024 to recognise when the DCP was revised by Amendment C300morn.
October 2024 – December 2025	In relation to Amendment C295morn, the following actions (in summary) have occurred in accordance with the requirements of the; *Planning and Environment Act 1987,* Ministerial Direction 15 – The planning scheme amendment process and the State Government's Development Contributions Guidelines:

DATE	ACTION
November 2024 – December 2024	Exhibition: The amendment was publicly exhibited from 7 November 2024 to 20 December 2024.
January 2025 – April 2025	Submissions review: Council received a total of eight submissions, seven of which were received during the exhibition period. One late submission was received on 25 July 2025.
May 2025	Council Meeting: Council reviewed the seven submissions, and changes proposed by officers to address submissions, and decided on 20 May 2025 to refer all

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MEMO:
Creswell Street East, Crib Point
Development Contributions Plan investigations

DATE	SUMMARY OF ACTIONS	
		submissions to an independent Planning Panel to be appointed by the Minister for Planning. For the purposes of Council's advocacy position before the Planning Panel, Council resolved to endorse a post-exhibition version of the Amendment which: • Removed 6 Cooma Street, 90 and 92 Disney Street, Crib Point and associated infrastructure upgrades immediately adjacent to these properties from the DCP. • Update the overall DCP infrastructure project costs as a consequence of the above changes.
	June 2025	Planning Panel Directions Hearing: A Directions Hearing was held online on the 30 June 2025.
	August 2025	Planning Panel Hearing: The Panel Hearing was held in-person at the Mornington Peninsula Shire, Hastings office on 11 August 2025.
	September 2025	Planning Panel Report received: The Planning Panel delivered its report to Council on 9 September 2025. Overall, the Panel concluded that Amendment C295morn is well founded and strategically justified, and should be adopted subject to 6 recommendations. In summary, the Panel found that: • The 11 additional residential properties in the General Residential Zone 1 (GRZ1) should not be included because they receive little additional servicing benefit but would be required to contribute to the infrastructure costs at the same rate as unserviced (i.e. former industrially zoned) properties. • The scope of road upgrades identified in the DCP is appropriate and should remain unchanged, but the DCP should not include water mains and rising sewer mains. • In terms of financials: o The use of lot area to calculate demand is acceptable as is the approach to apportionment of costs (i.e. 70% to landowners and 30% to Council). o The cost of the road upgrades should be redistributed among the remaining 65 properties, and the updated project costings by Harlock Consulting (July 2025) should form the basis of the DCP costings, recognising that this results in an overall increase in costs.

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MEMO:
Creswell Street East, Crib Point
Development Contributions Plan investigations

DATE	SUMMARY OF ACTIONS	
		• The native vegetation exemptions should be deleted from the Amendment, with vegetation removal to be addressed through the usual permit planning application process, enabling a full consideration of options to avoid, minimise and offset any impacts on native vegetation. • The project delivery date for the DCP should be extended to 2030, rather than 2028, to allow sufficient time to secure any required approvals.
	November 2025	Council Briefing: Council is scheduled to be briefed on 11 November 2025 regarding the Planning Panel hearing and the findings and recommendations outlined in the Panel report.
	December 2025	Council Meeting to seek adoption: Council is scheduled to consider a recommended final version of Amendment C295morn for adoption on 16 December 2025. In summary, officers intend to recommend that Council: • Accept all six Planning Panel recommendations in full and make the associated changes to the amendment documents. • Adopt Amendment C295morn. • Submit Amendment C295morn to the Minister for Planning for approval.
	December 2025	Submit Amendment C295morn to the Minister for Planning: Assuming Council adopts the recommendation of officers, officers will submit Amendment C295morn to the Minister for Planning for final approval and gazettal and notify affected landowners.

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THESE DRAWINGS HAVE BEEN PRODUCED BASED ON 340615_ST ANDREW BEACH_(EBPv29)_SD6.9_MACRO GF_TPG SOLE RISK_02/04/2025

		25.11.24	25.09.25
DATE OF ISSUE			
DRAWING PACKAGE VERSION		1	2
GENERAL DRAWINGS			
G1	SITE AND LOCALITY PLANS	A	01
G1A	BOUNDARY SETBACK	A	01
G1B	PROXIMITY PLAN	A	01
G2	SITE SETOUT PLAN	A	01
G2A	ANTENNA SETOUT PLAN	A	01
G3	SITE ELEVATION	A	01
G4	ANTENNA CONFIGURATION & ANCILLARIES TABLE	A	01
G5	SITE SPECIFICATION	-	01
STRUCTURAL DRAWINGS			
S1	ODU FOOTING DETAILS - SHEET 1	-	01
S1-1	ODU FOOTING DETAILS - SHEET 2	-	01
S2	CABLE TRAY RISER DETAILS	-	01
S3	COMPOUND GROUND WORKS - CUT AND FILL	-	01
ELECTRICAL DRAWINGS			
E0	ELECTRICAL INSTALLATION NOTES	-	01
E1	SITE EARTHING PLAN	-	01
E2	SINGLE LINE DIAGRAM	-	01
FITOUT ROOM DRAWINGS			
F1	3 BAY ODU LAYOUT	-	01
F2	3 BAY ODU ELEVATION	-	01
RF SCHEMATIC DIAGRAMS			
RF1	RF SCHEMATIC DIAGRAM	-	01
TRANSMISSION DRAWINGS			
T1	TRANSMISSION LINK DETAILS	-	01
DISTRIBUTION LIST			
VODAFONE		1	
SERVICESTREAM		1	

vodafone

VODAFONE AREA PM: _____
DATE: _____ SIGN: _____
VODAFONE RF ENGINEER: _____
DATE: _____ SIGN: _____

VODAFONE SITE 340615
ST. ANDREW BEACH

36 FOAM RD
FINGAL
VIC 3939

ServiceStream

MACRO GREENFIELD (SOLE RISK)

PRELIMINARY

DRAWING NO. 340615-00

THESE DRAWINGS HAVE BEEN PRODUCED BASED ON 340615_ST ANDREW BEACH_(EBPv29)_SD6.9_MACRO GF_TPG SOLE RISK_16112023

		25.11.24	25.09.25
DATE OF ISSUE			
DRAWING PACKAGE VERSION		1	2
REFERENCE DOCUMENTS			
STD-N001	STANDARD CONSTRUCTION NOTES - SHEET 1	-	06
STD-N002	STANDARD CONSTRUCTION NOTES - SHEET 2	-	05
STD-N003	STANDARD CONSTRUCTION NOTES - SHEET 3	-	05
STD-N004	STANDARD CONSTRUCTION NOTES - SHEET 4	-	05
STD-S445	Ø300 TO Ø1200 ANTENNA CONC. MONOPOLE BAND MOUNT	-	07
STD-S501	CABLE LADDER SUPPORT DETAILS	-	10
STD-S503	CABLE LADDER FIXING DETAILS	-	09
STD-S604	SITE SIGNAGE SHEET 1 AND 2	-	08
STD-S605	SECURITY FENCE DETAILS	-	03
STD-S606	SECURITY FENCE - GATE DETAILS	-	03
STD-S700	ACCESS TRACK CONSTRUCTION DETAILS	-	05
STD-D135	SHELTER RACK LAYOUTS 5G RAN RACKS, VODAFONE SIDE	-	03
STD-D250	RF COAX CABLE LABELLING STANDARDS	-	15
STD-D266	EARTH LABELLING STANDARDS	-	05
STD-D400	SITE EARTHING GROUND LEVEL SOLE RISK AND EJV COMPOUNDS	-	15
STD-D408	AC POWER DISTRIBUTION OPTIONS FOR RECTIFIER SYSTEMS	-	05
STD-D409	AC POWER DISTRIBUTION SOLE-RISK AND eJV SITES	-	07
STD-D450	ALARM WIRING OVERVIEW (5G) - NOKIA BTS	-	10
STD-D452	ALARM WIRING (5G) ELTEK T36 RECTIFIER SYSTEM TO RJ45 PATCH PANEL VODAFONE SIDE	-	04
STD-D491	-48V DC POWER DISTRIBUTION TPG2023 STANDARD REFTIFIER SYSTEM	-	07
	POC-4 SOLE-RISK OR eJV RAN SINGLE LINE DIAGRAM, VODAFONE SIDE		
STD-E300	ELECTRICAL SERVICES EARTH BAR DETAILS	-	08
STD-E301	EARTHING PIT DETAILS	-	07
STD-E303	EARTHING SCHEMATIC NEW CONCRETE MONOPOLE	-	12
STD-E322	SOLE RISK COMPOUND WITH DIRECT EMBEDMENT FOOTING WITH FENCING	-	1.1
SP20101-SA-340615	ST. ANDREW BEACH - 2.5m SQUARE HEADFRAME + SECTOR ASSEMBLY	-	0
SC176647_TPG	SITE PRO 1 - STRUCTURAL ANALYSIS AND DESIGN CERTIFICATE	-	1
SSA-2-V3	SITE SECTOR ASSEMBLY TYPE-2 V3.0 - SHEETS 1 TO 3	-	2
16522/LVS	GAMCORP - FOOTING DESIGN CERTIFICATE	-	0
16522 S01	ST ANDREW BEACH VIC - MONOPOLE FOOTING	-	A
292968_1	CIVILMART POLES - POLE CERTIFICATE (GENERIC LOADS)	-	1
292969_1	CIVILMART POLES - POLE CERTIFICATE (SITE SPECIFIC)	-	1
SCZC3XXX	ZONECOOL 3 BAY XXX	-	A
329146128AA	ST. ANDREW BEACH - SITE PLAN FOR LEASE PURPOSES	-	A
340615_CERT	ODU FOOTING CERTIFICATE BY MID SOLUTIONS	-	0
123178	GEOTECH REPORT BY A.S. JAMES	-	01
GA60122	STANDARD ADAPTOR FOR CONCRETE POLE TIP OD 450-900	-	01
SP1-4P-COLLAR-GA60128	STANDARD COLLAR EVERY 10mm FROM 340mm TO 1150mm DIAMETER POLE & COLLAR FOR STANDARD CHS SIZE	-	3

vodafone

VODAFONE AREA PM: _____
DATE: _____ SIGN: _____
VODAFONE RF ENGINEER: _____
DATE: _____ SIGN: _____

VODAFONE SITE 340615
ST. ANDREW BEACH

36 FOAM RD
FINGAL
VIC 3939

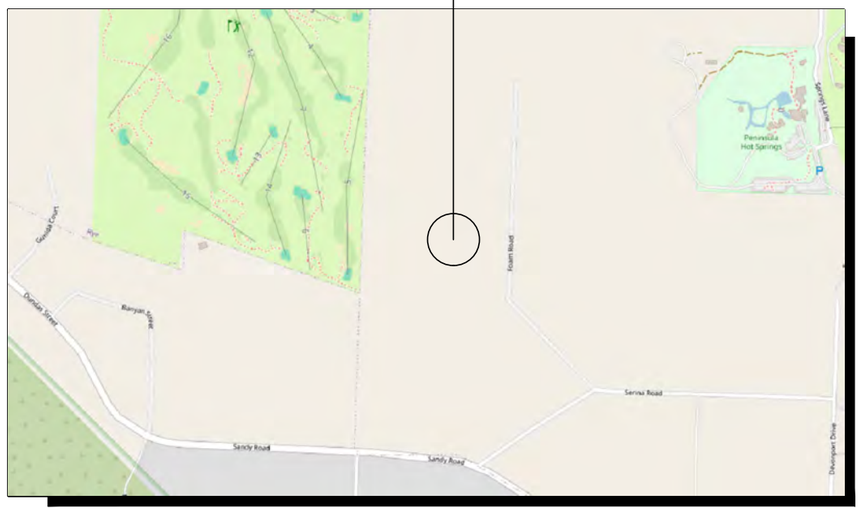
ServiceStream

MACRO GREENFIELD (SOLE RISK)

PRELIMINARY

DRAWING NO. 340615-01

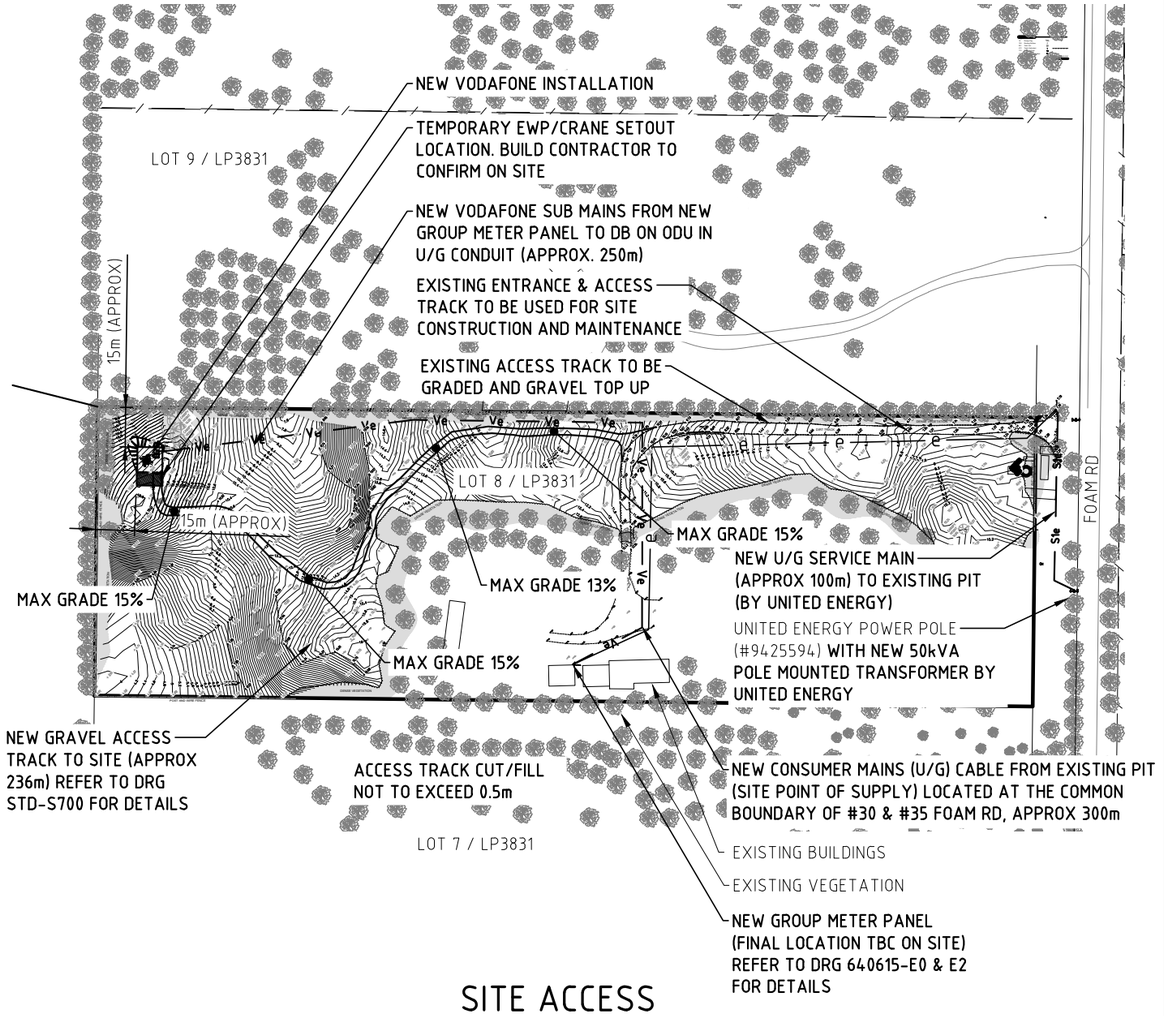
A3



COPYRIGHT © GOOGLE MAPS

SITE LOCALITY PLAN

NOT TO SCALE



SITE ACCESS

SCALE 1:2000

RFNSA NUMBER: 3939024		
CARRIER	SITE NAME	SITE ID
VODAFONE	ST. ANDREW BEACH	340615

LEGEND

- FENCE LINE
- PROPERTY BOUNDARY
- E — EXISTING O/H POWER
- e — e — NEW U/G CONSUMER MAIN
- Ve — Ve — Ve — NEW VODAFONE U/G SUBMAIN
- Ste — Ste — NEW U/G SERVICE MAIN

NOTE:
THE NEW CABLE ROUTE IS INDICATIVE ONLY.
IF DIRECTIONAL BORING IS NOT ACHIEVABLE, CABLE ROUTE SHOULD AVOID REMOVING THE EXISTING VEGETATION.

REV	DATE	REVISION DESCRIPTION	VENDOR	DRAWN	DESIGNED	APPRD
01	25.09.25	FOR CONSTRUCTION	SERVICESTREAM MD SOLUTION	PP	NS	GM
A	25.11.24	PRELIMINARY		NV	PP	GM

ServiceStream

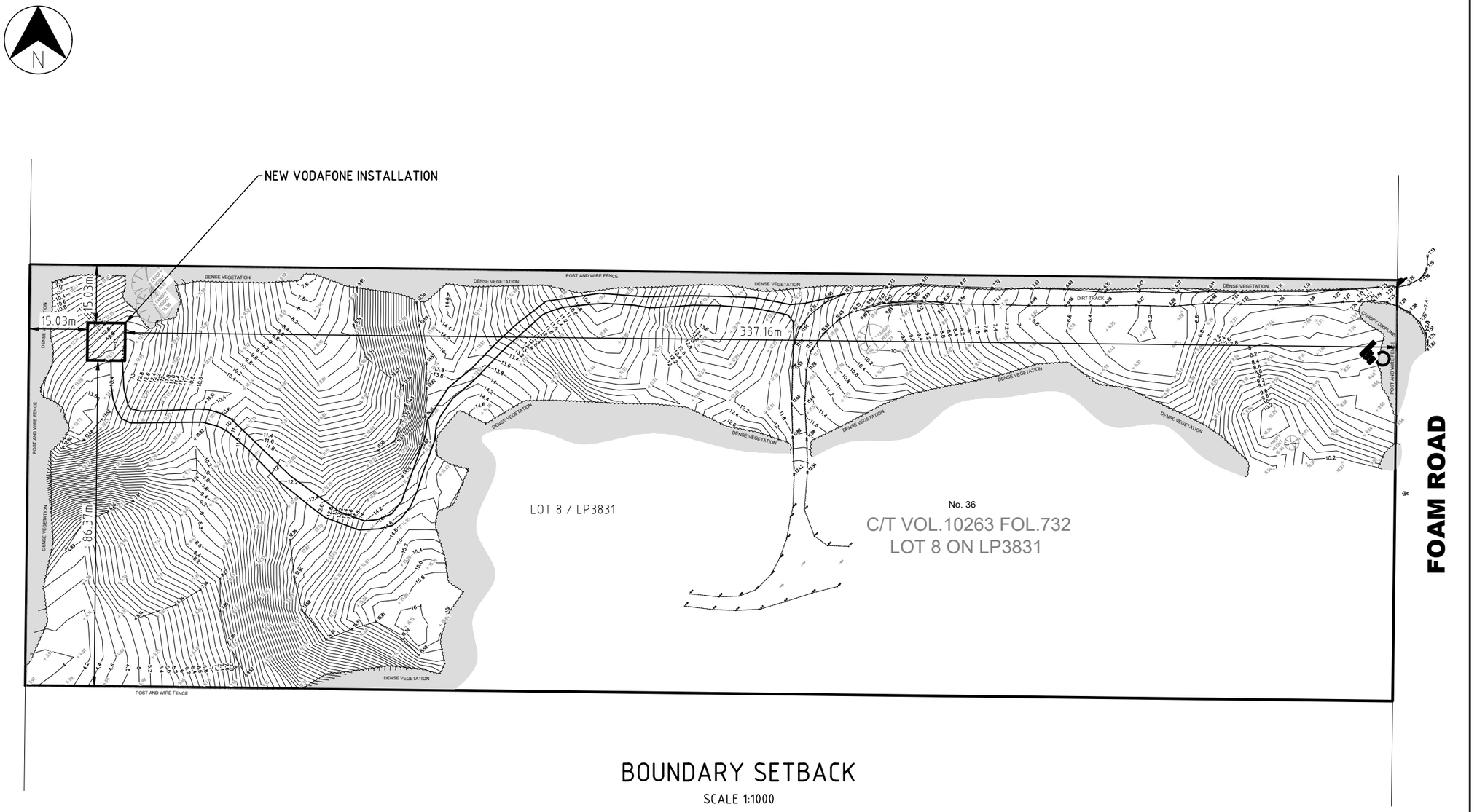
vodafone
VODAFONE SITE 340615
ST. ANDREW BEACH
36 FOAM RD
FINGAL, VIC 3939

MACRO GREENFIELD
(SOLE RISK)

TITLE: SITE AND LOCALITY PLANS

DRAWING STATUS	DRAWING No.	REV
PRELIMINARY	340615 - G1	01

A3



BOUNDARY SETBACK

SCALE 1:1000

REV	DATE	REVISION DESCRIPTION	VENDOR	DRAWN	DESIGNED	APPRD
01	25.09.25	FOR CONSTRUCTION	SERVICESTREAM AND SOLUTION	PP	NS	GM
A	12.06.25	PRELIMINARY		NV	PP	GM

ServiceStream

vodafone

VODAFONE SITE 340615 MACRO GREENFIELD
ST. ANDREW BEACH (SOLE RISK)
36 FOAM RD
FINGAL, VIC 3939

TITLE: BOUNDARY SETBACK

DRAWING STATUS	DRAWING No.	REV
PRELIMINARY	340615 - G1A	01

A3



PROXIMITY PLAN

SCALE 1:1500

REV	DATE	REVISION DESCRIPTION	VENDOR	DRAWN	DESIGNED	APPRD
01	25.09.25	FOR CONSTRUCTION	SERVICESTREAM MD SOLUTION	PP	NS	GM
A	12.06.25	PRELIMINARY		NV	PP	GM

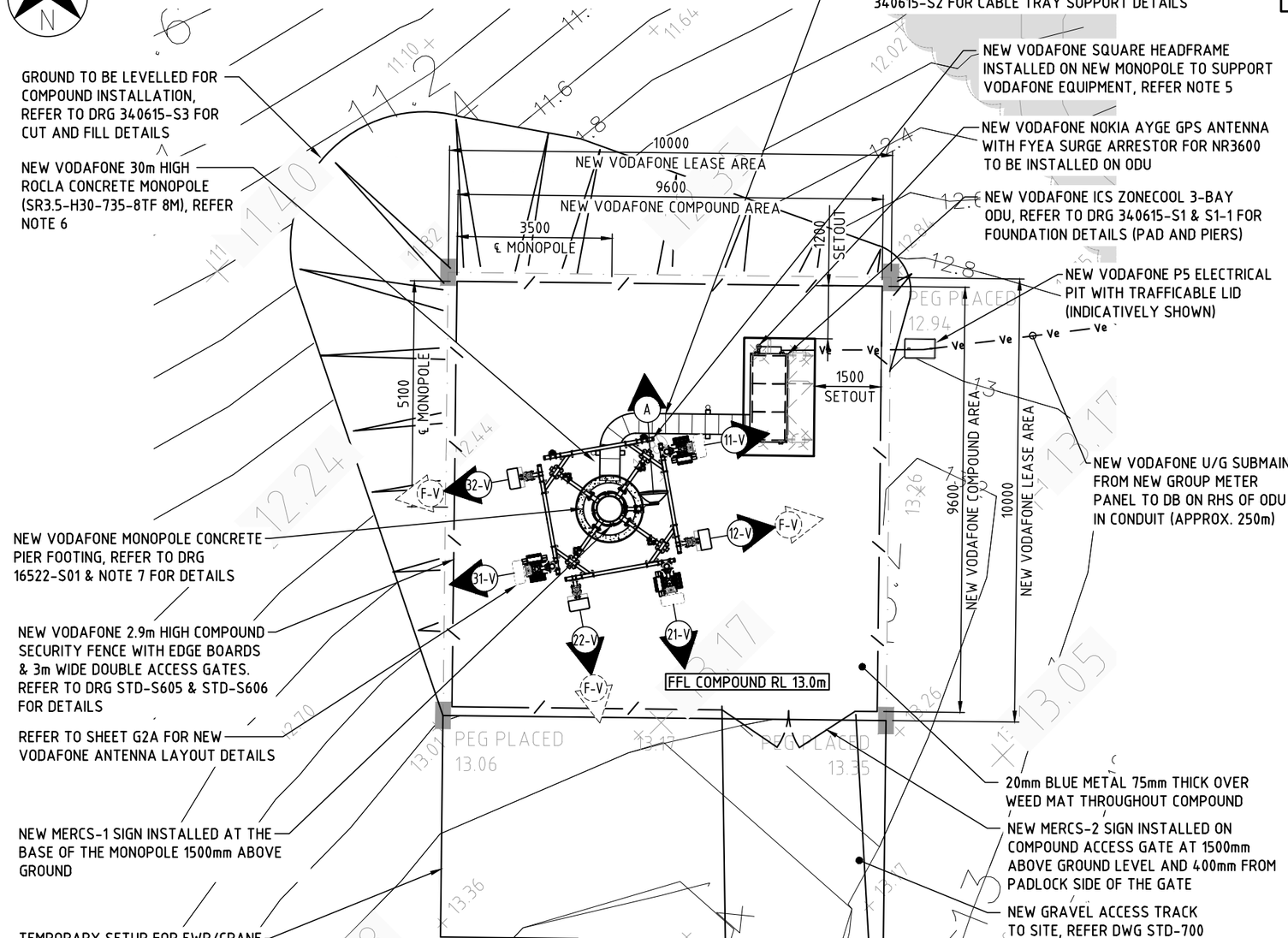
ServiceStream

vodafone
VODAFONE SITE 340615 MACRO GREENFIELD
ST. ANDREW BEACH (SOLE RISK)
36 FOAM RD
FINGAL, VIC 3939

TITLE
PROXIMITY PLAN

DRAWING STATUS	DRAWING No.	REV
PRELIMINARY	340615 - G1B	01

A3



SITE SETOUT PLAN

SCALE 1:100

DATUM POINT	GDA94 CO-ORDIANTES		GROUND LEVEL
⊕	LATITUDE	-38.408601°	A.H.D. RL. 13.0m EL 0.0m
	LONGITUDE	144.830380°	

NOTES:

1. ALL ANGLES ARE IN DEGREES RELATIVE TO TRUE NORTH.
2. ALL DIMENSIONS IN mm UNLESS STATED OTHERWISE.
3. FOR ANTENNA CONFIGURATION TABLE REFER DRG. 340615-G4.
4. REFER TO SITEPRO 1 SSA-2-V3 FOR SECTOR ASSEMBLY ARRANGEMENT.
5. REFER TO SITEPRO 1 DRAWING SP20101-SA-34615 REV.0 SHEETS 01 TO 03 DATED 29/07/2025 FOR HEADFRAME ARRANGEMENT AND STRUCTURAL ANALYSIS AND DESIGN CERTIFICATION SC176647_TPG REV.01 DATED 04/08/2025 FOR SQUARE HEADFRAME ADEQUACY.
6. STRUCTURAL ADEQUACY OF MONOPOLE CONFIRMED BY CIVILMART. REFER POLE CERTIFICATE 292969_1 DATED 21 JULY 2025 FOR DETAILS.
7. REFER GAMCORP DRG. 16522-S01 DATED 15/07/2025 AND FOOTING DESIGN CERTIFICATE 16545/Lvs DATED 14/07/2025 FOR MONOPOLE FOOTING DETAILS.
8. STRUCTURAL ADEQUACY OF ODU FOOTING CONFIRMED BY MID SOLUTIONS. REFER STRUCTURAL DESIGN CERTIFICATION DATED 05/09/2025 & DRAWING 340615-S1 & S1-1 FOR DETAILS.
9. SERVICE NOTE: CARE TO BE TAKEN NOT TO DAMAGE KNOWN UNDERGROUND AND ANY UNKNOWN UNDERGROUND SERVICES. IDENTIFY AND CONFIRM LOCATION OF ALL SERVICES PRIOR TO COMMENCING WORKS.
10. CABLE ENTRY PORT / CABLE TRAY ENTRY AT 0° TN.

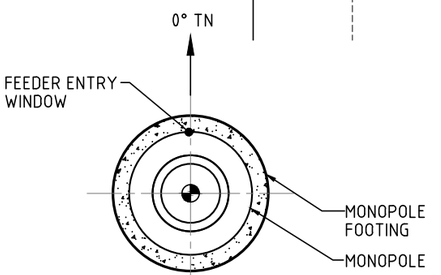
LEGEND

NEW COMPOUND FENCE

Ve Ve Ve NEW VODAFONE U/G SUBMAIN

LEGEND

ID NEW ID FUTURE



FEEDER WINDOW SETOUT

SCALE 1:50

REV	DATE	REVISION DESCRIPTION	VENDOR	DRAWN	DESIGNED	APPRD
01	25.09.25	FOR CONSTRUCTION	SERVICESTREAM MID SOLUTION	PP	NS	GM
A	25.11.24	PRELIMINARY		NV	PP	GM

ServiceStream

vodafone

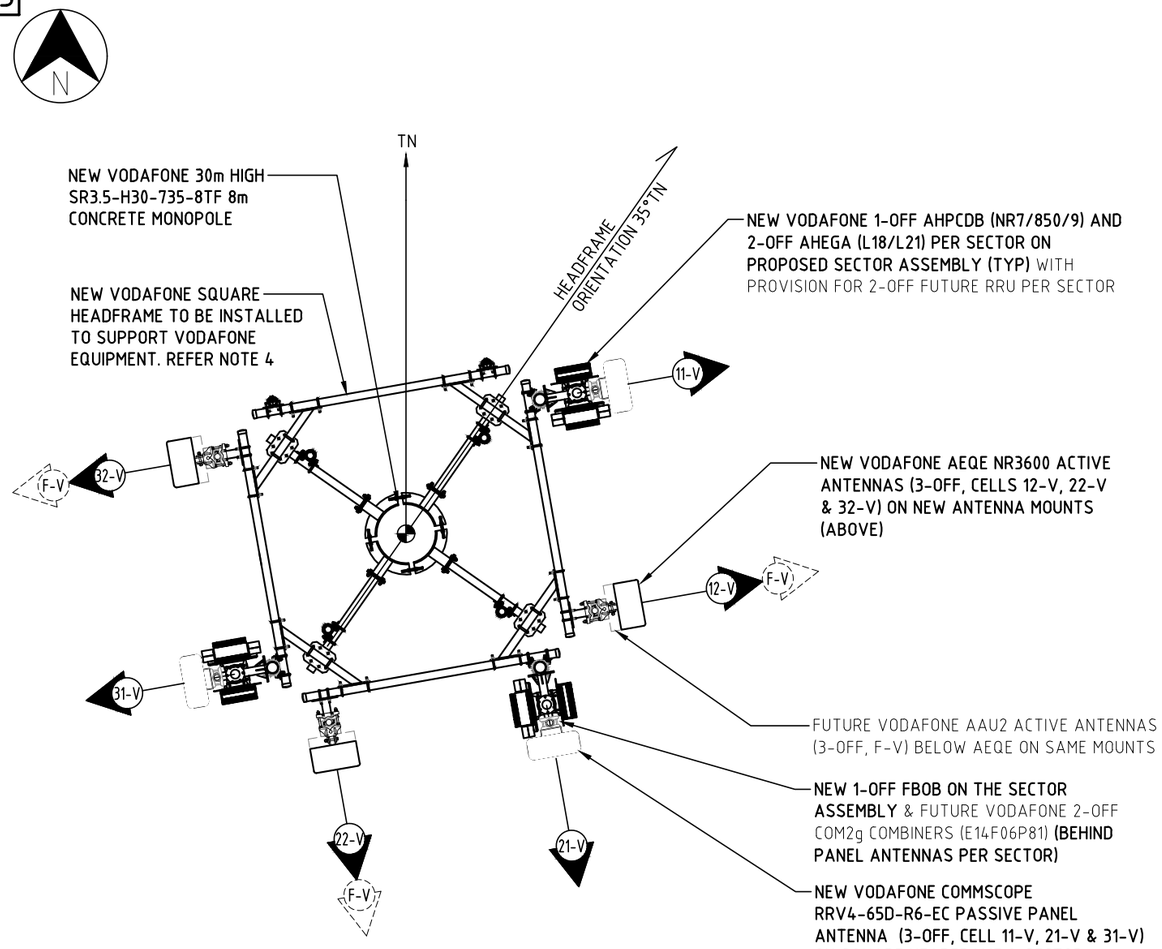
VODAFONE SITE 340615
ST. ANDREW BEACH
36 FOAM RD
FINGAL, VIC 3939

MACRO GREENFIELD
(SOLE RISK)

TITLE: SITE SETOUT PLAN

DRAWING STATUS	DRAWING No.	REV
PRELIMINARY	340615 - G2	01

A3



PANEL ANTENNA SETOUT PLAN

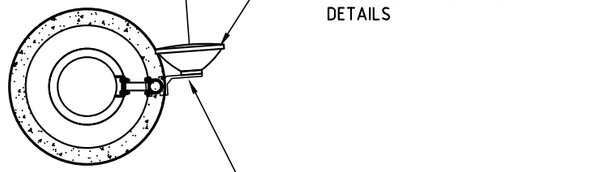
SCALE 1:50

NOTES:

1. ALL ANGLES ARE IN DEGREES RELATIVE TO TRUE NORTH.
2. ALL DIMENSIONS IN mm UNLESS STATED OTHERWISE.
3. FOR ANTENNA CONFIGURATION TABLE REFER DRG. 340615-G4.
4. NEW VODAFONE SQUARE HEADFRAME (BY SITE PRO 1). REFER TO SITE PRO 1 DRG. SP20101-SA-340615 SHEETS 01 TO 03 FOR DETAILS.
5. NEW VODAFONE SECTOR ASSEMBLY MOUNTS (SSA-2-V3) (3-OFF), EACH WITH FOLLOWING PRE-INSTALLED PANEL ANTENNA, RRU AND ANCILLARY EQUIPMENT (TYPICAL PER SECTOR):
   - NEW COMMSCOPE RRV4-65D-R6-EC PANEL ANTENNA (1-OFF)
   - NEW NOKIA AHPCDB RRU (1-OFF)
   - NEW NOKIA AHEGA RRU (2-OFF)
   - NEW VODAFONE BREAKOUT BOX (1-OFF)
   - FUTURE VODAFONE RRU (2-OFF)
   - FUTURE COMMSCOPE COM2g COMBINERS (E14F06P81) (2-OFF)

LEGEND

ID NEW ID FUTURE



PARABOLIC ANTENNA SETOUT PLAN

SCALE 1:50

REV	DATE	REVISION DESCRIPTION	VENDOR	DRAWN	DESIGNED	APPRD
01	25.09.25	FOR CONSTRUCTION	SERVICESTREAM MD SOLUTION	PP	NS	GM
A	25.11.24	PRELIMINARY		NV	PP	GM

ServiceStream

vodafone
VODAFONE SITE 340615
ST. ANDREW BEACH
36 FOAM RD
FINGAL, VIC 3939

MACRO GREENFIELD
(SOLE RISK)

TITLE
ANTENNA SETOUT PLAN

DRAWING STATUS	DRAWING No.	REV
PRELIMINARY	340615 - G2A	01

A3

EL 32.50m (RL 45.50m A.H.D)
OVERALL HEIGHT

EL 31.91m
℄ FUTURE VODAFONE RRUS (6 OFF)

EL 31.76m
℄ NEW VODAFONE AHPCDB (700/800/900)
(3 OFF)

EL 30.94m
℄ NEW VODAFONE AHEGA (L18/L21)
(3-OFF)

EL 30.00m
℄ FUTURE VODAFONE COM2g (E14F06P81)
(3 OFF)

NEW VODAFONE SQUARE HEADFRAME
INSTALLED ON NEW MONOPOLE TO
SUPPORT VODAFONE EQUIPMENT,
REFER NOTE 2 & 3

EL 31.94m
℄ NEW VODAFONE AEQE NR3600 ACTIVE
ANTENNAS (3-OFF, CELLS 12-V, 22-V & 32-V)

EL 31.00m
℄ NEW VODAFONE COMMSCOPE RR4-65D-R6-EC
PASSIVE ANTENNAS (3-OFF, CELL 11-V, 21-V & 31-V)

EL 30.94m
FUTURE VODAFONE AAU2 ACTIVE ANTENNAS
(3-OFF CELLS F-V)

EL 30.07m
℄ NEW VODAFONE FBOB (3-OFF)

EL 30.00m
TOP OF MONOPOLE

EL 28.00m
℄ NEW VODAFONE 600ø PARABOLIC ANTENNA
TO 3199 RYE (355.72°)
2-OFF UBT-T ODUs INSTALLED BEHIND THE ANTENNA

NEW VODAFONE PARABOLIC ANTENNA MOUNT,
REFER TO DRAWING STD-S445 FOR DETAILS

NOTES:

1. ANTENNA ACCESS IS VIA EWP BY QUALIFIED RIGGER PERSONNEL ONLY.
2. REFER TO SITEPRO 1 SSA-2-V3 FOR SECTOR ASSEMBLY ARRANGEMENT.
3. REFER TO SITEPRO 1 DRAWING SP20101-SA-340615 REV.0 SHEETS 01 TO 03 DATED 29/07/2025 FOR HEADFRAME ARRANGEMENT AND STRUCTURAL ANALYSIS AND DESIGN CERTIFICATION SC176647_TPG REV.01 DATED 04/08/2025 FOR SQUARE HEADFRAME ADEQUACY.
4. STRUCTURAL ADEQUACY OF MONOPOLE CONFIRMED BY CIVILMART. REFER POLE CERTIFICATE 292969_1 DATED 21 JULY 2025 FOR DETAILS.
5. REFER GAMCORP DRG. 16522-S01 DATED 15/07/2025 AND FOOTING DESIGN CERTIFICATE 16545/Lvs DATED 14/07/2025 FOR MONOPOLE FOOTING DETAILS.
6. STRUCTURAL ADEQUACY OF ODU FOOTING CONFIRMED BY MIDSOLUTIONS. REFER STRUCTURAL DESIGN CERTIFICATION DATED 05/09/2025 & DRAWING 340615-S1 & S1-1 FOR DETAILS.
7. SERVICE NOTE: CARE TO BE TAKEN NOT TO DAMAGE KNOWN UNDERGROUND AND ANY UNKNOWN UNDERGROUND SERVICES. IDENTIFY AND CONFIRM LOCATION OF ALL SERVICES PRIOR TO COMMENCING WORKS.

NEW VODAFONE 30m HIGH ROCLA CONCRETE
MONOPOLE (SR3.5-H30-735-8TF 8M) WITH NEW
SQUARE HEADFRAME

NEW 1-OFF 9/18 W&B VAC4036-52 (10mm²)
HYBRID CABLE PER SECTOR & 4-OFF LDF-450
FEEDER CABLES FOR THE PARABOLIC ANTENNA TO
BE INSTALLED INSIDE THE MONOPOLE (TOTAL
3-OFF)

EXISTING TREES
(BEYOND)

NEW MERCS-1 SIGN INSTALLED AT THE
BASE OF THE MONOPOLE 1500mm ABOVE
GROUND

NEW VODAFONE ICS ZONECOOL
3-BAY ODU, REFER TO DRG
340615-S1 & S1-1 FOR FOUNDATION
DETAILS (PAD AND PIERS)

NEW VODAFONE 450mm WIDE CABLE
LADDER WITH 2-OFF SUPPORT POSTS
(BEYOND). REFER TO DRG STD-S501,
STD-S503 & 340615-S2 FOR CABLE TRAY
SUPPORT DETAILS

GROUND TO BE LEVELLED FOR
COMPOUND INSTALLATION,
REFER TO DRG 640615-S3 FOR
CUT AND FILL DETAILS

NEW VODAFONE NOKIA AYGE GPS ANTENNA
WITH FYEA SURGE ARRESTOR FOR NR3600
TO BE INSTALLED ON ODU

NEW MERCS-2 SIGN ON
COMPOUND GATE POSITIONED AT
1.5m AGL & 0.4m FROM PADLOCK
SIDE OF THE GATE. RFNSA
NUMBER TO BE HARD STAMPED

NEW VODAFONE 2.9m HIGH COMPOUND
SECURITY FENCE WITH 3m WIDE DOUBLE
ACCESS GATES. REFER TO DRG STD-S605 &
STD-S606 FOR DETAILS

EL 0.0m (RL 13.0m A.H.D)
GROUND LEVEL

NEW VODAFONE U/G SUBMAIN FROM
NEW GROUP METER PANEL TO THE
VODAFONE DISTRIBUTION BOARD ON THE
RHS OF THE ODU IN CONDUIT (APPROX.
250m) REFER DRG 340615-E0 & E2 FOR
DETAILS

NEW VODAFONE ELECTRICAL PIT
(INDICATIVELY SHOWN)

NEW MONOPOLE CONCRETE PIER
FOOTING, REFER TO DRG 16522-S01
FOR DETAILS

EAST ELEVATION

SCALE 1:100

REV	DATE	REVISION DESCRIPTION	VENDOR	DRAWN	DESIGNED	APPRD
01	25.09.25	FOR CONSTRUCTION	SERVICESTREAM MID SOLUTION	PP	NS	GM
A	25.11.24	PRELIMINARY		NV	PP	GM

ServiceStream

vodafone

VODAFONE SITE 340615
ST. ANDREW BEACH
36 FOAM RD
FINGAL, VIC 3939

MACRO GREENFIELD
(SOLE RISK)

TITLE: SITE ELEVATION

DRAWING STATUS: PRELIMINARY

DRAWING No.: 340615 - G3

REV: 01

A3

ANTENNA CONFIGURATION TABLE - VODAFONE

		11-V						21-V						31-V						12-V	22-V	32-V	F-V	F-V	F-V	TOTAL
ANTENNA	SECTOR No.	1						2						3						1	2	3	1	2	3	
	AZIMUTH	80°						170°						260°						80°	170°	260°	80°	170°	260°	
	HEIGHT AT CL ANTENNA	31.00m						31.00m						31.00m						31.94m	31.94m	31.94m	30.94m	30.94m	30.95m	
	ANTENNA TYPE	COMMSCOPE RRV4-65D-R6-EC						COMMSCOPE RRV4-65D-R6-EC						COMMSCOPE RRV4-65D-R6-EC						AEQE	AEQE	AEQE	AAU_2	AAU_2	AAU_2	
	DIMENSIONS (L x W x D)	2688 x 498 x 197						2688 x 498 x 197						2688 x 498 x 197						750 x 450 x 240	750 x 450 x 240	750 x 450 x 240	600 x 304 x 120	600 x 304 x 120	600 x 304 x 120	
	STATUS	NEW						NEW						NEW						NEW	NEW	NEW	FUTURE	FUTURE	FUTURE	
	MOUNT PART NO.	TPG_V3_RBBC_AD_S1						TPG_V3_RBBC_AD_S2						TPG_V3_RBBC_AD_S3						-	-	-	-	-	-	
	OPERATOR	VODAFONE						VODAFONE						VODAFONE						VODAFONE	VODAFONE	VODAFONE	VODAFONE	VODAFONE	VODAFONE	
	TECHNOLOGY	NR/L	NR/L	L/L	L/L	L/L	L/L	NR/L	NR/L	L/L	L/L	L/L	L/L	NR/L	NR/L	L/L	L/L	L/L	L/L	NR	NR	NR	-	-	-	
	BAND (MHz)	7/8.5	7/8.5	18/21	18/21	18/21	18/21	7/8.5	7/8.5	18/21	18/21	18/21	18/21	7/8.5	7/8.5	18/21	18/21	18/21	18/21	3600	3600	3600	-	-	-	
	PORTS	1&2	3&4	5&6	7&8	9 & 10	11 & 12	1&2	3&4	5&6	7&8	9 & 10	11 & 12	1&2	3&4	5&6	7&8	9 & 10	11 & 12	1&2	1&2	1&2	1&2	1&2	1&2	
	ELECTRICAL TILT	2	2	2	2	-	-	2	2	2	2	-	-	2	2	2	2	-	-	-4	-4	-4	-	-	-	
	MECHANICAL TILT	0						0						0						0	0	0	-	-	-	
ANCILLARIES	MHA	-						-						-												
	RRU	3 (NEW) + 2 (FUTURE)						3 (NEW) + 2 (FUTURE)						3 (NEW) + 2 (FUTURE)												15
	RET	Y						Y						Y												-
	COMBINER	2 (FUTURE)		-				2 (FUTURE)		-				2 (FUTURE)		-										6
	FIBRE BREAKOUT BOX	1						1						1						SHARED	SHARED	SHARED	SHARED	SHARED	SHARED	3
FEEDERS	FEEDER TYPE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
	FEEDER LENGTH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
	QUANTITY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
	STATUS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
FIBRE	FIBRE TYPE	NEW W&B 9/18 HYBRID						NEW W&B 9/18 HYBRID						NEW W&B 9/18 HYBRID						SHARED	SHARED	SHARED	SHARED	SHARED	SHARED	
	FIBRE LENGTH	40m						40m						40m												
	QUANTITY	1						1						1												3
	STATUS	NEW						NEW						NEW						SHARED	SHARED	SHARED	SHARED	SHARED	SHARED	

ANCILLARY EQUIPMENT - VODAFONE

PART	MODEL NO.	DIMENSIONS (H x W x D)	WEIGHT (kg)	QUANTITY
NOKIA RRU	AHEGA (L18/L21)	512 x 308 x 116.5	24	6
NOKIA RRU	AHPCDB (700/800/900)	512 x 308 x 165	31	3
Combiner LB (Future)	E14F06P81 (COM2g)	337 x 216.5 x 142	12	6
Hybrid FBOB	W&B VAC4036MOBILE03	467 x 282 x 179	8	3
NOKIA RRU (Future)	RRU	560 x 308 x 149*	34*	6

*** ASSUMED VALUES**

TRANSMISSION LINKS - PARABOLIC ANTENNAS SCHEDULE

TAG	STATUS	LINK SITE NAME	SITE No.	AZIMUTH	ELEVATION	DIAMETER	MODEL	FEEDER TYPE	FEEDER LENGTH
A	NEW	RYE	3199	355.72	28m	600mm	TYA06U10WC-BUBT	4 x LDF-450	40m

NOTES:

1. INFROMATION IN THE TABLES SUPPLIED AND VERIFIED BY VODAFONE
2. ANCILLARIES REFER TO ITEMS AT THE ANTENNA.
3. FEEDER LENGTHS ARE ESTIMATED, ROUNDED UP TO THE NEXT 5m.
4. REFER TO DRG 340615-G2 FOR M.G.A. NORTH.
5. FOR CLARIFICATION ON FEEDER DETAILS THROUGHOUT ROUTE REFER TO DRG 340615-G2.

REV	DATE	REVISION DESCRIPTION	VENDOR	DRAWN	DESIGNED	APPRD
01	25.09.25	FOR CONSTRUCTION	SERVICESTREAM MD SOLUTION	PP	NS	GM
A	25.11.24	PRELIMINARY		NV	OPP	GM

ServiceStream

vodafone
VODAFONE SITE 340615 MACRO GREENFIELD
ST. ANDREW BEACH (SOLE RISK)
36 FOAM RD
FINGAL, VIC 3939

TITLE
ANTENNA CONFIGURATION AND ANCILLARIES TABLES

DRAWING STATUS	DRAWING No.	REV
PRELIMINARY	340615 - G4	01

A3

SITE INFORMATION

1. GENERAL

THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS SET OUT IN THE SITE SPECIFIC NOTES BELOW, THE "VODAFONE DESIGN AND CONSTRUCTION MANUAL" AND VODAFONE STANDARD DRAWINGS STD-N001, STD-N002, STD-N003 & STD-N004.
THE REQUIREMENTS SET OUT ON THE STANDARD DRAWINGS ARE ADDITIONAL TO THOSE SET OUT IN CLAUSE 4.3 OF THE 'RAN DESIGN AND CONSTRUCT REQUIREMENTS FOR GROUND SITES SPECIFICATION'.

2. SITE HAZARDS

THE FOLLOWING HAZARDS WERE IDENTIFIED IN THE WORKING AREA :

- SAFE ACCESS.
- VEHICLE SAFETY.
- GROUND CONDITIONS.
- OPERATING ANTENNAS.
- ELECTRICAL CABLING.
- LONE WORKER.
- MANUAL HANDLING.
- WILDLIFE/INSECTS.
- SUN EXPOSURE AND PPE.
- NOISE.
- SLIPS, TRIPS AND FALLS.
- WORKING AT HEIGHTS.
- RF RADIATION.
- WEATHER / LIGHTNING.
- PUBLIC IN PROXIMITY TO SITE.

PARTIES WHO ACCESS THIS SITE MUST COMPLETE THEIR OWN HAZARD IDENTIFICATION, RISK ASSESSMENT AND THE ABOVE LIST DOES NOT ALLEVIATE THIS RESPONSIBILITY.

3. LOCATION AND PARKING

FROM ST ANDREWS BEACH, HEAD EAST ON SANDY ROAD, AND TURN LEFT ONTO SERINA RD. AFTER APPROX 350m TURN LEFT ONTO FOAM RD, AND AFTER APPROX 300m FOLLOW THE ROAD AS IT BENDS TOWARDS THE RIGHT. ACCESS TO THE PROPERTY AND THE VODAFONE TOWER IS APPROX 320m FROM THE BEND ON THE LEFT.

4. ACCESS DETAILS WITHIN PROPERTY

24/7 ACCESS TO THE VODAFONE FACILITY IS AVAILABLE VIA THE ACCESS TRACK INTO THE PROPERTY, FOLLOW THE TRACK TO THE FAR END OF THE LOT (PAST THE HOUSE ON SITE).

5. ANTENNA ACCESS

ANTENNA ACCESS IS AVAILABLE BY EWP ONLY BY QUALIFIED RIGGER PERSONNEL.

6. SIGNAGE

UNLESS NOTED OTHERWISE ON THE DRAWINGS, PROVIDE SIGNAGE AS REQUIRED PER MCF PREFERRED SITE SIGNAGE. REFER TO DRG STD-S604.

-NEW MERCS-2 SIGN TO BE INSTALLED ON THE COMPOUND GATE POSITIONED AT 1.5m A.G.L AND 0.4m FROM PADLOCK SIDE OF THE GATE. RFNSA ID TO BE HARD-STAMPED.
-NEW MERCS-1 SIGN TO BE INSTALLED 1.5m A.G.L ON NEW MONOPOLE.

7. TRANSMISSION PATH

THIS VODAFONE SITE IS TO BE LINKED VIA Tx DISH, REFER TO DRAWING 340615-T1 FOR DETAILS.

8. STRUCTURAL ADEQUACY OF VODAFONE ODU FOOTING

STRUCTURAL ADEQUACY OF THE VODAFONE ODU FOOTING HAS BEEN CERTIFIED BY MID SOLUTIONS, REFER TO 340615-CERT DATED 05.09.2025 & DRAWINGS FOR DETAILS.

9. STRUCTURAL ADEQUACY OF NEW MONOPOLE

STRUCTURAL ADEQUACY OF THE NEW MONOPOLE HAS BEEN CONFIRMED BY CONFIRMED BY CIVILMART. REFER POLE CERTIFICATE 292969_1 DATED 21/07/2025 FOR DETAILS.

10. STRUCTURAL ADEQUACY OF NEW MONOPOLE FOOTING

STRUCTURAL ADEQUACY OF THE NEW MONOPOLE FOUNDATION HAS BEEN CONFIRMED BY GAMCORP. REFER FOOTING DESIGN CERTIFICATE 16522/LvS DATED 14/07/2025 FOR DETAILS.

11. STRUCTURAL ADEQUACY OF NEW HEADFRAME AND MOUNTS

STRUCTURAL ADEQUACY OF THE NEW VODAFONE TRIANGULAR HEADFRAME HAS BEEN CONFIMED BY SITE PRO 1. REFER TO SITE PRO 1 STRUCTURAL ANALYSIS AND DESIGN CERTIFICATE SC176647_TPG REV.02 DATED 04/08/2025 FOR DETAILS.

REFER TO SITEPRO 1 SSA-2-V3 GENERIC CERTIFICATION FOR SECTOR ASSEMBLY DATED 05/06/2024.

12. PAINTING SCHEDULE

STRUCTURE AND EQUIPMENT COLOUR SCHEDULE	
STRUCTURE AND EQUIPMENT	**PAINT COLOUR**
CONCRETE MONOPOLE	N/A - NATURAL
STEELWORK / HEADFRAME	GALVANISED
ANTENNAS	FACTORY / LIGHT GREY
ANCILLARY EQUIPMENT	FACTORY / LIGHT GREY
ANCILLARY (CABLE TRAY)	GALVANISED
SHELTER / ODU	PALE EUCALYPT

OH & S INFORMATION

1) ANTENNA ACCESS, SIGNAGE AND OTHER OH & S WORKS SHALL COMPLY WITH VODAFONE'S OCCUPATIONAL HEALTH AND SAFETY MANUAL.
2) PLACE ADHESIVE REFLECTIVE TAPE TO TRIP/BUMP HAZARDS. TAPE TO BE SETONS' CATALOGUE NO A7680 YELLOW AND BLACK 75mm TAPE.

WIND ACTION DESIGN CRITERIA

REGION	A5	
TERRAIN CATEGORY (T_c)	2.00	
REGIONAL WIND SPEED (V_R)	45	m/s
SHIELDING MULTIPLIER (M_s)	1.00	
TOPOGRAPHIC MULTIPLIER (M_t)	1.07	
WIND DIRECTION MULTIPLIER (M_d)	1.00	

REV	DATE	REVISION DESCRIPTION	VENDOR	DRAWN	DESIGNED	APPRD
01	25.09.25	FOR CONSTRUCTION	SERVICESTREAM	PP	NS	GM

ServiceStream

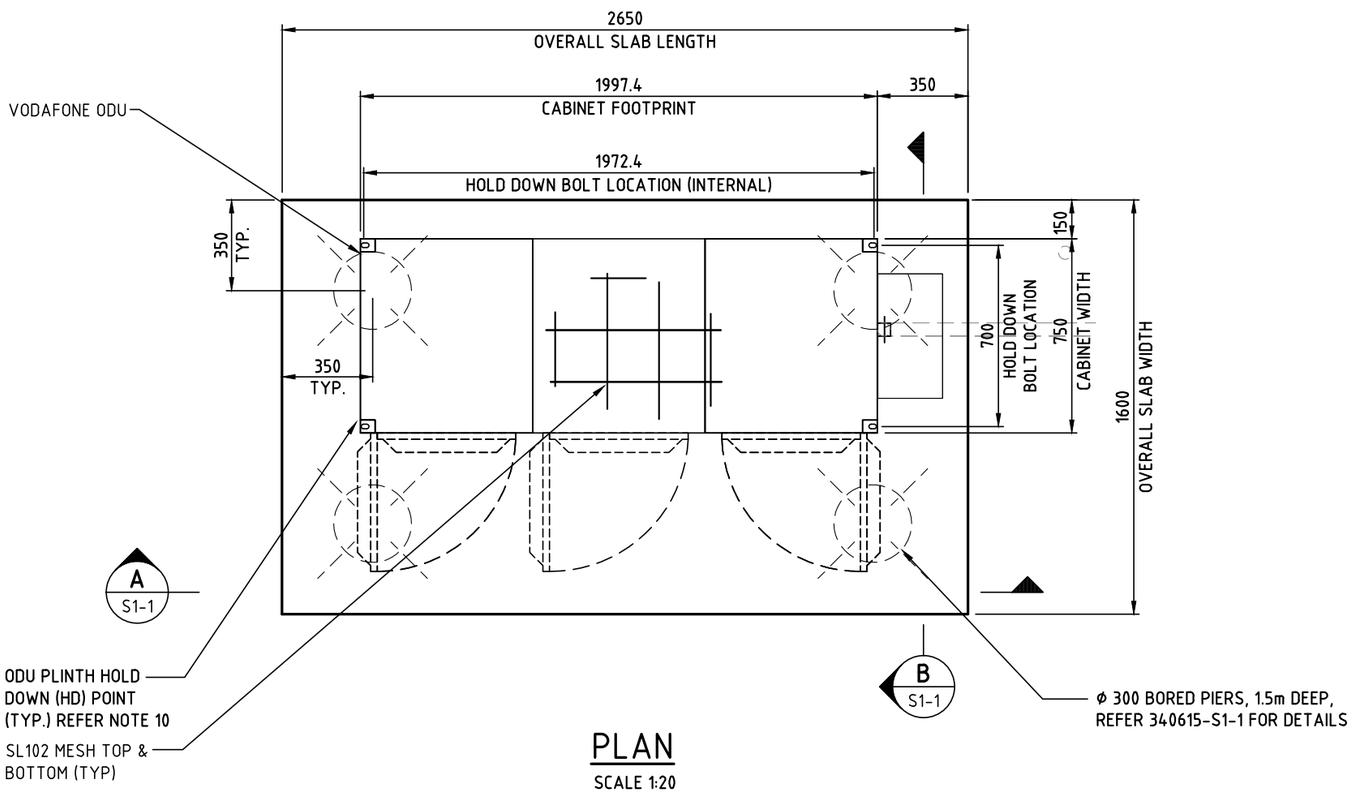
vodafone
VODAFONE SITE 340615
ST. ANDREW BEACH
36 FOAM RD
FINGAL, VIC 3939

MACRO GREENFIELD
(SOLE RISK)

TITLE
SITE SPECIFICATION

DRAWING STATUS	DRAWING No.	REV
PRELIMINARY	340615 - G5	01

A3



PLAN
SCALE 1:20

NOTES:

1. REFER TO SITE DRAWINGS FOR LOCATION OF SLAB.
2. SLAB DESIGN TO SUIT ICS ZONECOOL 3-BAY ODU CABINET.
3. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH AS 3600 WITH CONCRETE STRENGTH IF f'c 32MPa AT 28 DAYS.
4. GROUND UNDER SLAB SHALL BE COMPACTED TO 95% STANDARD DRY DENSITY.
5. SOIL DESIGN PARAMETERS IN ACCORDANCE WITH GEOTECHNICAL REPORT BY A.S. JAMES PTY LTD REPORT NO 123178, DATED 08/04/2025. PIER FOOTINGS TO EXTEND INTO SAND (MINIMUM 1.5m BELOW NATURAL GROUND LEVEL) WITH A MAXIMUM ALLOWABLE END BEARING PRESSURE OF 200kPa.
6. TOP OF EQUIPMENT SLAB SHALL BE FINISHED LEVEL AND ANY VARIATION SHALL BE WITHIN ±2mm PER METER.
7. COVER TO REINFORCEMENT: 50mm
8. CONTRACTOR SHALL PLACE REINFORCEMENT AS SHOWN.
9. REFER TO 340615-E1 FOR EARTHING DETAILS.
10. HD BOLT TO BE M16 GALVANISED STEEL THREADED ROD WITH 125mm EMBEDMENT INTO CONCRETE WITH HILTI HY200 ADHESIVE.
11. IF WATER PRESENT, FOUNDATION TO BE DEWATERED USING BORES PRIOR TO EXCAVATION.
12. LINER TO BE PUSHED AHEAD OF EXCAVATION TO MAINTAIN SOIL COMPACTION, TO PREVENT SOIL COLLAPSE.
13. UNDERGROUND SERVICES SEARCH TO BE CONDUCTED BY BUILD CONTRACTOR PRIOR TO BUILD.
14. THIS DRAWING TO BE READ IN CONJUNCTION WITH 340615-S1-1.

REV	DATE	REVISION DESCRIPTION	VENDOR	DRAWN	DESIGNED	APPRD
01	25.09.25	FOR CONSTRUCTION	SERVICESTREAM	PP	NS	GM

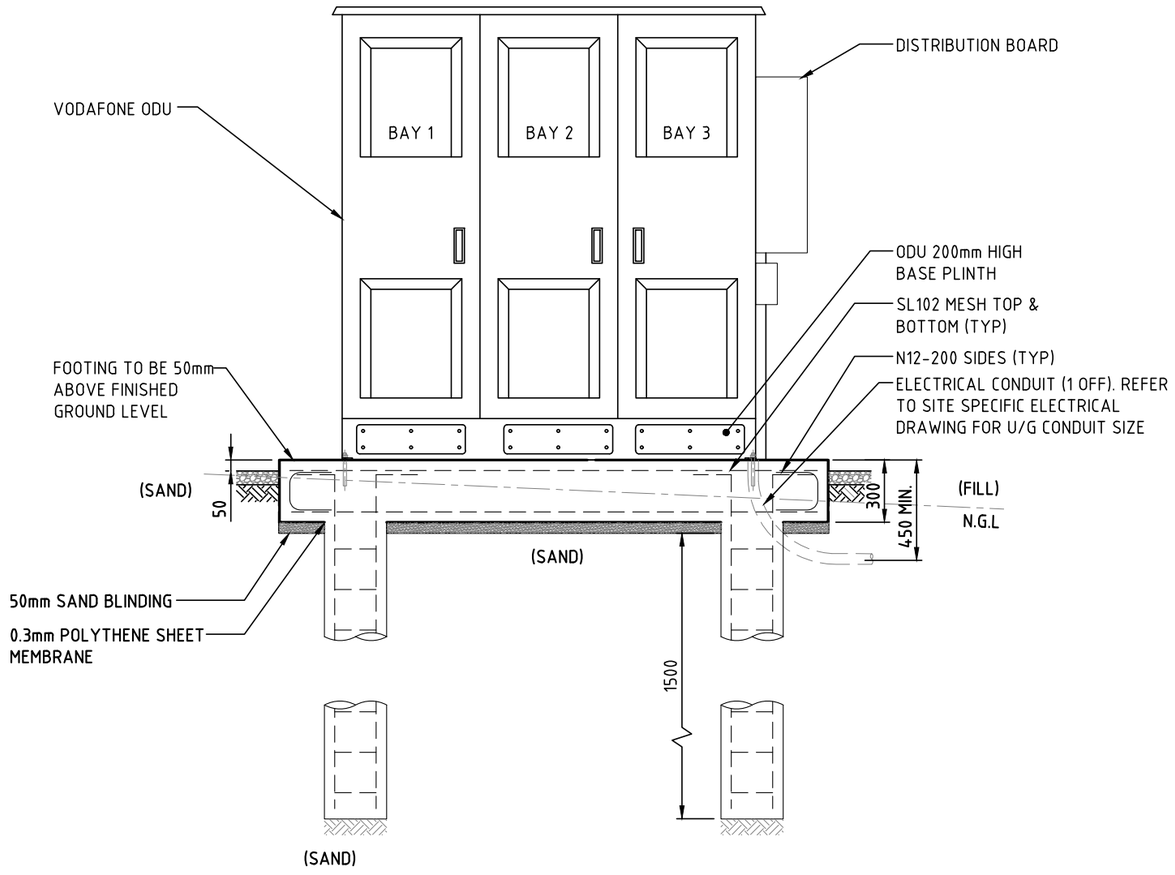
ServiceStream

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VODAFONE SITE 340615 MACRO GREENFIELD
ST. ANDREW BEACH (SOLE RISK)
36 FOAM RD
FINGAL, VIC 3939

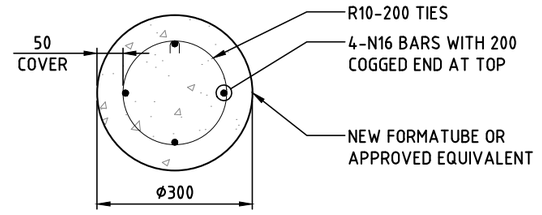
TITLE: ODU SLAB DETAILS - SHEET 1

DRAWING STATUS	DRAWING No.	REV
PRELIMINARY	340615 - S1	01

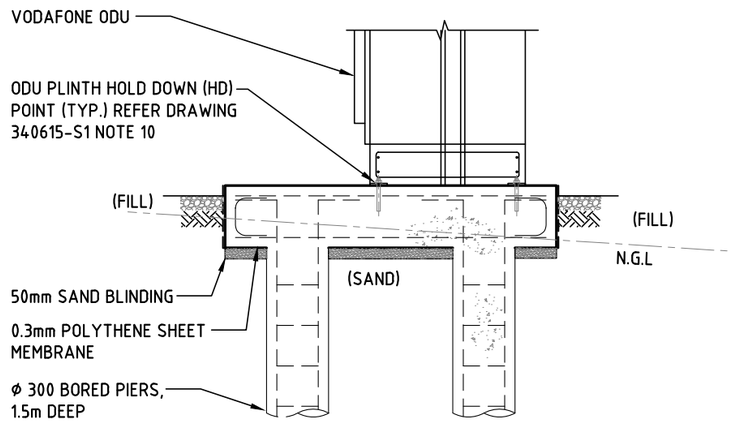
A3



SECTION A
SCALE: 1:25 S1



PIER DETAILS
SCALE 1:10



SECTION B
SCALE: 1:25 S1

REV	DATE	REVISION DESCRIPTION	VENDOR	DRAWN	DESIGNED	APPRD
01	25.09.25	FOR CONSTRUCTION	SERVICESTREAM	PP	NS	GM

ServiceStream

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VODAFONE SITE 340615
ST. ANDREW BEACH
36 FOAM RD
FINGAL, VIC 3939

MACRO GREENFIELD
(SOLE RISK)

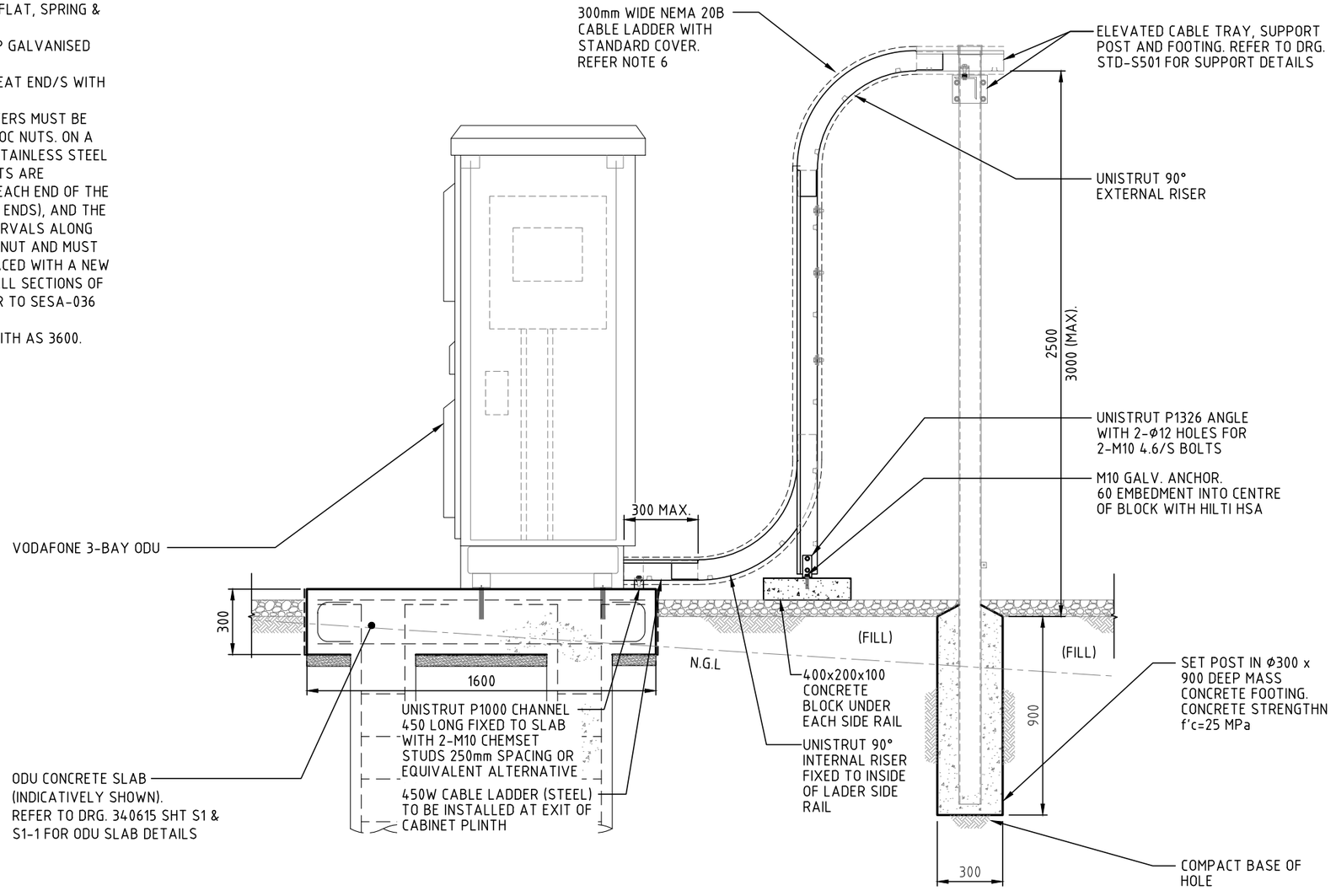
TITLE
ODU SLAB DETAILS - SHEET 2

DRAWING STATUS	DRAWING No.	REV
PRELIMINARY	340615 - S1-1	01

A3

NOTES:

1. REFER TO DRG. STD-N001, STD-N002, STD-N003 & STD-N004 FOR GENERAL CONSTRUCTION & STEEL WORK NOTES.
2. ALL BOLTS TO BE SNUG TIGHTENED TO AS4100 BOLTING CATEGORY 4.6/S OR 8.8/S.
3. ALL U-BOLTS & BOLTS SHALL BE SUPPLIED WITH FLAT, SPRING & NUT OR DOUBLE NUTS.
4. ALL UNISTRUT COMPONENTS SHALL HAVE HOT-DIP GALVANISED FINISH.
5. CUT POST/S TO CORRECT HEIGHT ON SITE AND TREAT END/S WITH 2 x COATS OF COLD GALVANISING PAINT.
6. ALL VERTICAL AND HORIZONTAL CABLE TRAY COVERS MUST BE SECURED WITH STAINLESS STEEL BOLTS AND NYLOC NUTS. ON A STANDARD 2400mm COVER, 8-M6 x 20mm GR 316 STAINLESS STEEL BOLTS, 8-OFF FLAT WASHERS & 8-OFF NYLOC NUTS ARE REQUIRED. TWO BOLTS ARE TO BE INSTALLED AT EACH END OF THE COVER, ONE ON EACH SIDE (100mm TO 200mm FROM ENDS), AND THE REMAINING BOLTS INSTALLED AT 800mm MAX INTERVALS ALONG EACH EDGE. NYLOC NUTS ARE A SINGLE USE ONLY NUT AND MUST BE DISCARDED AFTER BEING REMOVED, AND REPLACED WITH A NEW NYLOC NUT. THIS SECURING METHOD APPLIES TO ALL SECTIONS OF CABLE TRAY REGARDLESS OF ORIENTATION. REFER TO SESA-036 FOR DETAILS.
7. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH AS 3600.



REV	DATE	REVISION DESCRIPTION	VENDOR	DRAWN	DESIGNED	APPRD
01	25.09.25	FOR CONSTRUCTION	SERVICESTREAM	PP	NS	GM

ServiceStream

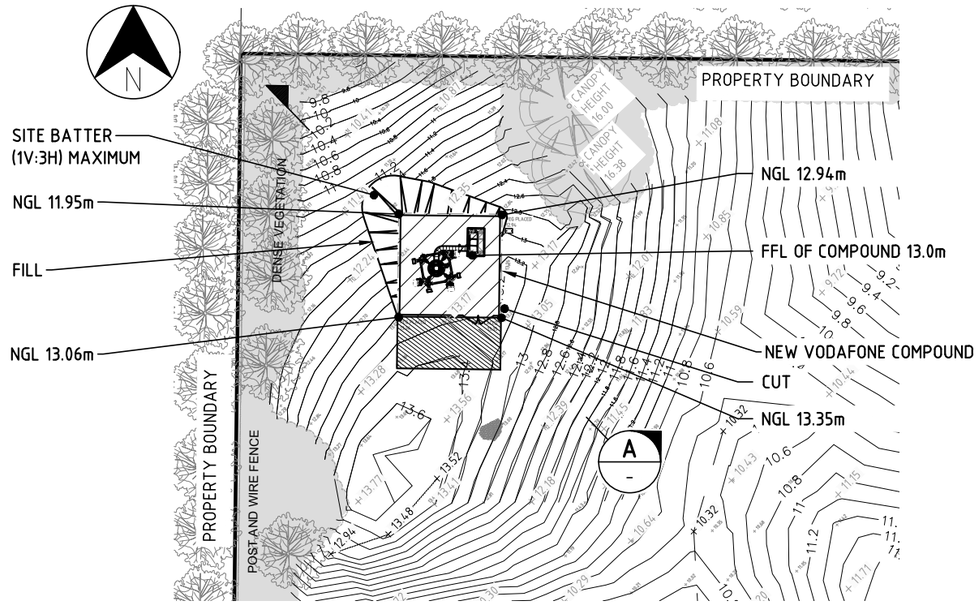
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VODAFONE SITE 340615
ST. ANDREW BEACH
36 FOAM RD
FINGAL, VIC 3939

MACRO GREENFIELD
(SOLE RISK)

TITLE
CABLE TRAY RISER DETAILS

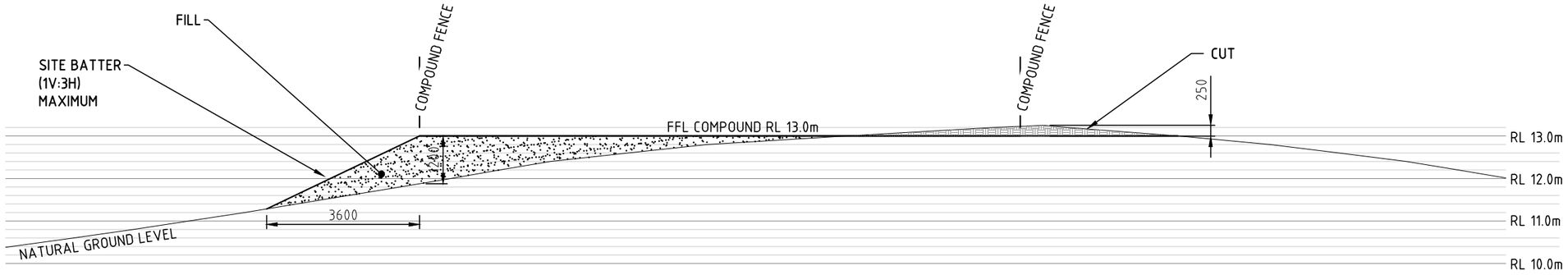
DRAWING STATUS	DRAWING No.	REV
PRELIMINARY	340615 - S2	01

A3



CUT AND FILL PLAN

SCALE 1:500



SECTION A –

SCALE: 1:100

REV	DATE	REVISION DESCRIPTION	VENDOR	DRAWN	DESIGNED	APPRD
01	25.09.25	FOR CONSTRUCTION	SSMC	PP	NS	GM

ServiceStream

vodafone
VODAFONE SITE 340615
ST. ANDREW BEACH
36 FOAM RD
FINGAL, VIC 3939

MACRO GREENFIELD
(SOLE RISK)

TITLE
COMPOUND GROUND WORKS
CUT AND FILL

DRAWING STATUS	DRAWING No.	REV
PRELIMINARY	340615 – S3	01

A3

ELECTRICAL INSTALLATION

1. GENERAL NOTES

ALL ELECTRICAL WORKS SHALL BE IN ACCORDANCE WITH (LATEST EDITION AMENDEMENT AT THE TIME OF CONSTRUCTION SHALL APPLY):

- LATEST VODAFONE D&C SPECIFICATION
- VODAFONE SED-101, SED-150
- AS/NZS 3000, AS/NZS 3008, AS/NZS 3015, AS/NZS 3017, AS/NZS 1768
- ALL OTHER RELEVANT AUSTRALIAN STANDARDS
- VICTORIAN SERVICE AND INSTALLATION RULES

THE CONTRACTOR SHALL COMPLY WITH LOCAL STATE AND TERRITORY WORK HEALTH & SAFETY LEGISLATION AND REGULATIONS, THE CONTRACTOR SHOULD VISIT THE SITE DURING THE TENDER PERIOD TO BECOME FAMILIAR WITH THE SCOPE OF WORK. THE CONTRACTOR SHALL MAKE THEMSELVES AWARE OF ALL EXISTING SERVICES, U/G INFRASTRUCTURE, SITE CONDITIONS, AND SAFETY REQUIREMENTS PRIOR TO CONDUCTING ANY WORK. THE CONTRACTOR SHALL TAKE ALL REASONABLE STEPS TO OBTAIN UNDERGROUND SERVICE INFORMATION BEFORE COMMENCING ANY EXCAVATION WORK.
ADEQUATE CLEARANCES MUST BE OBTAINED BETWEEN THE NEW ELECTRICAL INSTALLATION AND EXISTING UNDERGROUND UTILITY SERVICES AS SPECIFIED IN AS/NZS 3000. UNDERGROUND CABLING MUST BE INSTALLED IN HEAVY DUTY RIGID uPVC CONDUIT (COLOR ORANGE) AS DEFINED IN AS/NZS 3000 FOR A CATEGORY A WIRING SYSTEM, THE CONTRACTOR MUST ENSURE THAT THE CABLE ROUTE IS AS DIRECT AS POSSIBLE. WHERE CABLE TURNS ARE REQUIRED, THE RADIUS OF ANY BENDS SHALL NOT BE LESS THAN THE MINIMUM BENDING RADIUS OF THE CABLE.
ALL EXISTING SURFACES, KERBS, GUTTERS, INVERTS, VEHICLE CROSSINGS, AND PAVEMENTS DISTURBED DURING THE INSTALLATION OF UNDERGROUND CABLING SHALL BE REINSTATED AND MADE GOOD BY THE CONTRACTOR.
A SITE POWER OUTAGE MAY BE REQUIRED, THE ELECTRICAL CONTRACTOR SHALL LIAISE WITH THE EXISTING OCCUPANT TO COORDINATE ALTERNATE SUPPLY (IF REQUIRED) VIA MOBILE GENERATOR.

2. MAINS SUPPLY

UNITED ENERGY TO REMOVE THE EXISTING 25kVA TRANSFORMER AND SERVICE EQUIPMENT FROM POLE #9425594 AND INSTALL NEW 50kVA 2 PHASE TRANSFORMER, UPGRADE THE LOW VOLTAGE CABLING AND TRANSFORMER FUSED ISOLATORS AT THE SUBSTATION TO NEW 3x 70mm^2 1 CORE COPPER LEADS AND 400A FUSED SWITCH DISCONNECTOR. THE EXISTING LOW VOLTAGE UNDERGROUND ELECTRICAL SERVICE PIT LOCATED AT THE COMMON BOUNDARY OF #30 & #36 FOAM RD IS THE POINT OF SUPPLY.

3. CONSUMER MAINS

EXISTING CONSUMER MAINS CABLES TO BE RECOVERED. INSTALL NEW 1 x 3C 95mm^2 U/G CONSUMER MAINS CABLE FROM THE PIT LOCATED AT THE COMMON BOUNDARY OF #30 & #36 FOAM RD, TO THE NEW GROUP METER PANEL (GMP). NEW CABLE LENGTH IS APPROX. 300m WITH ALLOWABLE VOLTAGE DROP OF 2.54%.

4. SITE MAIN SWITCHBOARD/METER ENCLOSURE

INSTALL A NEW SITE GROUP METER PANEL FOR EXISTING AND NEW VODAFONE SUPPLY.

AT THE NEW GROUP METER PANEL:

- INSTALL NEW 1x SPD ASSEMBLY
- INSTALL NEW SITE SUPPLY CAPACITY CONTROL DEVISE AT 100A 2-PHASE.
- INSTALL NEW VODAFONE MAIN SWITCH 50A 2-PHASE TYPE-C MCB.
- INSTALL NEW VODAFONE METER AND SERVICE FUSES.
- RELOCATE THE HOUSE & HOT WATER METER, FUSES AND MAIN SWITCH.

ELECTRICAL SWITCHBOARD MANUFACTURER TO DETERMINE THE SPD ASSEMBLY REQUIREMENTS FOR THE NEW GMP.

AT THE VODAFONE DB (ON THE SHELTER):

- INSTALL NEW 1x 50A 2-PHASE TYPE-C MCB AS MAIN ISOLATION CB
- INSTALL NEW 1x 50A 2-PHASE TYPE-C MCB AS MAIN PROTECTION CB
- INSTALL NEW 1x 50A 2-PHASE TYPE-C MCB AS GENERATOR MAIN SWITCH
- INSTALL NEW 1x 50A 2-PHASE CHANGEOVER SWITCH

5. SUB MAINS

INSTALL NEW VODAFONE SUB-MAIN CABLE 1 x 3C 50mm^2 Cu XLPE/PVC + 16mm^2 EARTH CABLE IN 63mm UV RESISTANT uPVC CONDUIT TO BE INSTALLED FROM THE GROUP METER PANEL TO THE VODAFONE DB.
APPROX CABLE RUN SHALL BE 250m WITH ALLOWABLE VOLTAGE DROP OF 2.26%.

RECONNECT EXISTING HOUSE AND HOT WATER SUB-MAIN CABLES TO NEW GROUP METER PANEL. REFER TO DRAWING 340616-E2 FOR DETAILS.

6. APPLICATION FOR CONNECTION

AN APPLICATION HAS BEEN SUBMITTED TO UNITED ENERGY FOR AN ADDITIONAL 50A 2PH FOR VODAFONE, APPLICATION REFERENCE: UED-CSA-006969 DATED 22/04/2025
UNITED ENERGY CONTACT: MR CRAIG McMAHON Ph; 03 9173 6575

7. LABELLING

FIX LABELS TO ALL FUSES (OR OTHER PROTECTION DEVICES), METER AND SWITCH POSITIONS, LABELS TO BE BLACK LETTERING ON WHITE BACKGROUND "TRAFFOLYTE". LETTERING TO BE MINIMUM 10mm HIGH, TEXT TO READ "VODAFONE", "HOUSE" OR "HOT WATER".

PROVIDE A SKETCH OF THE CABLE ROUTE INSIDE OF THE SHELTER DB INDICATING THE POINT OF SUPPLY, CABLE DETAILS (SIZE, TYPE, DIRECTION AND INSTALLATION METHOD) AND METER POSITION.

8. GENERATOR SUPPLY

THE CONTRACTOR IS TO ENSURE THAT ALL EQUIPMENT AND WIRING COMPLIES WITH AS/NZS 3010 FOR ALTERNATING GENERATOR SUPPLY. CORRECT SWITCHING OF AUXILIARY (PORTABLE GENERATORI SUPPLY NEUTRAL CHANGE OVER SWITCH VIA THE INLET PLUG WILL REQUIRE TO BE CONFIGURED AS PER AS/NZS 3010.

9. EARTHING

VODAFONE EQUIPMENT AND STRUCTURE EARTHING TO BE INSTALLED GENERALLY IN ACCORDANCE WITH DRG. 340615-E1 AND:

- STD-D400-SITE EARTHING, GROUND-LEVEL SOLE RISK AND EJV COMPOUNDS
- STD-D303-SITE EARTHING, NEW CONCRETE MONOPOLE
- STD-D322-SOLE RISK COMPOUND WITH DIRECT EMBEDMENT FOOTING WITH FENCE

ALL STEEL WORK IS TO BE EARTHED IN ACCORDANCE WITH VODAFONE DESIGN AND CONSTRUCTION MANUAL, ALL OTHER EQUIPMENT IS TO BE EARTHED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

ALL NEW EQUIPMENT, FEEDER CABLING, BOLLARDS AND EXTRANEOUS METALWORK ASSOCIATED WITH THE VODAFONE INSTALLATION IS TO BE BONDED TO THE EARTH SYSTEM.

CALCULATED EARTH RESISTIVITY 2.86 OHMS.
EARTH GRID ELECTRODES: 4-OFF
ELECTRODE LENGTH 3m

IF EARTH RESISTANCE OF 5 OHMS OR LESS CANNOT BE ACHIEVED, REPORT THE FINDINGS TO THE ELECTRICAL ENGINEER FOR FURTHER ASSESSMENT AND DIRECTION.

REV	DATE	REVISION DESCRIPTION	VENDOR	DRAWN	DESIGNED	APPRD
01	25.09.25	FOR CONSTRUCTION	SSMC	PP	NS	GM

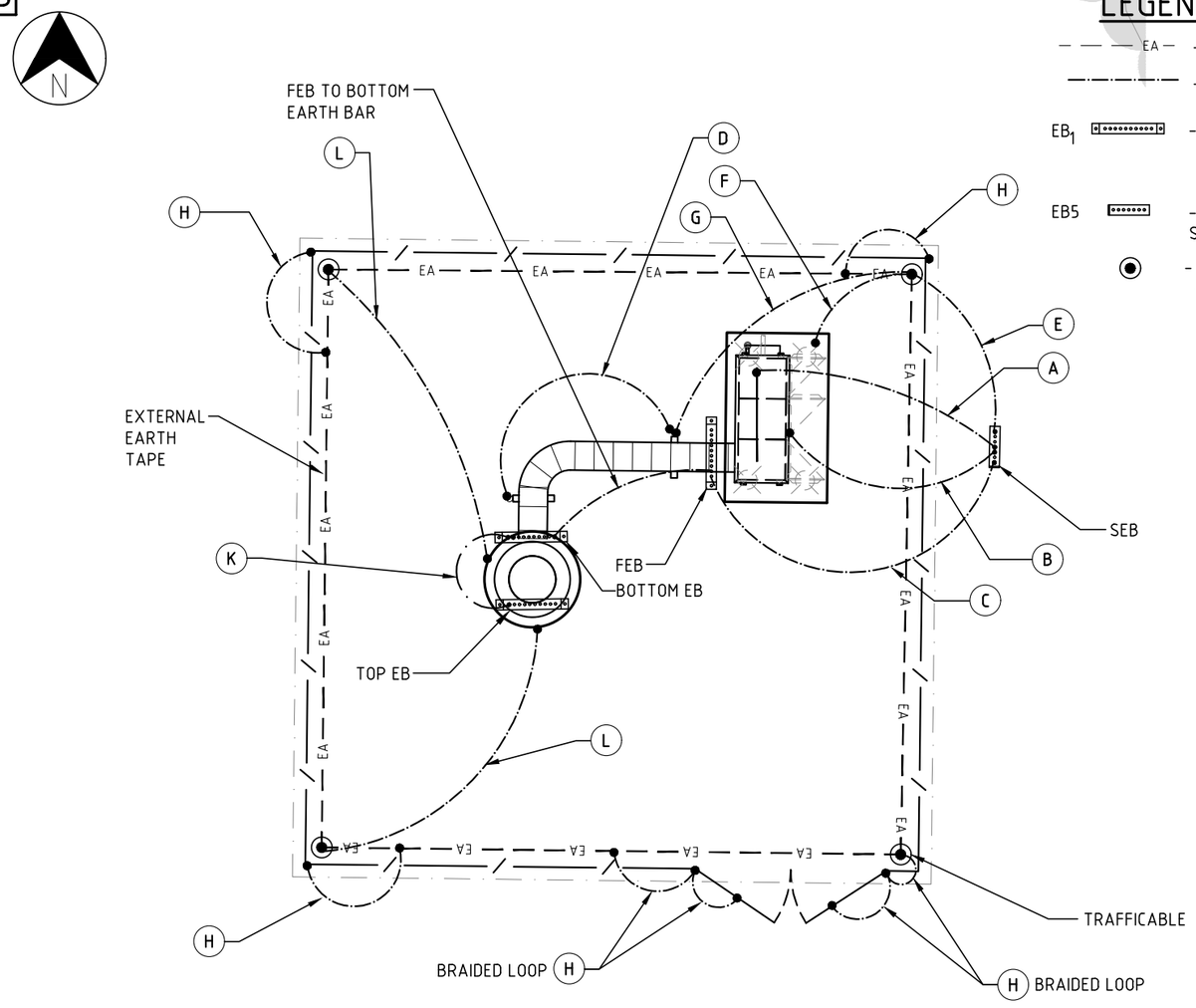
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vodafone
VODAFONE SITE 340615 ST. ANDREW BEACH
36 FOAM RD
FINGAL, VIC 3939
MACRO GREENFIELD (SOLE RISK)

TITLE: ELECTRICAL INSTALLATION NOTES

DRAWING STATUS	DRAWING No.	REV
PRELIMINARY	340615 - E0	01

A3



SITE EARTHING PLAN

SCALE: NTS

LEGEND :

EA – 25 x 3mm COPPER TAPE CONDUCTOR

– 35mm² Cu PVC CABLE

EB_1 – EARTH BAR TO BE ANNEALED COPPER (SUPPLIED & INSTALLED BY CONTRACTOR)

EB5 – EARTH BAR TYPE 5. REFER TO STD-E300 FOR DETAILS.

– EARTH ELECTRODE IN INSPECTION PIT REFER STANDARD DRG STD-E301

ITEM	DESCRIPTION
A	INTERIOR EARTH TAPE TO SEB
B	ODU BASE FRAME TO SEB
C	FEEDER EARTH BAR TO SEB
D	CABLE LADDER SUPPORT POSTS
E	SEB TO ELECTRODE
F	REO IN CONCRETE FOOTING TO EARTH GRID
G	CABLE LADDER SUPPORT POST TO ELECTRODE
H	FENCING AND GATES
K	BOTTOM EARTH BAR TO UPPER EARTH BAR
L	MONOPOLE FERRULE TO EARTH GRID

NOTES:

1. REFER TO STD-400 FOR GENERAL EARTHING NOTES.
2. ALL EARTH ELECTRODES (4-OFF) SHALL BE MINIMUM OF ø13mm AND DRIVEN TO A DEPTH OF 3m.
3. ALL EARTHING CONNECTIONS SHALL BE MADE USING 35mm² CU PVC EARTH CABLE UNLESS OTHERWISE SPECIFIED.
4. ALL EARTH CABLING BENDS HAVE A MINIMUM RADIUS OF 200mm.
5. ALL HANDRAILING, CABLE LADDER AND SECURITY FENCE POLES SHALL BE BONDED TO THE EARTHING SYSTEM AT 3000mm INTERVALS AND SHALL BE ELECTRICALLY CONTINUOUS.
6. EARTHING CONNECTIONS SHALL BE CAD WELDED FOR COPPER TAPE EARTHING SYSTEMS AND STAINLESS STEEL BOLTS WRAPPED WITH DENSO TAPE FOR GALVANISED SYSTEMS.
7. SLAB REINFORCING MESH AND BARS SHALL BE WELDED AT EACH CROSS-OVER AROUND THE PERIMETER AND SHALL BE BONDED TO EARTH IN DIAGONAL CORNERS OF FOUNDATION.
8. REFER DRAWINGS STD-E300, STD-E301, STD-E303 & STD-E322.
9. EARTH BAR SHALL BE MOUNTED AT UPPER LEVEL OF PIT.
10. EARTH RESISTANCE SHALL BE BELOW 5 OHMS BEFORE CONNECTING TO VODAFONE EQUIPMENT. EARTH RESISTIVITY AS PER GEOTECH REPORT IS 2.86 OHMS.
11. EARTHING CABLE SHALL BE RUN UNDERGROUND IN Ø63mm CONDUIT.

REV	DATE	REVISION DESCRIPTION	VENDOR	DRAWN	DESIGNED	APPRD
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ST. ANDREW BEACH
36 FOAM RD
FINGAL, VIC 3939

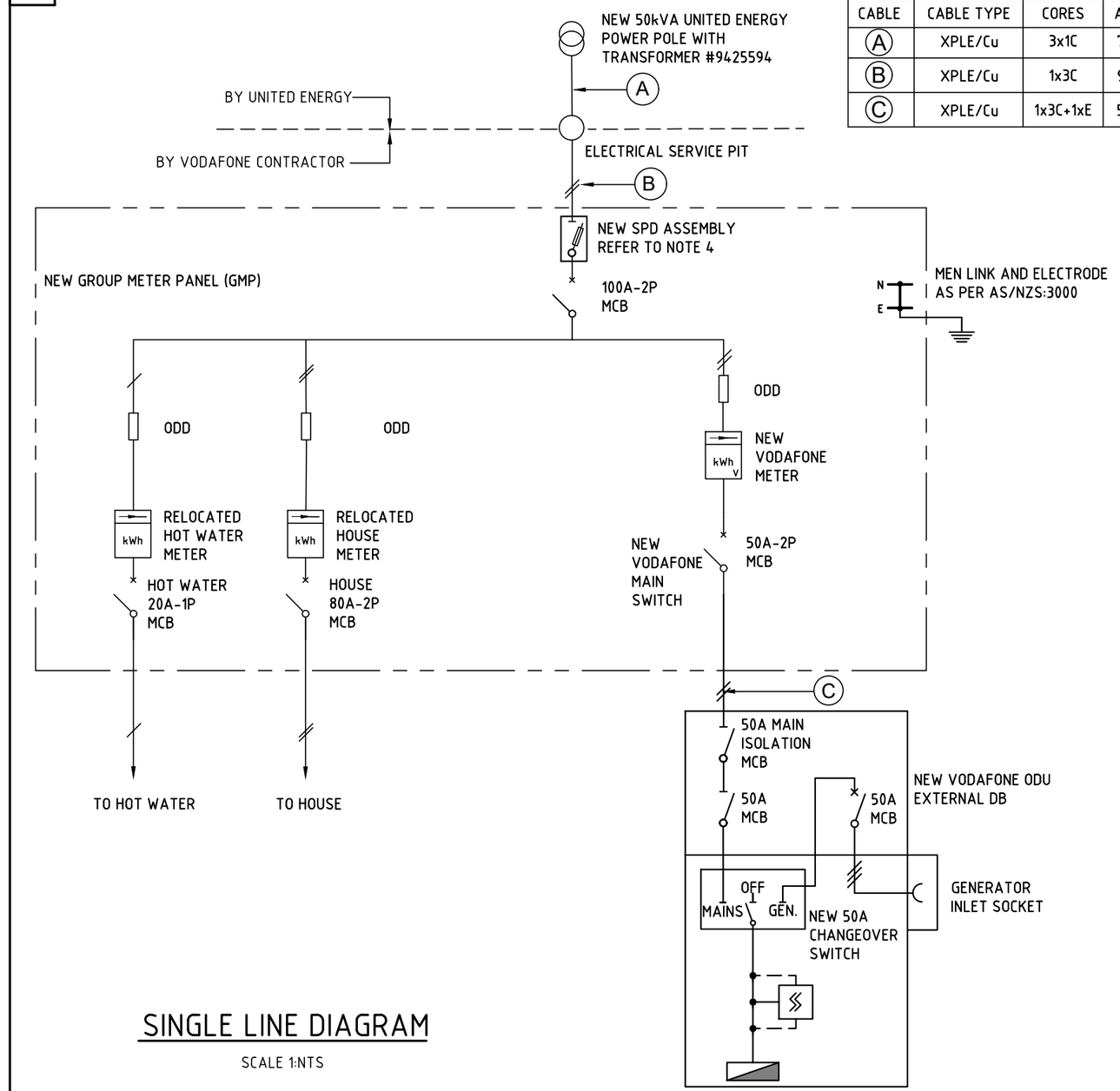
MACRO GREENFIELD
(SOLE RISK)

TITLE: SITE EARTHING PLAN

DRAWING STATUS	DRAWING No.	REV
PRELIMINARY	340615 – E1	01

A3

CABLE SCHEDULE								
CABLE	CABLE TYPE	CORES	ACTIVE	NEUTRAL	EARTH	LENGTH	INSTALLATION METHOD	COMMENTS
(A)	XPLE/Cu	3x1C	70mm²	70mm²	-	100m	U/G IN NEW Ø100mm CONDUIT	BY UNITED ENERGY
(B)	XPLE/Cu	1x3C	95mm²	95mm²	-	300m	U/G IN NEW Ø100mm CONDUIT	BY VODAFONE CONTRACTOR
(C)	XPLE/Cu	1x3C+1xE	50mm²	50mm²	16mm²	250m	U/G IN NEW Ø63mm CONDUIT	BY VODAFONE CONTRACTOR



SINGLE LINE DIAGRAM

SCALE 1:NTS

LEGEND

N	NEUTRAL
E	EARTH
MEN	MULTIPLE EARTHED NEUTRAL
SPD	SURGE PROTECTION DEVICE
	CIRCUIT BREAKER
	DENOTES NO. OF PHASES THREE PHASE
	ISOLATOR
	FUSE
	EARTH CONNECTION
	TRANSFORMER
	DISTRIBUTION BOARD
kWh	METER

DRAFT

NOTES:

1. THIS DRAWING TO BE READ IN CONJUNCTION WITH DRAWING 340615-E0 SITE POWER DETAILS.
2. CABLE LENGTHS GIVEN ARE INDICATIVELY ONLY. EXACT CABLE ROUTES AND LENGTHS SHALL BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
3. REDIRECT / EXTEND AND RECONNECT THE EXISTING SUB-MAIN CABLES AT THE NEW GROUP METER PANEL.
4. ELECTRICAL SWITCHBOARD MANUFACTURER TO DETERMINE SPD ASSEMBLY REQUIREMENTS FOR THE PROPOSED GROUP METER PANEL.

REV	DATE	REVISION DESCRIPTION	VENDOR	DRAWN	DESIGNED	APPRD
01	25.09.25	FOR CONSTRUCTION	SSMC	PP	NS	GM

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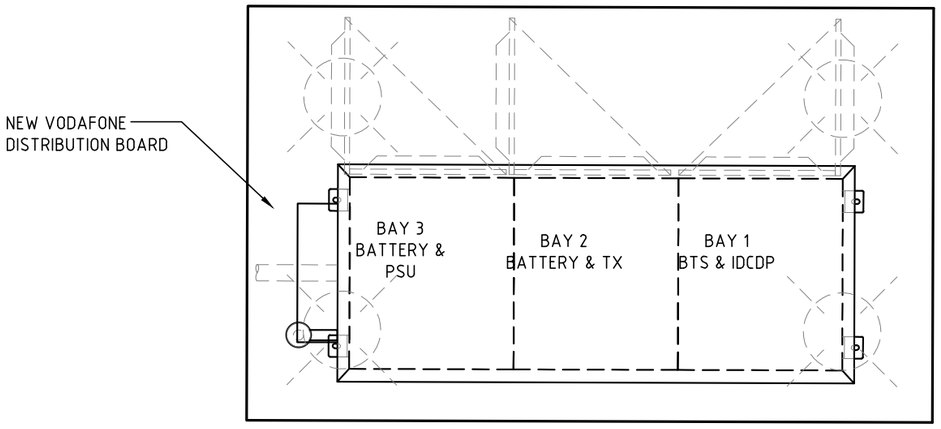
vodafone
VODAFONE SITE 340615
ST. ANDREW BEACH
36 FOAM RD
FINGAL, VIC 3939

MACRO GREENFIELD
(SOLE RISK)

TITLE: SINGLE LINE DIAGRAM

DRAWING STATUS	DRAWING No.	REV
PRELIMINARY	340615 - E2	01

A3



3 BAY ODU EQUIPMENT LAYOUT

SCALE 1:20

NOTES:

AC POWER SUPPLY

1. VODAFONE SUPPLY CAPACITY IS 50A 2 PHASE.
2. REFER TO DWG 340615-E0 AND E2 FOR AC POWER SCOPE.
3. INSTALL NEW 2-OFF SINGLE POLE 32A WITH 2 ACTIVE AND 2 NEUTRAL CONDUCTORS FOR VODAFONE PSU.
4. INSTALL NEW AC POWER CABLE FROM PSU BETWEEN 32A 1P CB AND THE PSU IS MINIMUM 16mm^2. REFER TO STD-D408 AND STD-D409 FOR PSU EARTH AND POWER WIRING.

DC POWER SUPPLY:

1. INSTALL NEW ELTEK T36 SUBRACK PSU FOR PUMP LOW BAND EQUIPMENT IN BAY 1, WITH:
   - 9 x 3kW RECTIFIERS.
   - 8 x 150Ah Li-ioN BATTERIES.
   - 4 x Leoch BATTERY CABLES.
   - DC AIRCONS CONNECTED TO LLVD.
   - PSU TO BE PROGRAMMED TO HAVE 44.4 VOLTS FOR BLVD.
   - LLVD TO BE PROGRAMMED TO 5MIN TIMER.

iDCDP NOTES:

1. INSTALL NEW 2-OFF 18-WAY VODAFONE IDCDP (1xDBM0057 AND 1xDBM0063). REFER TO STD-D491 NOTE 14 FOR IDCDP LAYOUT AND PSU CONNECTION DETAILS AND SITE CONFIGURATION (SITE REQUIRING EXTENDED BATTERY BACKUP FOR LOW BAND TECHNOLOGIES - PUMP).

EQUIPMENT NOTES:

1. INSTALL NEW VODAFONE AIRSCALE BBU WITH 1x ASIB AND 3x ABIO ON THE LEFT FOR NEW EQUIPMENT, REFER TO EBP FOR DETAILED QUANTITIES AND CONFIGURATIONS. REFER TO 340615-F2 FOR RACK LAYOUTS.

TRUNK CABLE NOTES:

1. INSTALL 3-OFF NEW WARREN & BROWN VAC4036-52 9/18 10mm^2 VODAFONE TRUNK CABLES FOR VODAFONE NEW EQUIPMENT.
2. BUILD CONTRACTOR TO CONFIRM EXACT LENGTH ON SITE BEFORE ORDERING THE TRUNK CABLES.
3. INSTALL NEW FSEE ALARM UNIT, NEW RJ45 ALARM PATCH PANEL, AND FIBRE MANAGEMENT TRAY. REFER TO STD-D452 FOR ALARM WIRING.

TX:

INSTALL VODAFONE TX EQUIPMENT IN BAY 2

TRUNK CABLE NOTES:

1. DC AIRCONS CONNECTED TO BLVD
2. 2x DOOR FANS + GRAVITY LOUVERS ON BAY 1 AND BAY 3
3. NO THERMAL ZONES

REV	DATE	REVISION DESCRIPTION	VENDOR	DRAWN	DESIGNED	APPRD
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VODAFONE SITE 340615
ST. ANDREW BEACH
36 FOAM RD
FINGAL, VIC 3939

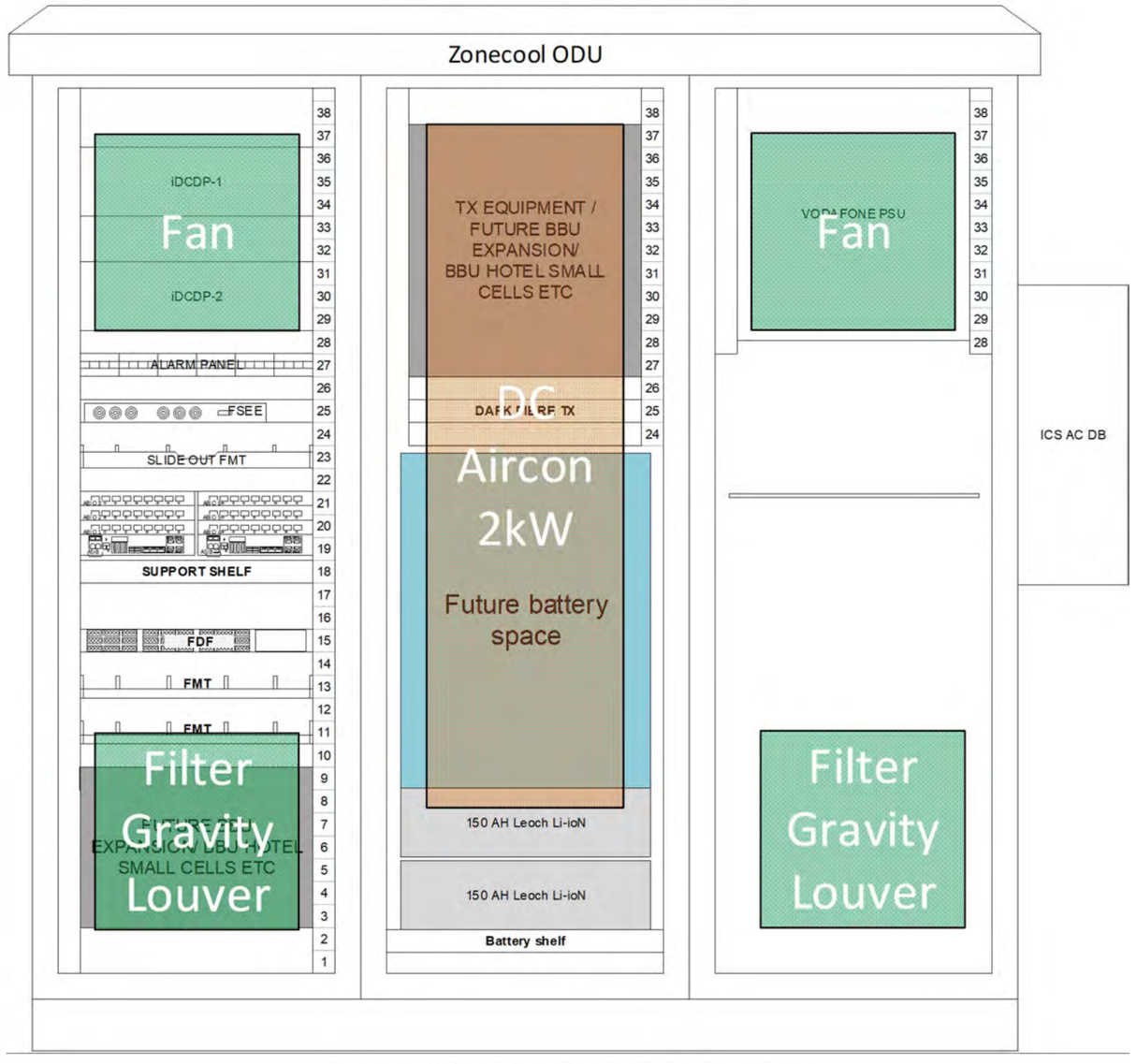
MACRO GREENFIELD
(SOLE RISK)

TITLE
EQUIPMENT CABIN LAYOUT

DRAWING STATUS	DRAWING No.	REV
PRELIMINARY	340615 - F1	01

A3

PUMP_340615 ST Andrews Beach



3 BAY ODU EQUIPMENT ELEVATION

REV	DATE	REVISION DESCRIPTION	VENDOR	DRAWN	DESIGNED	APPRD
X	DD.MM.YY	XXXXX	XX	XX	XX	XX
X	DD.MM.YY	XXXXX	XX	XX	XX	XX
X	DD.MM.YY	XXXXX	XX	XX	XX	XX
X	DD.MM.YY	XXXXX	XX	XX	XX	XX
X	DD.MM.YY	XXXXX	XX	XX	XX	XX
X	DD.MM.YY	XXXXX	XX	XX	XX	XX
01	25.09.25	FOR CONSTRUCTION	SSMC	PP	NS	GM

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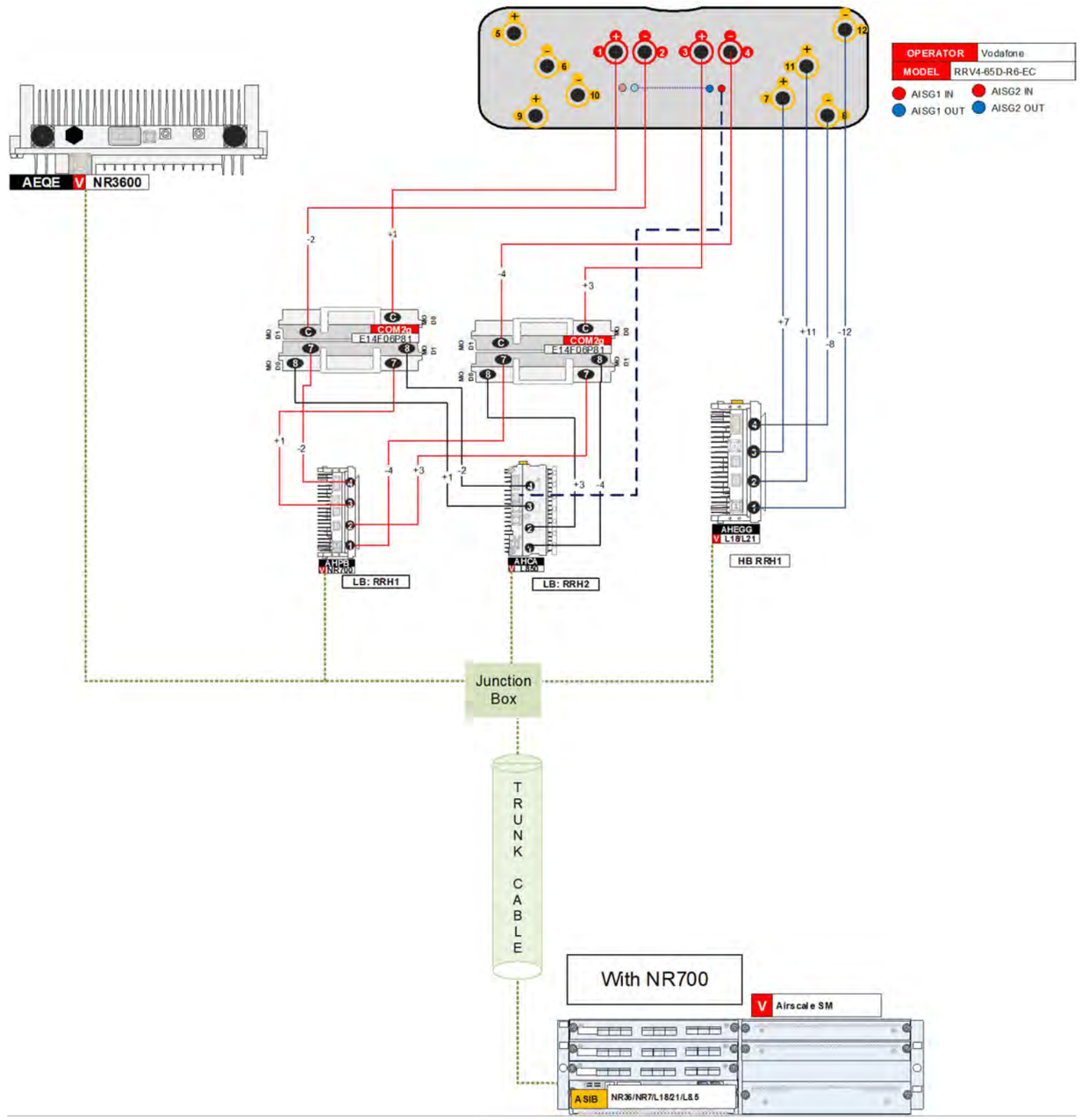
vodafone
VODAFONE SITE 340615
ST. ANDREW BEACH
36 FOAM RD
FINGAL, VIC 3939

MACRO GREENFIELD
(SOLE RISK)

TITLE: 3 BAY ODU ELEVATION

DRAWING STATUS	DRAWING No.	REV
PRELIMINARY	340615 – F2	01

A3



REV	DATE	REVISION DESCRIPTION	VENDOR	DRAWN	DESIGNED	APPRD
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VODAFONE SITE 340615 MACRO GREENFIELD
ST. ANDREW BEACH (SOLE RISK)
36 FOAM RD
FINGAL, VIC 3939

TITLE
RF SCHEATIC DIAGRAM

DRAWING STATUS	DRAWING No.	REV
PRELIMINARY	340615 - RF1	01

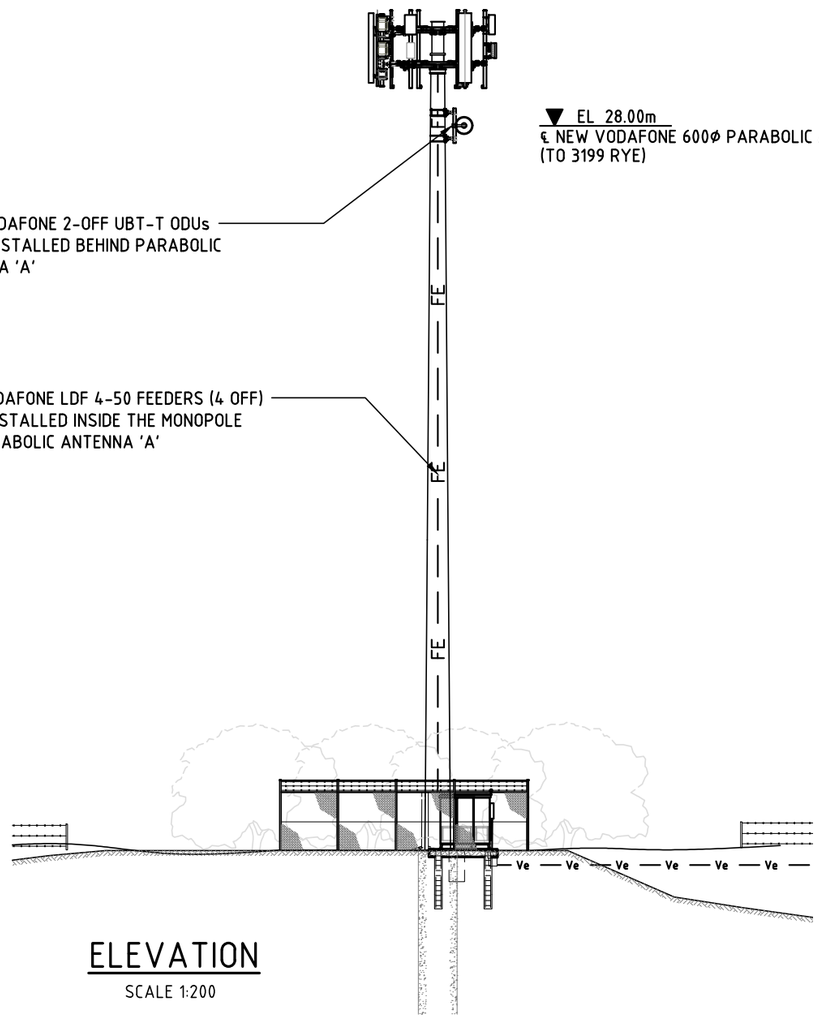
A3

NOTE:
THIS DRAWING IS DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED.

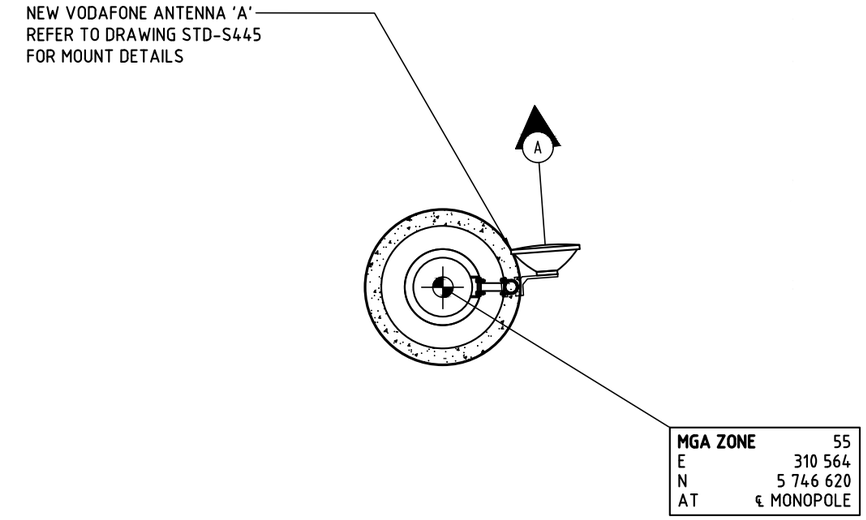
TRANSMISSION LINKS - PARABOLIC ANTENNAS SCHEDULE

TAG	STATUS	LINK SITE NAME	SITE No.	AZIMUTH	ELEVATION	DIAMETER	MODEL	FEEDER TYPE	FEEDER LENGTH
A	NEW	RYE	3199	355.72°	28.0m	Ø600mm	TYA06U10WC-BUBT	4 x LDF 4-50	40.00m

NOTE:
EXISTING ANTENNAS AS SHOWN ARE INDICATIVE ONLY AND ARE BASED ON INFORMATION SUPPLIED BY OTHERS AND/OR BY INSPECTION ON SITE.



ELEVATION
SCALE 1:200



ANTENNA LAYOUT @ 28.00m
SCALE 1:50

HOST SITE DETAILS	FAR END SITE DETAILS
RFNSA 3939024 340615 ST ANDREW BEACH 36 FOAM ROAD FINGAL, VIC 3939	RFNSA 3941001 3199 RYE 340 BROWNS ROAD RYE, VIC 3941

NOTES:
1. ALL ANTENNA AZIMUTHS ARE IN DEGREES RELATIVE TO TRUE NORTH.
2. OTHER ANTENNAS ARE OMITTED FROM THE ANTENNA PLAN FOR CLARITY.

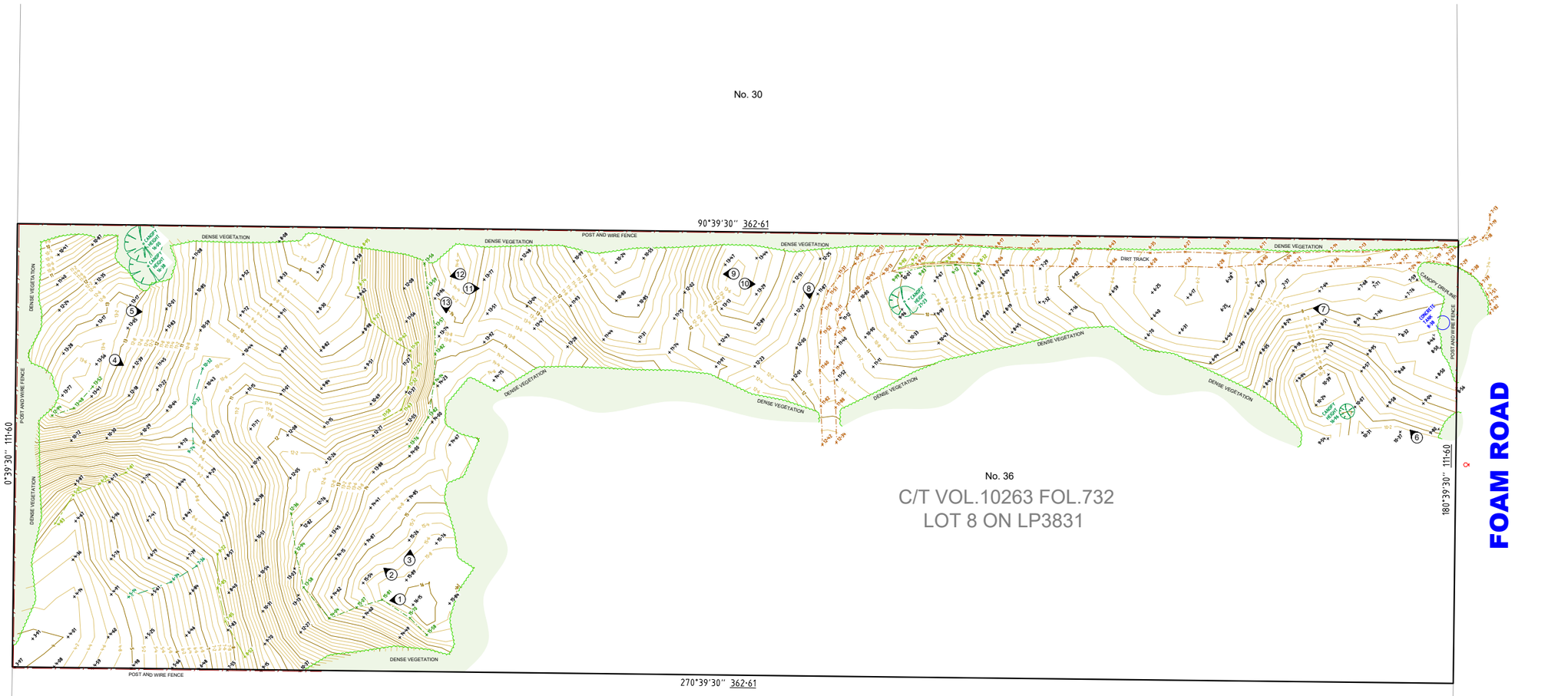
REV	DATE	REVISION DESCRIPTION	VENDOR	DRAWN	DESIGNED	APPRD
01	25.09.25	FOR CONSTRUCTION	SERVICESTREAM	PP	NS	GM

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VODAFONE SITE 340615
ST. ANDREW BEACH
36 FOAM RD
FINGAL, VIC 3939
MACRO GREENFIELD
(SOLE RISK)

TITLE
TRANSMISSION LINK DETAILS

DRAWING STATUS	DRAWING No.	REV
PRELIMINARY	340615 - T1	01



Legend

102	Top of Bank	
103	Toe of Bank	
104	Existing Surface	
110	Change of Grade	
201	Tree> 2m	
203	Group Trees/Shrubs	
412	Dirt Track (Vehicular)	
607	Concrete Tank	
712	Electricity Pole	
903	Fence	
950	Title	
998	Digital Cadastral Map Base	

Notations

Date of Survey May 2025

The Digital Cadastral Map Base linework (Layer 998) is indicative only and should not be used for design purposes.

Underlined dimensions are derived from Title and are not based on Survey.

Refer to Plan Ref:329146128DA for site photographs.

Direction of photographs shown thus (1)

All dimensions and survey marks shown on this Plan should be verified/confirmed by all contractors and consultants prior to any future construction & site works.

Levels shown thus 8.99 are to Australian Height Datum vide NEPEAN PM 334 with a stated value of RL 7.241

Refer to frozen layers with a suffix of -L for levels.
Refer to frozen layers with a suffix of -C for crosses.
Refer to frozen layer "TRIANGLE" for 3D Triangles.

Contour Interval 0.2 metres.

Services

Services that were not visible at the time of survey may not be shown on this Plan. Reference should be made to Service Authority plans prior to commencement of works.

Scale	1:500 (0 5 20 15 20)
Certified	Michael Byrne, Licensed Surveyor
Drawn	BW
Date	14/05/2025
Survey Data	329146128_14.neo
CAD drawing number	329146128CA
Original sheet size	A1
Client	**Service Stream**
Project	**36 Foam Road Fingal, Vic 3939**
Details	**Feature and Level Survey Lot 8 on LP3831**
Sheet	1 OF 1
Job Number	329146-128

veris
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W | www.veris.com.au

1



2



3



4



5



6



7



8



Site Photographs

36 Foam Road
Fingal

329146128DA.DWG
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9



10



11



12



13



Site Photographs

36 Foam Road
Fingal

329146128DA.DWG
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Our Reference: 340615

18 March 2025

Assessment Manager
Planning Department
Mornington Peninsula Shire Council

Via: Planning Portal

Dear Sir/Madam

RE: Planning permit application for building and works associated for a proposed Telecommunications Facility at 36 Foam Road, Fingal VIC 3939 formally described as Lot 8 on LP3831

Service Stream Limited ('Applicant Contact') has been engaged by TPG Telecom (Vodafone) ('Applicant') to prepare and submit a town planning permit application for building and works associated for a proposed Telecommunications Facility at 36 Foam Road, Fingal VIC 3939 formally described as Lot 8 on LP3831.

Vodafone has applied the Precautionary Approach in the Selection and Design of the proposed site in accordance with Sections 4.1 and 4.2 of the *Industry Code C564:2020 Mobile Phone Base Station Deployment.*

This telecommunications infrastructure is funded by the Federal Government under the Peri-Urban Mobile Program (**PUMP**). The **PUMP** program targets long standing mobile coverage and reception issues in bushfire priority areas of the peri-urban fringes of Australia's major cities. Please refer to **Appendix I** for **PUMP** funding documents.

It is a requirement of this program to provide optimal network service to the target coverage area.

The facility will comprise:

- A 30.0m high monopole (overall height 32.5m);
- A square headframe on the top of the monopole;
- Six panel antennas, attached to the headframe on top of the monopole,
- Installation of associated ancillary equipment, including nine remote radio units, combiners, feeders, etc; and
- An equipment shelter adjacent to the proposed monopole within a 2.9m high chain mesh security compound.

The proposal has undergone a rigorous site selection process regarding town planning and environmental constraints, telecommunication coverage objectives and landowner interest.

If you or your office would like more information in relation to the proposal, please contact the undersigned on 0455 214 172 or via scott.sibly@servicestream.com.au.

Yours Sincerely,



Scott Sibly
Senior Town Planner
Service Stream
On Behalf of
TPG Telecom (Vodafone)

Attached:

Planning Report
Appendix A - Copy of Tenure information
Appendix B - Application form
Appendix C- Plans and Elevations
Appendix D - 2017 Council minutes
Appendix E - Prelodgement submission
Appendix F - Council Prelodgement notes
Appendix G - EME Report
Appendix H- Protected matters
Appendix I - PUMP funding documents
Appendix J – Coverage maps

Proposed TPG Telecom (Vodafone) Mobile Telecommunications Facility

Town Planning Report

18 March 2025

ServiceStream

Document Control Record

Document Description	Planning report for a proposed Telecommunications Facility at 36 Foam Road, Fingal VIC 3939 formally described as Lot 8 LP3831.		
Site Number	340615	Site Name	St Andrews Beach

Version Control	Name	Signed	Date
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Reviewed	Lynette Brandwood	LB	5/3/25
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Proposal	TPG Telecom (Vodafone) proposes to install a Telecommunications Facility at 36 Foam Road, Fingal VIC 3939 on land formally described as Lot 8 LP3831. The new facility will comprise: • A 30.0m high monopole (overall height 32.5m); • A square headframe on the top of the monopole; • Six panel antennas, attached to the headframe on top of the monopole; • Installation of associated ancillary equipment, including nine remote radio units, combiners, fibre, feeders, cable trays and a small GPS antenna; and • An equipment shelter adjacent to the proposed monopole within a 2.9m high chain mesh security compound.	
Purpose	Vodafone has limited mobile telecommunication coverage within the St Andrews Beach area. The purpose of the facility is to improve mobile network service to the St Andrews area.	
Property Details	Lot and Plan: Lot 8 LP3831 Address: 36 Foam Road, Fingal VIC 3939 Property Owner: A Grade Irrigation Pty Ltd	
Planning Instrument	Council: Mornington Peninsula Council Planning Instrument: Mornington Peninsula Planning Scheme Zone: Green Wedge Zone - Schedule 4 Proposed Use: Telecommunications Facility	
Applicable Regulatory Provisions	Planning and Environment Act 2017	Complies
	Planning and Environment Regulation 2015	Complies
	Mornington Peninsula Planning Scheme	Complies
Application	The application seeks a Planning Permit for buildings and works associated with a Telecommunications Facility and a 2.9m - high security fence.	

Introduction

Objective of this Report

This planning report has been prepared by Service Stream Limited on behalf of Vodafone.

This planning report accompanies an application for a planning permit for the installation of a Telecommunications Facility and for a 2.9m -high security fence at 36 Foam Road, Fingal VIC 3939 on land formally described as Lot 8 LP3831.

The proposed Telecommunications Facility is Federally funded under the Peri-Urban Mobile Program (**PUMP**). The PUMP program targets long standing mobile coverage and reception issues in bushfire priority areas on the peri-urban fringes of Australia's major cities. It is a requirement of this program to provide optimal network service to the proposed target area.

An in-depth site assessment and feasibility review process has been undertaken to consider a range of issues, including:

- Co-location on existing Telecommunications Facilities or structures wherever possible;
- Consideration of alternative sites;
- Compliance with applicable legislation, regulations and policies;
- Minimising environmental and heritage impacts;
- Federally Government funding requirements under the PUMP;
- Radio frequency objectives to introduce new and required coverage to the St Andrews Beach area and surrounds; and
- Landowner agreement to the proposal.

Mobile Base Station and How They Work

A mobile phone base station is essentially a radio transmitter / transceiver with antennas that transmit and receive radio frequency (**RF**) electromagnetic energy (**EME**) signals from mobile devices. A base station typically consists of an equipment shelter (which houses all the electronics required to send and receive mobile signals, a series of panel antennas (which transmit and receive signals to and from the mobile device) and associated equipment such as junction boxes and remote radio units (**RRU**s) to support the effective operation of the panel antennas.

When a call is made from a mobile device, the first step in the process is for the device to check that there is coverage in the area that the call is made. Once the device has verified that there is sufficient signal strength to make the call, the device establishes a connection with a nearby mobile phone base station. This base station then establishes the call and holds the call as long as the phone user remains on the call and in the range of that base station.

A mobile phone base station provides coverage to a geographic area known as a “cell”. Cells are aligned next to each other in a honeycomb pattern, and it is for this reason that mobile phone networks are sometimes referred to as “cellular” networks. The location of the base station within the cell is determined by a number of

factors, including topography and other physical constraints such as trees and buildings, the cell 'capacity' or number of calls expected to be made in the cell, and the radio frequency at which the base station will operate.

Mobile phone base station antennas need to be located clear of obstructions such as trees and tall buildings to ensure good signal quality. In essence, a mobile device needs to have 'sight' of a mobile phone base station.

Radio signal from the phone to the base station needs to be uninterrupted. Hills, trees and tall buildings can obscure this line of sight so base stations need to be very carefully located to maximise the coverage available and minimising the number of mobile phone base stations that must be deployed.

Each base station can only carry a finite number of calls. In areas of high mobile phone use, such as central business districts and high-density areas, more base stations are required to handle the level of call traffic. In high use areas, there are often a range of base stations, from very specific in-building solutions (designed to give quality coverage within a specific building), to very small base stations known as 'microcells. Microcells cover a small geographic area and are often found at intersections and in heavy pedestrian traffic areas. In rural areas, or areas where mobile phone use is not as high, base stations will often be located on hills or tall structures to maximise the coverage area. *(Source: MCF Fact Sheet - How the mobile phone network operates)*.

Consequences for Not Proceeding

The consequences of the proposal not proceeding would be:

- Poor quality telecommunications services in the St Andrews Beach area, including poor reception (particularly indoors), interference, and unexpected call dropouts;
- Lack of capacity for improvements in the most up-to-date mobile network services, including mobile broadband, for example; and
- Reduced competition in the telecommunications industry, potentially resulting in uncompetitive practices, increased costs to consumers and reduced levels of service to customers.

Site Selection and Justification

Site Selection Parameters

A detailed site assessment and feasibility review was undertaken as part of this proposal with due consideration given to a range of issues including but not limited to:

- Consistency with the applicable Commonwealth, State and Local regulatory instruments;
- Minimal impact on the environment during the construction and operation of the facility;
- Avoiding areas of environmental significance or heritage listed sites or any sites of heritage significance;
- Meeting the RF objectives of Vodafone networks and Federal funding requirements under the PUMP, providing the required coverage to the St Andrews Beach area;
- Satisfactory agreement with the landowner and their agreement to the proposal; and
- Opportunities for co-location with other existing Telecommunications Facilities/utility structures wherever possible.

Options Considered

Assessment of Alternate Candidate Sites

Following the identification of the search area, several candidate sites were assessed based on their ability to meet the coverage objectives and other site considerations including property, town planning, and engineering. The assessment of options considered is provided below.

Co-location Opportunities

In the first instance, Vodafone seeks to co-locate on existing infrastructure available within a search area. A search of the Radio Frequency National Site Archive (**RFNSA**) indicates the co-location opportunities existing and proposed in the immediate St Andrews Beach area as presented in Figure 1.



Figure 1 – Radio Frequency National Site Archives (RFNSA) search of the proposed facilities in relation to the proposed redline search and target area for St Andrews Beach (Source: Google Earth 2025).

Figure 1 identifies there are four (4) existing or proposed Telecommunication Facilities within the St Andrews Beach area that have been investigated for co-location opportunities:

Candidate A - RFNSA Site Number 3939014 –Existing Optus Facility at The Dunes Golf Links 335 Browns Road, RYE VIC 3941

The existing 20m Indara monopole location does not meet RF objectives.

Generalising, existing facilities cover a radius between 1.5km and 2km. This would mean this facility would not cover the southern portion of the St Andrews Beach community.

Therefore, co-location at this facility will not meet the RF coverage objectives for Vodafone nor that required for Federal funding under the PUMP. It is confirmed the site was assessed for its RF potential and failed that assessment.

This candidate was therefore not suitable for RF objectives.

Candidate M - RFNSA Site Number 3939006 –Existing Optus & Telstra Facility at 410 Truemans Road, FINGAL VIC 3939

The existing 25m high Amplitel monopole with a 6m extension location does not meet RF objectives.

This facility was also discounted as it is near another Vodafone search and target area for the Fingal area.

Co-location on this facility will not provide the required coverage for St Andrews Beach.

This candidate was therefore not suitable for RF objectives.

Candidate N - RFNSA Site Number 3939023 – proposed Amplitel 25m high monopole at 209 Sandy Road, Fingal VIC 3939

This is a potentially proposed monopole Telecommunications Facility, although no planning permits have been registered on Council's website at the time of this reports writing. The proposed location of this facility would also not meet RF objectives.

In any event, below are the applicable Federal and State co-location obligations Carriers are required to consider during the initial new site selection process.

> The *Mobile Phone Base Station Deployment Industry Code (C564:2020)* (**Code**) is designed to:
>
> • allow the community and councils to have greater participation in decisions made by Carriers when deploying mobile phone base stations; and
>
> • provide greater transparency to local community and councils when a Carrier is planning, selecting sites for, installing and operating Mobile Phone Radiocommunications Infrastructure.
>
> Section 4.1 of the Code, states that:
>
> 4.1.4 The Carrier must ensure that its written procedures for new site selection, require it to have regard to:
>
> ……. *(m) Any obligations and opportunities to co-locate facilities.*

This Code fits within 'Part 6—Industry codes and industry standards' of the *Telecommunications Act 1997*.

Further, State policy within Clause 19.03-4S – Telecommunication Facilities of the *Mornington Peninsula Planning Scheme* includes the following strategy:

> *Co-locate telecommunications facilities wherever practical.*

The new selection process commenced in 2023, this is when co-location sites are identified and assessed as required by the above legislation, therefore non-existent sites cannot be relied upon to co-locate upon (even those with planning permits) because it cannot be guaranteed that hypothetical sites will be constructed or be operational.

This candidate was therefore not a colocation opportunity under the deployment code, and was also not suitable for RF objectives.

Candidate O - RFNSA Site Number 3941011 – proposed Telstra small cell facility on power pole at 340 Dundas Street, RYE VIC 3941

This is a proposed small cell facility on an existing power pole where the location would not meet RF objectives. The existing power pole also does not have the structural capacity for an additional Carrier's equipment. Therefore, the facility does not meet RF objectives to provide the required coverage to the target area in St Andrews Beach.

This candidate was therefore not suitable structurally or for RF objectives.

Greenfield Candidates

A thorough desktop investigation of the immediate St Andrews Beach area has been undertaken, with consideration for the above selection criteria.

Eleven (11) greenfield (new) candidates identified as Candidate B, C, D, E, F, G, H, I, J, K and L were selected for in-depth investigation, as shown in Figure 2 and Table 1.

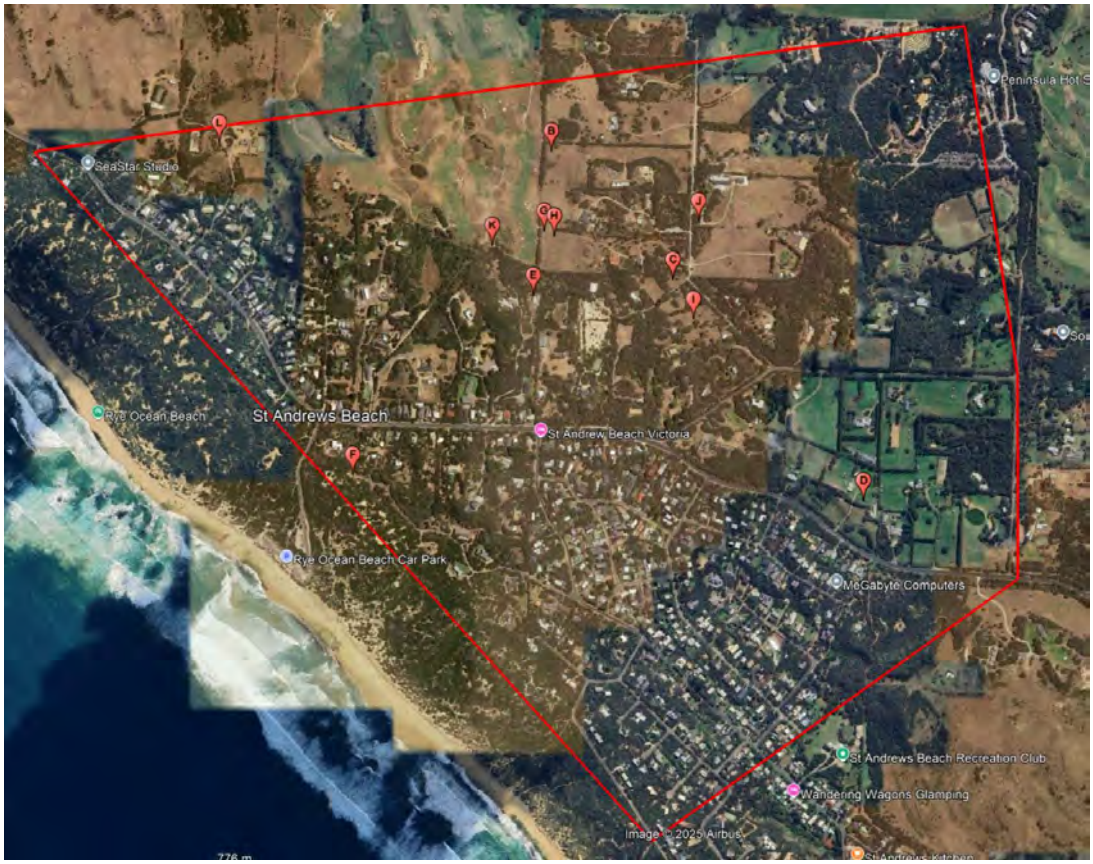


Figure 2 – Investigated Greenfield Candidates in the proposed redline and target area for St Andrews Beach (Source: Google Earth).

Table 1. Detailed Assessment for Investigated Greenfield Candidates

Candidate	Address and Lot Number	Facility Type	Description
Candidate B	36 Foam Road Fingal VIC 3939 8\LP3831	30m monopole facility	After an initial letter of interest, a site inspection was progressed with the landowner and several locations within the property were discussed. Considering the previously refused town planning application (please see below section of this report for assessment of site history), Council officer assessment, community submissions, and updated planning provisions, a new site was selected within the subject site for the proposed Telecommunications Facility. The new site is in the northwest corner of the lot (coordinates -38.4086, 144.83038) which will maximise setbacks to adjoining dwellings. Although the proposed site is nearer to the northern common boundary (approx. 15m setback) to 30 Foam Road, Fingal, the siting is well away from areas frequented by the northern neighbour (i.e. driveways and outside entertaining areas). Land between the dwelling at 30 Foam Road

			and the subject site is largely vegetated, minimising visual impact to this dwelling. Siting has minimised impacts to adjoining dwellings to the greatest extent possible, whilst providing the overall net community benefit (including bushfires and other emergency situations, social contact, remote education and working, mobile banking etc) of providing telecommunication services to residents and visitors to the area. The new siting provides an approximate 150m setback to the northern dwelling (30 Foam Road, Fingal) and 170m setback from the southern dwelling (56 Foam Road, Fingal). As previously assessed by the Council officer in 2017, the siting is appropriate for public viewpoints, given the large setback to Foam Road of approximately 350m, with some vegetation and undulating land in between to provide a buffer and transitional landscape element to the height of the facility. This is also a lightly used local road, with little to no tourist traffic. The proposed site is gently sloping, cleared of any vegetation and will be accessed via the existing crossover and access track (with an extended access track to the corner of the proposed compound area - indicatively shown on the proposal plans). A 30m monopole mobile phone base station is proposed in the nominated location to deliver the required coverage objectives to the St Andrews Beach area. For these reasons, **Candidate B was selected**
Candidate C	68A Foam Road Fingal VIC 3939 7\LP54629	30m monopole facility	The landowner did not respond to the letter of interest sent to this Candidate. Candidate C did not proceed.
Candidate D	314 Sandy Road Fingal VIC 3939 40\LP54629	30m monopole facility	The landowner did not respond to the letter of interest sent to this Candidate. Candidate D did not proceed.
Candidate E	392A Sandy Rd, St Andrews Beach VIC 3941 2\PS524276	30m monopole facility	The landowner did not respond to the letter of interest sent to this Candidate. The site also scored low due to town planning constraints, being in a residential zone and vegetation protection overlay. Candidate E did not proceed.
Candidate F	56 Foam Road Fingal VIC 3939 7\LP3831	30m monopole facility	Council owned site; council declined the initial letter of interest. In addition, the design and development overlay schedule 5 states that maximum building height is 8m (also applies to telecommunication towers), this cannot be varied in a planning permit. For these reasons, Candidate F did not proceed.
Candidate G	56 Foam Road Fingal VIC 3939 7\LP3831	30m monopole facility	The landowner did not respond to the letter of interest sent to this Candidate. Candidate G did not proceed.

Candidate H	64 Foam Road, Fingal VIC 3939 6/LP3831	30m monopole facility	A letter of interest was sent to the landowner. The landowner confirmed they would not support a Telecommunications Facility on their land. Candidate H did not proceed.
Candidate I	86 Foam Road, Fingal VIC 3939 6/LP54629	30m monopole facility	The landowner did not respond to the letter of interest sent to this Candidate. For these reasons, Candidate I did not proceed.
Candidate J	51 Foam Road, Fingal VIC 3939 4/LP3831	30m monopole facility	After an initial letter of interest, Vodafone investigated the potential for a new facility to be located at Candidate J. The landowner was unwilling to locate a facility in the rear of their lot due to potential impacts to their golf course. Plans were prepared for the landowners preferred location at the frontage of the site. On this allotment, substantial native vegetation removal would be required, further exposing the proposed Telecommunications Facility to views from the public road where there was little setback and potentially impacting the sand dune environment. For these reasons, Candidate J did not proceed.
Candidate K	335 Browns Road Rye 3941 – The Dunes Golf Links	30m monopole facility	The Dunes Golf Links and Links Lodge committee did not respond to calls or online enquiries about a new greenfield site in the southeastern portion of their land. It is also noted such a proposed siting would require a large access track through the golf course, potentially impacting golf course holes and creating landscape impacts. Impacting existing uses is to be avoided under the zone and this site was generally not supported by town planning. Further there is no nearby power source within this section of the golf course, meaning a site here would be non-viable (i.e. impacting the golf course holes and extremely high-power run costs). For these reasons, Candidate K did not proceed.
Candidate L	8A Gunida Court St Andrews Beach 3941 1/PS525475	30m monopole facility	This site was assessed for its RF potential and failed this assessment. This site was also not preferred from a town planning perspective due to the potential impact on tourist routes being Dundas Street. For these reasons, Candidate L did not proceed.

Site Selection and Preferred Location

Candidate B was deemed to be the most acceptable solution for the following reasons:

- The proposal is considered to be consistent with environmental and planning requirements.
- The proposed facility is sited to allow for separation to sensitive land uses, including residential properties and essential infrastructure such as powerlines.

- The proposal is away from the sensitive coastal environment and tourist routes.
- The proposal meets the RF objectives of Vodafone & Federal funding requirements under the **PUMP**, providing the new required coverage for the area.

The Proposed Facility

Site Location and Surrounding

The proposed facility is located at 36 Foam Road, Final VIC 3939 on Land Described as Lot 8 LP3831.

Figure 3 illustrates the location of the site and the proposed facility. The surrounding area is primarily made up of mostly cleared rural-residential properties with scattered vegetation and patches of coastal scrub. The nearest dwelling is located about 150m to the northeast of the proposed site.



Figure 3 – View of subject lot and surroundings of the proposed Vodafone facility (Lot 8 LP3831). (Source: LASSI 20253).

The subject property is 40,469m² in area. It is zoned as Green Wedge Zone within the Mornington Peninsula Planning Scheme.

The property is largely vacant with some minor outbuildings on site.

The proposed location for the facility is in the northwest corner of the property in an area that is clear of vegetation and gently sloping. This siting will maximise possible setbacks to the neighbouring northern and southern dwellings.

The closest sensitive uses (residential dwellings) are located approximately 150m to the northeast (30 Foam

Road, Fingal) and 170m (56 Foam Road, Fingal) to the southeast of the proposed location.

Although the proposed site is nearer to the northern common boundary (approx. 15m setback) of 30 Foam Road, Fingal, the siting is well away from areas frequented by the northern neighbour (i.e. driveways) with the area in between the setback to the dwelling being largely vegetated.

This siting has aimed to minimise 'impacts' to the adjoining dwellings to the greatest extent possible, whilst providing the overall net community benefit of providing telecommunication services to residents and visitors to the area, particularly in the case of bushfire.

As previously assessed by the Council officer in 2017 (see below sections of this planning report for site history), the siting is also appropriate for public viewpoints, given the large setback to Foam Road of approximately 350m. This setback as well as the contours of the landscape will help to reduce the proposed facility's prominence from public viewpoints. In addition, the vegetation immediately lining most of Foam Road will provide a buffer to help mitigate the visual impacts from the proposed facility from these public viewpoints. This is also a lightly used local road, with little to no tourist traffic.

The facility and all ancillary components will be constructed over one (1) Lot title – (Lot 8 LP3831). A copy of the title search is provided in **Appendix A – Copy of tenure documentation**. The planning permit application form in included in **Appendix B – Application Form.**

The lot is a freehold property owned by private owners. The land is not encumbered.

Figure 4 illustrates an aerial view of the site location and surrounds. Figure 5 illustrates a photo of the proposed location at ground level.



Figure 4 – Aerial view of the proposed facility in relation to the subject lot and surrounding area (Source: LASSI 2025)



Figure 5 – Proposed location of the Vodafone Facility looking west from northern common boundary of site to golf course (Source: Service Stream Limited).

Description of the Proposal

Facility and Equipment Details

The proposal seeks development consent (Building and Works) for a Telecommunications Facility which consists of the following:

- A 30.0m high monopole (overall height 32.5m);
- A square headframe on the top of the monopole;
- Six panel antennas, attached to the headframe on top of the monopole,
- Installation of associated ancillary equipment, including nine remote radio units, combiners, feeders, etc; and
- An equipment shelter adjacent to the proposed monopole within a 2.9m high chain mesh security compound.

The total proposed height of the facility of 32.5m is required to meet coverage objectives under the **PUMP** funding and Federal government agreements. Reduction in this height would mean that the grant funding coverage requirements and metrics would be breached, and the facility would not proceed, with PUMP funding reassigned to another location around Australia.

Generalising, lowering monopole height can mean that more facilities may be required for the area in the future. Although as noted above, in this instance lowering the proposed monopole height would mean the site likely not proceeding at all. The proposed facility will also allow for other carriers to potentially collocate on the monopole. The proposed site layout and elevation plans are included in **Appendix C – Design Drawings**.

Site History

On 9 May 2017 a proposal within the subject land for *'the use and development of a Telecommunications Facility and associated works'*, on behalf of Optus Mobile Pty Ltd, was presented to Council with a Council officer's recommendation for refusal (Planning Application reference: P16/2058). This recommendation was adopted by Council and the application was refused.

Please refer to **Appendix D** for these Council minutes.

The Council officer, in assessment of the 2017 planning application, recognises that whilst the proposed facility will be visible from Foam Road and the surrounding area, Telecommunications Facilities are not required to be completely concealed and are expected to be visible within the broader surrounding environment. The Council officer notes that '*the proposed facility had been sited to minimise impact on the broader landscape and public realm*' (refer to the excerpt of page 26 of **Appendix D** - Council minutes below).

Impact on the Public Realm

The proposed 24 metre high telecommunications facility will be visible from Foam Road and the surrounding area. The facility will be the tallest structure in the area and substantially higher than existing vegetation. Whilst telecommunications facilities are not required to be completely concealed and there is an expectation that such a structure will be visible within the broader surrounding environment it is the 'extent' of visibility that is important for the Responsible Authority to consider.

In *Milne v Mornington Peninsula SC [2016] VCAT 683*, VCAT noted in paragraph 18 that:

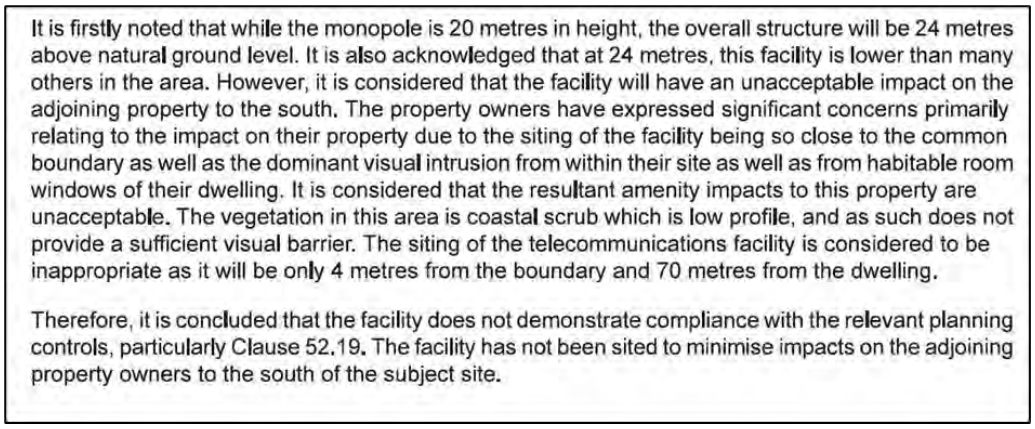
"*I accept that the Planning Scheme does not require telecommunications facilities to be invisible or substantially screened in order for it to be established that their visual impact has been minimised. The effective operation of these facilities, in part, is dependent on their visibility.*"

It is accepted that the proposed facility has been sited to minimise impact on the broader landscape and public realm for a number of reasons:

- The facility is set back 195 metres from the road frontage;
- No vegetation will be removed as part of this proposal;

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Figure 6: Excerpt from page 26 of the Council minutes dated 9 May 2017



It is firstly noted that while the monopole is 20 metres in height, the overall structure will be 24 metres above natural ground level. It is also acknowledged that at 24 metres, this facility is lower than many others in the area. However, it is considered that the facility will have an unacceptable impact on the adjoining property to the south. The property owners have expressed significant concerns primarily relating to the impact on their property due to the siting of the facility being so close to the common boundary as well as the dominant visual intrusion from within their site as well as from habitable room windows of their dwelling. It is considered that the resultant amenity impacts to this property are unacceptable. The vegetation in this area is coastal scrub which is low profile, and as such does not provide a sufficient visual barrier. The siting of the telecommunications facility is considered to be inappropriate as it will be only 4 metres from the boundary and 70 metres from the dwelling.

Therefore, it is concluded that the facility does not demonstrate compliance with the relevant planning controls, particularly Clause 52.19. The facility has not been sited to minimise impacts on the adjoining property owners to the south of the subject site.

Figure 7: Excerpt from page 30 of the Council minutes dated 9 May 2017

In assessment of the 2017 planning application, Council officer considered the setbacks to the common boundary and adjoining privately owned dwelling to the south as unsatisfactory (refer to the excerpt of page 30 of **Appendix D**- Council minutes above).

Since the time of the assessment of this planning application there have been several updates to the planning provisions regarding Telecommunication Facilities. In particular the Clause 52.19 reference document '*A Code of Practice for Telecommunication Facilities in Victoria'* July, 2004 (referenced in **Appendix D** - Council minutes) which referred to a Telecommunications Facility being located to minimise any interruption to a *significant view of a heritage place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land,* has been deleted. Therefore, no such assessment of 'significant views' from private land remains when assessing Telecommunication Facilities.

The Council officer 2017 DA assessment also references VCAT case Milne v Mornington Peninsula SC [2016] VCAT 683 (6 May 2016). It is noted that in this matter, the VCAT member recognised that simply viewing the monopole is not necessarily a negative impact on the neighbour however he considered there may be better siting opportunities, with a greater setback to the common boundary available within the large land holding (refer to the excerpts from Paras. 18, 19 and 20 of the VACT matter (bold added))

> ***I also accept that visibility, of itself, does not necessarily equate to a negative impact.*** *It is not the fact that the facility will be visible from the Applicants' land which concerns me, rather it is the extent of visibility.*
>
> *Too much of the structure will be visible at a modest setback from the boundary. Further, its adjacency to an area which would be in relatively* ***frequent use by occupants (being the driveway leading to their dwelling)*** *relative to the remainder of the property adds to this concern.* ***Had the facility been sited proximate to a grazing paddock further removed from the dwelling, I may have been less concerned.***
>
> *On an extensive landholding such as the review site****, it should be possible to locate the telecommunications facility at a greater setback from the common boundary with the Applicants' land,*** *so that its impact would be lessened. While it may still be partly visible, the vegetation would be effective in screening a greater proportion of the structure and it would not have such an overbearing presence*

This VCAT refusal was a siting issue (i.e. the Member believing there were better siting options available within the site to minimise 'impacts' to the greatest extent possible), rather than stating neighbours should not be expected to view the Telecommunications Facility at all.

Recently, several more VCAT cases in respect of Telecommunications Facilities have further confirmed that some visual impact to adjoining neighbours is to be expected.

These cases also highlight balancing a decision and deciding in favour of net community benefit (i.e. providing telecommunication service to an area) when accepting some visual and amenity impacts to neighbouring properties when they have been minimised to the greatest extent possible. This balance in favour of net community is required under *clause 71.02-3 - Integrated decision making* of the Mornington Peninsula Planning Scheme.

Please refer to the following VACT matters.

Crafter v Cardinia SC [2023] VCAT 1163 (16 October 2023)

> *63. Visibility in a broader locality area is different to visibility from an abutting property. Nevertheless, it is not expected that a telecommunications tower be invisible from an abutting property.* ***The purpose of Telecommunications facility at clause 52.19 includes to support the provision of telecommunications facilities with 'minimal impact on the amenity of the area'. Hence, some impact can therefore be expected and it is possible that even a detrimental impact can be an acceptable impact.***

Ventia Pty Ltd v Whittlesea CC [2024] VCAT 173 (28 February 2024)

> ***53. Despite the significant visual impacts of the proposed monopole on the properties at Nos 31 and 33 Japonica Street, we have concluded that these relatively confined negative impacts are outweighed by the much broader, community-wide positive benefits arising from allowing a new telecommunications facility*** *to be constructed that co-locates the equipment of Optus, TPG and Telstra.*

Please note the above site history and this updated proposal were presented to council in a pre-lodgement meeting on 24/02/2025.

Please refer to **Appendix E** for this submission and **Appendix F** for council advice. In relation to the preliminary advice offered by Council, we have the following responses below and contained within this report:

- Support for siting is noted.
- We disagree with the suggestion that an 8.5m height difference (from the previous application P16/2058 for the 2017 Optus monopole) would result in a 'significantly less prominent' development in the landscape, as viewed from the public realm and dwellings. The advice also mistakenly implies that views from dwellings relate to 'landscape' impacts; (private views of the landscape are not considered in planning). As outlined throughout this report, Telecommunication Facilities are not intended to be shielded entirely from view, but rather the impacts be minimised as much as possible, this has been done by:

    1. Maintaining a similar design of the facility. Meaning the proposal utilises a slim monopole rather than a lattice tower or mast, significantly reducing the visual bulk of the facility.
    2. Locating outside the sensitive coastal environment and tourist routes and views;
    3. Maximizing the setback to Foam Road (a minor road with little to no tourist traffic, only servicing residents of the road);
    4. This setback containing vegetation and undulating land to provide a transitional landscape element up to the top of the monopole;

5. The verge along Foam Road contains vegetation which will obscure most of the views towards the proposed Telecommunications Facility.

- The factors mentioned above are what minimise the monopole's impact on the landscape, rather than whether the monopole is 24m or 32.5m tall in a relatively consistent, though undulating, land elevation area (i.e., the change in height does not affect distant views of nearby mountain ranges, for example). The proposed height of the facility of 32.5m is required to meet coverage objectives under the PUMP funding and Federal government agreements. Reduction in this height would mean that the grant funding coverage requirements and metrics would be breached, and the facility would not proceed.
- Generalising, lowering monopole height can mean that more facilities may be required in the area in the future. Although as noted above, in this instance, lowering the proposed monopole height would likely mean the site not proceeding at all.
- It is important to emphasise that each carrier has distinct coverage requirements and objectives. Optus has a nearby facility (Candidate A), which may enable them to use lower antenna centerline heights to achieve the additional coverage they need in the area. It is confirmed that the proposed monopole is the lowest height possible to meet the coverage needs for St Andrews Beach for Vodafone and **PUMP** on a single monopole.
- Vehicle access alignment is shown indicatively and will be finalised alongside the provision of survey information. As discussed below, this will only be an informal gravel track that will be lightly used after construction.
- Factory grey finishes are currently proposed for the monopole. Other colours/finishes required by Council can be considered throughout the application.
- Coverage maps have been prepared and are included in **Appendix J**.
- A CHMP is not triggered for Telecommunication Facilities as they are not a high impact activity as per section 46 of Division 5 and Part 2 of the Aboriginal Heritage Regulations 2018. Further the proposal does not result in significant ground disturbance.
- Photomontage perspectives are not warranted given large and maximised setbacks to both public roads and dwellings and siting outside of tourist routes and the sensitive coastal environment. Please see assessment of visual impact in later sections of this report.
- No native vegetation removal is required for the proposal.
- Please refer to other sections of the report for assessment of existing facilities and background of the proposal.

Access and Parking Details

Vehicular access to and from the proposed lease area will be from the existing crossover to Foam Road and an existing internal driveway. It is proposed to extend the existing internal driveway to the lease area, an indicative gravel access track is shown on the proposal plans. Final alignment of the internal access track will be informed by a survey avoiding any areas of excessive slope.

During the construction phase, an articulated truck will be used to deliver the equipment, and a crane will be utilised to lift most of the equipment into place. Other associated impacts will consist of traffic movements along surrounding roads. These impacts will be of a short-term duration and are not anticipated to adversely impact on the surrounding road network. This site access is considered appropriate for the construction of the facility given the facility will not be a significant generator of traffic.

Mobile phone base stations are unstaffed, low maintenance and remotely operated. As such, operational visits to the site will be approximately two to six times per year for maintenance purposes. Access to antennas will be via cherry pickers that will be situated within the lease area and accessed from the existing internal driveway. The equipment shelter will be securely locked, and the proposal will not involve the introduction of any climbing devices on the monopole, preventing access to the public in these areas.

Electricity Supply

Power to the proposed facility will be sourced from an existing power supply on site. The conditions of supply are indicative only and are subject to approval and final offer from the relevant power authority.

Indicative underground electricity conduits shown on the proposal plans have been sited to avoid areas of existing vegetation.

Construction Process

Construction activities will involve the following:

- Levelling of the lease area and excavation of the monopole foundation;
- Installation of footings and platform;
- Delivery and pouring of concrete on site for the monopole and shelter foundations;
- Installation of conduit within trenches, followed by installation of cables within conduits;
- Delivery of the monopole sections to site;
- Separate installation of each monopole section;
- Attachment of antenna mount, mounts, cables, cable ladder to shelter and antenna;
- Installation of the earth grid and connection of the base station to the electrical supply and optical fibre cables; and
- Installation and commissioning of the base station radio equipment.

The daily construction process will require approximately three to six workers on site and an average of four to six vehicle movements per day. The general construction timeframe, weather dependent, is approximately six weeks.

Workforce and Working Hours

The daily installation process will require approximately three to six workers on site and an average of two vehicle movements per day. Installation of the equipment would be undertaken in accordance with Council's recommended hours to ensure minimal disturbance to surrounding uses. Any necessary permits will be acquired prior to any works being undertaken.

Legislation

Commonwealth Telecommunications Legislation

As a licensed telecommunications carrier, Vodafone must operate under the provisions of the following regulatory instruments:

- *Telecommunications Act 1997*;
- Telecommunications Code of Practice 2021;
- *Telecommunications (Low-impact Facilities) Determination 2018; and*
- *Industry Code Mobile Phone Base Station Deployment C564:2020*

Telecommunications Act 1997

The *Telecommunications Act 1997* (the **Act**) came into operation in July 1997. The Act sets up a framework for regulating the actions of telecommunications carriers and service providers. Vodafone is a licensed carrier under the Act.

Schedule 3 – Carriers' powers and immunities, of the Act, specifies 'authorised activities' that a carrier is empowered to carry out without approval under State legislation. These activities include the inspection of land, and the installation and maintenance of certain facilities.

A Carrier's power to install a facility is contingent upon the facility being a 'low-impact facility' as defined by the *Telecommunications (Low-Impact Facilities) Determination 2018* (**LIFD**).

In this case, the proposal involves the installation of a new facility, which does not constitute a low-impact facility under the LIFD. As such, Vodafone is not empowered to undertake the proposed works without approval under Victorian legislation and must obtain development consent from the consent authority.

Telecommunication Code of Practice 2021

The Federal Government established the *Telecommunications Code of Practice 2021*, setting out the conditions under which a carrier must operate. The code of practice sets out design, planning and installation requirements for carriers to install facilities in accordance with industry 'best practice', and to:

"… minimise the potential degradation of the environment and the visual amenity associated with the facilities." [Section 1A.4(3), Telecommunications Code of Practice 2021*]*

Best practice also involves the carrier complying with any relevant industry code or standard that is registered by the Australian Communications and Media Authority (**ACMA**) under Part 6 of the Act.

Telecommunications (Low-Impact Facilities) Determination 2018

The *Telecommunications (Low-impact Facilities) Determination 2018* identifies both the type of facilities that can be "Low-impact", and the areas in which these facilities can be installed.

This proposed facility is not defined as a “low impact facility” and is therefore subject to normal town planning processes.

Deployment Code

The Communications Alliance Limited, *Industry Code Mobile Phone Base Station Deployment C564:2020* (**Deployment Code**) was developed by a working committee with representatives from:

- Carriers;
- various levels of government;
- industry groups; and
- community action groups.

The Deployment Code is designed to:

- provide greater transparency to local community and councils when a Carrier is planning, selecting and installing sites, and operating mobile phone radiocommunications infrastructure; and
- allow the community and councils to have greater participation in the decision-making process of carriers when deploying mobile phone base stations.

Carriers’ activities are published on the internet-based Radio Frequency National Site Archive (**RFNSA**) as well as information relevant to each site, such as EME reports. In the site selection and design stages of this proposal, the Precautionary Principle outlined in the Deployment Code has been considered in Table 2 below.

Table 2. Consideration of the Industry Code for Mobile Phone Base Station Deployment Section 4.1

Section 4.1 New Site Selection considerations	
Section	**Assessment**
4.1.1 The (telecommunications) carrier must have written procedures for site selection for Mobile Phone Radiocommunications Infrastructure in relation to factors contained in clause 4.1.5 and make them available to the public on request.	**Complies.** Written procedures have been developed and are available to members of the public on request.
4.1.2 For new sites, once the preferred option has been selected, the Carrier must make available to the public on request the summary of the sites considered and the reasons for the selection of the preferred option.	**Complies.** The site selection summary has been included in this assessment report.
4.1.3 The Carrier must comply with its procedures as per clause 4.1.1 above.	**Complies.** The Carrier complies with all written procedures.

4.1.4 The Carrier must ensure that its written procedures for new site selection, require it to have regard to: (a) the reasonable service objectives of the Carrier including: (i) the area the planned service must cover; (ii) power levels needed to provide quality of service; (iii) the amount of usage the planned service must handle. (b) minimisation of EME exposure to the public. (c) the likelihood of an area being a community sensitive location. (Examples of sites which sometimes have been considered to be sensitive include residential areas, childcare centres, schools, aged care centres, hospitals and regional icons). (d) The objective of avoiding community sensitive locations. (e) Relevant state and local government telecommunications planning policies. (f) The outcomes of consultation processes with Councils and Interested and Affected Parties as set out in clause 6.7. (g) The heritage significance (built, cultural and natural. (h) The physical characteristics of the locality including elevation and terrain. (i) The availability of land and public utilities. (j) The availability of transmission to connect the Mobile Phone Radiocommunications Infrastructure with the rest of the network, e.g. line of sight for microwave transmission. (k) The radiofrequency interference the planned service may cause to other services. (l) The radiofrequency interference the planned service could experience at that location from other services or sources of radio emissions. (m) Any obligations and opportunities to co-locate facilities. (n) Cost factors.	**Complies.** (a) (i) (ii) and (iii) The primary requirement for the proposal is to improve Vodafone coverage within the St Andrews Beach area. The facility will provide modern technologies within the surrounding area. (b) The power levels of Vodafone's facilities are set as low as possible to meet the required service objective, the facilities also automate their power requirements in response to the demand and number of connections at any one time therefore maximising power efficiency. (c) & (d) The proposed facility has been designed and sited with regards to community sensitive locations. The facility has been sited at the chosen location so as to allow for separation from community sensitive locations as much as practicable without conflicting with existing practices on site. (e) All relevant state and local government planning policies have been considered regarding the proposal. (f) As per clause 52.19-3 of the Mornington Peninsula Planning Scheme the application is exempt from public notice as the Telecommunications Facility is Federally funded under the **PUMP**. It is noted that the proposal also meets other public notice exemptions in any event. (g) The proposed area does not contain any sites with known or documented heritage significance. (h) The locality chosen has gently sloping land with minor levelling work required. (i) Power supply will be facilitated to the subject site. (j) Optic fibre transmission is available to obtain connectivity to the Vodafone network. (k) The proposal will not interfere with any existing services. (l) Co-location options were investigated; however existing Telecommunication Facilities were outside the proposed search area and unable to meet the coverage objectives for the St Andrews Beach area or did not exist. (m) The cost factors are within the normal scope of a standard facility of similar design, location and scale.

Table 3. Consideration of the Industry Code for Mobile Phone Base Station Deployment Section 4.2

Section 4.2 Mobile Phone Radiocommunications Infrastructure Design	
Section	**Response**
4.2 Section 4.2 applies if a Carrier proposes to design Mobile Phone Radiocommunications Infrastructure.	Section 4.2 is applicable and is addressed below.
4.2.1 A Carrier must have written procedures for designing Mobile Phone Radiocommunications Infrastructure.	**Complies.** Written procedures have been developed by Vodafone.
4.2.2 The Carrier must comply with its procedures as per Clause 4.2.1 above.	**Complies.** The Carrier complies with all written procedures.
4.2.3 With the objective of minimising unnecessary or incidental Radio Frequency emissions and exposure, the procedures must require that, in designing Mobile Phone Radiocommunications Infrastructure, the Carrier have regard to: (a) the reason for the installation of the infrastructure, considering – coverage, capacity and quality; (b) the positioning of antennas to minimise obstruction of radio signals; (c) the objective of restricting access to areas where RF exposure may exceed limits of the EMR standard; (d) the type and features of the infrastructure that are required to meet service needs including: (i) the need for macro, micro or pico cells; (ii) the need for directional or non-directional antennas. (e) the objective of minimising power whilst meeting service objectives; and (f) whether the costs of achieving this objective are reasonable.	**Complies** with section 4.2.3 as follows: (a) The primary requirement for the proposal is to improve mobile phone coverage within the St Andrews Beach area for Vodafone & customers. The facility will include modern technologies. (b) The antennas have been positioned to minimise the obstruction of radio signals as required. (c) The proposed monopole does not involve the introduction of any climbing devices, preventing public access to this area. The facility and equipment housing will be securely locked and appropriate EME signage will be placed on the site. (d) (i)-(ii) The site requires six panel antennas to meet coverage objectives. (e) Vodafone facilities automate power in response to the demand and number of connections. (f) The cost of achieving the objective is considered reasonable.
4.2.4 A Carrier must make its site electromagnetic energy assessments in accordance with the ARPANSA prediction methodology and report format.	**Complies.** The supplied EME report in **Appendix G** meets the ARPANSA EME Report requirements.

Vodafone has applied the Precautionary Principle in the Selection and Design of the proposed site in accordance with Sections 4.1 and 4.2 of the Deployment Code.

Table 4. Consideration of the Industry Code for Mobile Phone Base Station Deployment Section 4.3

Section 4.3 Site Operation considerations	
Section	Response

4.3.1 Clause 4.1 applies if a Carrier proposes to select a new site for the deployment of Mobile Phone Radiocommunications Infrastructure.	**Complies.** This assessment report addresses the site alternatives and the reasons for selection of the preferred option.
4.3.2 Carrier must have written procedures for site selection for Mobile Phone Radiocommunications Infrastructure in relation to factors contained in clause 4.1.5 and make them available to the public on request.	**Complies.** Written procedures have been developed and will be made available to members of the public on request.
4.3.2 For new sites, once the preferred option has been selected, the Carrier must make available to the public on request the summary of the sites considered and the reasons for the selection of the preferred option.	**Complies.** The site selection summary has been included in this assessment report.
4.3.4 The Carrier must comply with its procedures	**Complies.** The Carrier will comply with all written procedures.
4.3.5 In assessing whether measures are appropriate, the carrier must have regard to: (a) the kinds of people who may have access to the area; (b) the need for physical barriers; (c) relevant occupational health and safety requirements; (d) the views of the property owner; (e) any site changes that have been made; and (f) any other matter which may be relevant to ensure site safety with regards to electromagnetic energy.	**Complies.** The carrier has considered the types of people with access to the area, the surrounding land uses, views of property owners and site safety matters, in the consideration and design of EME matters.
4.3.6 The Carrier must ensure that technical staff of the carrier who may be involved in activities on or adjacent to mobile phone radiocommunications infrastructure are trained in radio frequency exposure safety.	**Complies.** Technical staff involved with the operation of the facility are trained in RF exposure safety.
4.3.7 The carrier must ensure that radio frequency transmission equipment no longer in service does not transmit, or is removed.	**Complies.** RF equipment that is no longer in service will be removed.

Based on the above assessments, the proposal will comply with the carrier's detailed community, safety, design and consultation obligations under the Deployment Code.

State Planning Legislation

As identified in above section of this report, the proposed facility does not fall within the definition of the LIFD. It is therefore subject to State planning instruments and regulation in addition to the Commonwealth regulatory framework.

There are a number of State Government provisions which could potentially apply to the proposed facility. These include:

- The *Planning and Environment Act 1987*.
- *Planning Regulation 2015*; and

- State Planning Policy.

The Planning and Environment Act 1987

The Planning and Environment Act 1987 stipulates the relevant considerations and authorities for planning across Victoria. Pursuant to the Act, the Mornington Peninsula Shire Council is the responsible authority. As the responsible authority, the Mornington Peninsula Shire Council is responsible for the administration of land subject to the provisions of, and in accordance with the *Mornington Peninsula Planning Scheme*.

The Planning Regulation 2015

The Planning Regulation 2015 stipulates requirement for the operation of the *Planning and Environment Act 1987*, including the form of giving notice for planning permit applications. It is noted this application is exempt from notice requirements. This planning permit application complies with all other required submission regulations.

State Planning Policy

The State Planning Policy Framework has been translated into the *Mornington Peninsula Planning Scheme* and into a single policy source.

Clause 19.03-4S (Telecommunications) within the *Mornington Peninsula Planning Scheme* expresses the State' telecommunications planning policy.

The objective of this policy is '*to facilitate the orderly development, extension and maintenance of telecommunications infrastructure*'.

The proposed site allows for an orderly telecommunications development by minimising adverse environmental impacts through a rigorous site selection process.

Local Government Regulatory Framework

Mornington Peninsula Planning Scheme

This application is seeking a Planning Permit for building and works for a Telecommunications Facility, which is defined under the *Planning Scheme as*:

> *Land used to accommodate any part of the infrastructure of a Telecommunications network. It includes any telecommunications line, equipment, apparatus, telecommunications monopole, mast, antenna, tunnel, duct, hole, pit, pole, or other structure or thing used, or for use in or in connection with a Telecommunications network.*

The 2.9m -high security fence also requires approval under the Planning Scheme.

Approval Pathway

The subject site is zoned 'Green Wedge Zone – Schedule 1 (GWZ4)' under the *Mornington Peninsula Planning Scheme*.

As per Clause 62.01 (General Provision - Uses Not Requiring a Permit) of the *Planning Scheme* the use of land for a Telecommunications Facility does not require planning approval.

As per Clause 62.02 (General Provision -Buildings and Works Not Requiring a Permit) of the *Planning Scheme* buildings and works for a Telecommunications Facility are exempt from a permit if meeting requirements under

Clause 52.19-1 (Particular Provision- Telecommunications Facility).

Given the proposal does not meet the requirements under Clause 52.19-1, a planning permit for building and works is required and subject to assessment under the zone and relevant overlays.

As per Clause 52.19-3 (Exemptions From Notice and Review) of the *Planning Scheme* the application is exempt from public notice as the Telecommunications Facility is Federally funded under the **PUMP**.

The proposal has therefore been assessed against the following sections of the Planning Scheme:

- Municipal Strategic Framework
- 35.04 - Green Wedge Zone
- 42.01 - Environmental Significance Overlay
- 52.19 - Telecommunications Facility
- 65.01 - Decision Guidelines
- 71.02 - Operation of the Planning Policy Framework

Figure 8 illustrates the zoning of the subject site:

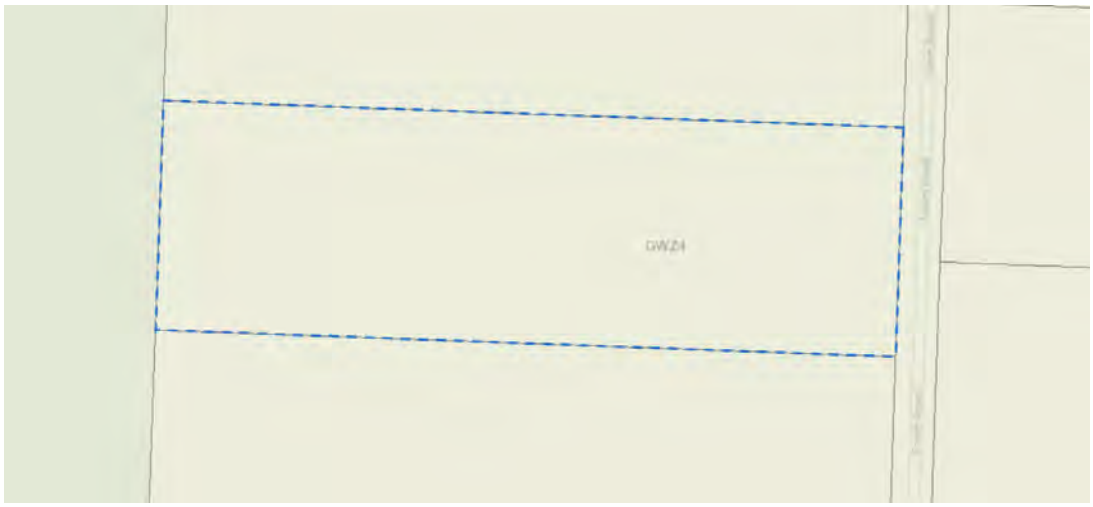


Figure 8 – Green Wedge Zoning of the Subject Site at 36 Foam Road, Final VIC 3939 on Land Described as Lot 8 LP3831. (Source: Land Vic).

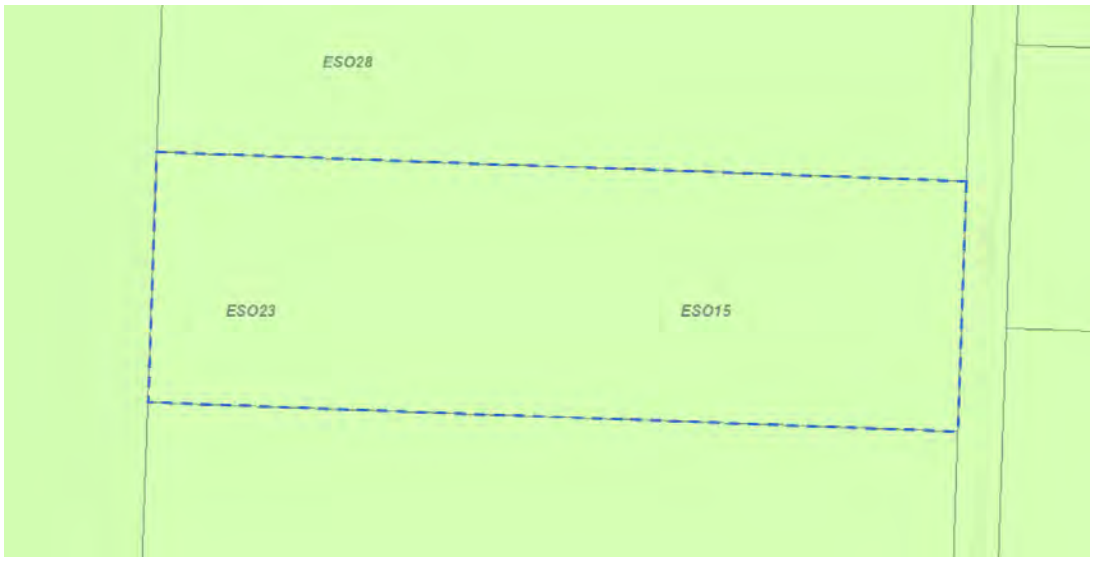


Figure 9 – Environmental Significance Overlay at 36 Foam Road, Final VIC 3939 on Land Described as Lot 8 LP3831. (Source: Land Vic).

Municipal Planning Strategy

Clause 02.03 of the Municipal Planning Strategy (MPS) contains the following strategy for GWZ land:

> *Maintain rural areas for their environmental, landscape, recreational and agricultural values, and minimise development that could have an adverse impact on these values on land located in the Green Wedge Zone or Farming Zone.*

Compliance with this clause has been satisfied by locating the Telecommunications Facility outside of areas of existing productive agricultural land and environmentally constrained areas. In addition, the footprint of the Telecommunications Facility is very minor being 10m by 10m.

Zones, Overlays, Particular Provisions and General Provisions

The planning provisions that are deemed applicable to this application are outlined hereunder:

Clause 30 – Zones

- Green Wedge Zone

Clause 40 – Overlays

- Environmental Significance Overlay
  - Schedule 15 – The Cups
  - Schedule 23 – Semi Stabilized Dunes
  - Schedule 28 – Mornington Peninsula Bushland

- Bushfire Management Overlay

Clause 50 – Particular Provisions

- Telecommunications Facility

Clause 60 – General Provisions

- Decision Guidelines

Clause 70 – Operational Provisions

- Operation of This Planning Scheme

An assessment against the purpose of the above provisions has been provided in the sections below.

Summary of Compliance with Planning Scheme Zone

The relevant section of the Green Wedge Zone is addressed below in Table 5:

Table 5. Compliance with the Green Wedge Zone

Zone Provision – Green Wedge Zone	
Provisions	**Assessment**
35.04 Purpose	
• *To implement the Municipal Planning Strategy and the Planning Policy Framework.* • *To provide for the use of land for agriculture.* • *To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.* • *To encourage use and development that is consistent with sustainable land management practices.* • *To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.* • *To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.* • *To protect and enhance the biodiversity of the area.*	**COMPLIES** The proposed development is consistent with the purpose of the zone by locating the Telecommunications Facility outside of areas of sensitive coastal landscapes, productive agricultural land and environmentally constrained areas. The proposed development will not adversely impact on any existing use on site, or potential future agriculture use given the minor footprint of 10m by 10m.
35.04-6 Decision Guidelines	
General issues	
• *The Municipal Planning Strategy and the Planning Policy Framework.* • *Any Regional Catchment Strategy and associated plan applying to the land.* • *The capability of the land to accommodate the proposed use or development.* • *How the use or development relates to rural land use, rural diversification, natural resource*	**COMPLIES** The proposed development meets these decision guidelines by locating the Telecommunications Facility within a lot that can easily accommodate the required building and works whilst being compatible

management, natural or cultural heritage management, recreation or tourism. • *Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.* • *Whether the use or development is essential to the health, safety or well-being of the State or area but is not appropriate to locate in an urban area because of the effect it may have on existing or proposed urban areas or the effect that existing or proposed urban areas may have on the proposed use or development.* • *The need to minimise adverse impacts on the character and appearance of the area or features of architectural, scientific or cultural heritage significance, or of natural scenic beauty.* • *The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.*	with surrounding uses by having minimal off-site impacts in regard to emissions, stormwater runoff, noise and traffic generation. The development is consistent with State policy for the provisions of Telecommunication Facilities by locating outside of an urban area (where possible, if still meeting coverage objectives). The site is not within an area of architectural, scientific, or cultural heritage significance. Whilst the area within Schedule 15 of the ESO being an area of 'strategic landscape importance, the proposed Telecommunications Facility is setback over 350mto the closest (minor) road, ensuring important vistas (such as the coastal environment and views) and recreation and tourist routes are not impacted, and landscape values of the area are protected.
Rural issues	
• *The maintenance of agricultural production and the impact on the rural economy.* • *The environmental capacity of the site to sustain the rural enterprise.* • *The need to prepare an integrated land management plan.* • *The impact on the existing and proposed rural infrastructure.* • *The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agriculture and other land uses.* • *The protection and retention of land for future sustainable agricultural activities.*	**COMPLIES** The proposed site does not impact on any existing or future agricultural production of the site.
Environmental issues	
• *The impact of the use or development on the flora and fauna on the site and its surrounds.* • *The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.* • *How the use or development relates to sustainable land management and the need to prepare an integrated land management plan.*	**COMPLIES** The proposed site is located on cleared and gently sloping land which will require minimal earthworks. Any additional stormwater runoff will be inconsequential in the context of the rural lot.

• *The location of on site effluent disposal areas to minimise impact of nutrient loads on waterways and native vegetation.*	
Design and siting issues	
• *The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.* • *The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.* • *The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.* • *The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.*	**COMPLIES** The proposed Telecommunications Facility is setback over 350m to the closest (minor) road, ensuring important vistas (such as the coastal environment and views) and recreation, main road and tourist routes are not impacted, and landscape features of the area are protected. Whilst the monopole will still be partially viewed from Foam Road in sections, the adverse impacts will be contained to the greatest extent possible given the minor usage of this road and existing screening vegetation at eye level within the road reserve.
Primary school or secondary school issues	

• *Access being provided via an all-weather road with dimensions adequate to accommodate emergency vehicles and not rely on local residential streets for access.* • *Access by public transport, or if public transport is not available or adequate, transport may be provided by the school. Where transport is provided by the school the parking of buses should be accommodated on site.* • *Connection to reticulated sewerage if available or if not available, the wastewater must be treated and retained on-site in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system.* • *In the absence of reticulated sewerage, a Land Capability Assessment on the risks to human health and the environment of an on-site wastewater management system constructed, installed or altered on the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017.* • *Connection to a reticulated potable water supply or an alternative potable water supply with adequate storage for school use as well as for fire fighting purposes.* • *Connection to a reticulated electricity supply or an alternative energy source.*	**NOT APPLICABLE**

Summary of Compliance with Planning Scheme Code Overlays

Environmental Significance Overlay

Building and works for a 'Telecommunications Facility' require a planning permit unless exemption by a schedule to this overlay.

A permit is required to construct a fence if specified in a schedule to this overlay.

Environmental Significance Overlay - Schedule 15 – The Cups

The building and works for a 'Telecommunications Facility' require a planning permit under the schedule to this overlay as it is not specifically exempted.

Assessment against the environmental objectives of Schedule 15 is provided in Table 6 below.

Table 6. Compliance with environmental objectives to the Environmental Significance Overlay Schedule 15

Overlay Provision – Environmental Significance Overlay	
Provisions	**Assessment**
Schedule 15 – The Cups	
• To protect and conserve the environmental systems, bio diversity, native vegetation, habitat areas, land and soil stability, drainage patterns, and ground water quality of this area. • To promote the sustainable development of rural land and integrated land and catchment management, including the retention and enhancement of habitat corridors and wetlands. • To ensure that subdivision and development density is compatible with maintaining the long term natural, agricultural and landscape values of this area. • To promote siting and design of buildings and works that is responsive to the semi consolidated sand dune landscape character and vistas of this area, and that maintains the scenic value of roads and recreation routes. • To protect the landscape values of the area.	**COMPLIES** The proposed Telecommunications Facility was selected as it does not impact on any areas of native vegetation and habitat, and it is on gently sloping land where only minor earthworks will be required for the compound area. No existing drainage patterns or ground water quality will be impacted by the proposal. Survey and geotechnical information will be prepared for the site to further support the proposal and the detailed design stage. In addition, the proposal does not impact on existing or potential future long term agricultural land uses (very minor site coverage of 10m by 10m). The site maintains landscape values of the area by being setback from public viewpoints (i.e. Foam Road) by over 350m, with undulating land and vegetation in between to provide transitional landscape elements to the top of the monopole height. This site is also well away from scenic roads and recreation routes nearby the coast, with Foam Road being a very minor local road with only local resident traffic.

Environmental Significance Overlay - Schedule 23 – Semi Stabilised Sand Dunes

The building and works for a 'Telecommunications Facility' require a planning permit under the schedule to this overlay as it is not specifically exempted.

The 2.9m -high security fence also requires a planning permit as it is not associated with farming.

Assessment against the environmental objectives of Schedule 23 is provided in Table 7 below.

Table 7. Compliance with environmental objectives to the Environmental Significance Overlay Schedule 23

Overlay Provision – Environmental Significance Overlay	
Provisions	**Assessment**
Schedule 23 – Semi Stabilized Sand Dunes	

• To maintain the stability of the unique landform (the Cups) that may become unstable if the top surface is removed in steeper sections. • To ensure that buildings are sited to prevent unnecessary wind turbulence in certain areas such as the windward and leeward top slopes, in order to prevent surface erosion. • To ensure a sustainable intensity of development in semi stable dune areas. • To avoid development on land with a ground slope greater than 25 per cent.	**COMPLIES** The proposed Telecommunications Facility was selected as it is on gently sloping land where only minor earthworks are required for the 10m by 10m compound. Survey and geotechnical information will be prepared for the site to further support the proposal and the detailed design stage. The proposed compound area and gravel access track (indicative location only shown on plans, survey detail to confirm exact alignment) will be outside areas of areas of 25% slope.

Table 8. Compliance with decision guidelines of the Environmental Significance Overlay Schedule 23

Overlay Provision – Environmental Significance Overlay	
Provisions	**Assessment**
Schedule 23 – Semi Stabilized Sand Dunes	
The slope of the land.	**COMPLIES** The proposed compound area and gravel access track (indicative location only shown on plans, survey detail to confirm exact alignment) will be outside areas of areas of 25% slope.
Whether there is any reasonable alternative site for the proposed buildings and works, including the installation of effluent disposal and stormwater discharge areas, outside of the overlay area, or any alternative land management or construction practices, that would better meet the objectives of this schedule.	**COMPLIES** There was no reasonable alternative site for the proposed Telecommunications Facility outside the overlay area. Please refer to earlier section of this report on site selection.
Whether the proposed works are necessary for the installation of utility services or the provision of an access track.	**COMPLIES** Yes, the proposal is for a utility service and access track.
The means of treatment and disposal of all sewerage, sullage and other wastes where connection to a reticulated sewerage system is not available.	**NOT APPLICABLE** No sewerage treatment required.

The existing use of the land and the purpose of the proposed buildings and works in relation to the existing use.	**COMPLIES** The site is largely vacant, the proposed building and works will not impact on any existing or future use of the land.
Appropriate measures to prevent erosion.	**COMPLIES** Only very minor earthworks will be required to level the compound area, and access track will avoid areas of slope. This will ensure erosion is prevented.
The comments of all relevant soil conservation authorities.	**NOT APPLICABLE** No soil conservation authorities require referral for this proposal.

Environmental Significance Overlay - Schedule 28 – Mornington Peninsula Bushland

The building and works for a 'Telecommunications Facility' require a planning permit under the schedule to this overlay as it is not specifically exempted.

Assessment against the environmental objectives of Schedule 28 is provided in Table 9 below.

Table 9. Compliance with environmental objectives to the Environmental Significance Overlay Schedule 28

Overlay Provision – Environmental Significance Overlay	
Provisions	**Assessment**
Schedule 28 – Mornington Peninsula Bushland	
• To protect and conserve native vegetation and habitat areas, including those of rare, threatened and endangered flora and fauna species, from clearing, degradation or fragmentation. • To protect and conserve habitat corridors, including land with a minimum width of 30 metres on both sides of a streamline. • To arrest and reverse the decline of remanent native vegetation, and to achieve a net increase in native vegetation within the Shire over time. • To promote the maintenance of ecological processes and biodiversity. • To promote the implementation of regional catchment strategies, regional vegetation plans and other natural resource management strategies.	**COMPLIES** The proposed Telecommunications Facility compound area and indicative access track alignment are outside of areas of existing native vegetation. In addition, the proposed indicative conduit alignments for both power and fibre are noted as being situated to avoid existing native vegetation. Therefore, the proposal protects existing native vegetation and habitat areas.

• To conserve the Shire's vegetation based landscape assets. • To avoid the loss or detrimental modification of native vegetation through grazing, cropping and other forms of agriculture. • To ensure that trees are cleared from no more than 10 per cent of the land effected by this schedule and understorey from no more than a further 30 per cent of the land effected by this schedule.	

Table 10. Compliance with decision guidelines of the Environmental Significance Overlay Schedule 28

Overlay Provision – Environmental Significance Overlay	
Provisions	**Assessment**
Schedule 23 – Mornington Peninsula Bushland	
Any relevant regional catchment strategy or regional vegetation plan.	**NOT APPLICABLE** No relevant regional catchment strategy or regional vegetation plan applies to the site.
The need for a report, by a properly qualified person and to the satisfaction of the responsible authority, on the vegetation and habitat significance of the vegetation to be removed.	**NOT APPLICABLE** No native vegetation to be removed.
The botanical and habitat value of the vegetation in terms of physical condition, rarity or diversity. This includes recognition of the role of dead vegetation and tree hollows in providing habitat.	**NOT APPLICABLE** No native vegetation to be removed.
The environmental value of the vegetation in terms of protecting stream quality and wetlands.	**NOT APPLICABLE** No native vegetation to be removed.

Whether there is any reasonable alternative site for proposed buildings and works outside of the overlay area that would better meet the objectives of this schedule.	**COMPLIES** Please see above response on site selection.
The extent of the proposed vegetation removal and the likely effect on the stability of the site and soils, particularly along streamlines or in erosion prone areas.	**NOT APPLICABLE** No native vegetation to be removed.
The siting and design of buildings and works to avoid the removal of remnant vegetation, including the disturbance of root zones.	**COMPLIES** The proposed compound area is well setback to nearby shrub and trees.
The extent to which the removal of vegetation is necessary to achieve proper fire management.	**NOT APPLICABLE** No native vegetation to be removed.
The likely effect of any clearing on the habitat value and long term viability of remnant bushland areas.	**NOT APPLICABLE** No native vegetation to be removed.
Whether the sitng of a proposed dwelling is likely to generate demand for future removal of vegetation associated with fire hazard clearing, areas for ancillary uses and the like.	**COMPLIES** The proposal does not trigger additional bushfire clearing allowances.
The extent to which proposed clearing may expose remaining areas to weed invasion.	**NOT APPLICABLE** No native vegetation to be removed.
The landscape impact of the proposed removal, destruction or lopping of vegetation.	**NOT APPLICABLE** No native vegetation to be removed.
The purpose of removing native vegetation and whether there are any alternative land management or construction practices that would better meet the objectives of this schedule.	**NOT APPLICABLE** No native vegetation to be removed.
The comments of any relevant coastal management fire prevention, catchment protection, land management or soil conservation authority.	**NOT APPLICABLE** No such referrals required for this proposal.
The benefit of conditions requiring planting or replanting or other treatment of any part of the land, including the opportunity to achieve a net increase in the area of native vegetation.	**NOT APPLICABLE** No native vegetation to be removed.
The benefit of requiring locally indigenous species in replanting and the need to exclude environmental weeds.	**NOT APPLICABLE** No native vegetation to be removed.

For these reasons, the proposed development is considered to generally comply with the objectives of the Environmental Significance Overlay.

Summary of Compliance with Particular Provision

Telecommunications Facility

The proposed building and works for a 'Telecommunications Facility' are not exempt under Clause 52.19-1 Telecommunication Facilities and therefore, assessable against the below decision guidelines of that provision in Table 11 below.

Table 11. Compliance with decision guidelines of the particular provision Telecommunications Facility

Particular Provision – Telecommunications Facility	
Provisions	**Assessment**
Purpose	
• To ensure that telecommunications infrastructure is provided in an efficient and cost-effective manner to meet community needs. • To facilitate an effective state-wide telecommunications network consistent with proper and orderly planning. • To support the provision of telecommunications facilities with minimal impact on the amenity of the area.	**COMPLIES** The proposed Telecommunications Facility is proposed on a site that will enable a cost-effective build (i.e., readily available services and access, ensuring no adverse impact to council infrastructure) whilst providing required telecommunication coverage to the St Andrews Beach area. Due to the thorough site selection process, the Telecommunications Facility will have minimal adverse amenity impacts on the area.
Decision Guidelines	
• The design, siting, construction and operation of the telecommunications facility. • The effect of the telecommunications facility on adjacent land.	**COMPLIES** The proposed Telecommunications Facility siting, design and operation are addressed in early section of this planning report and will not have significant negative effect on adjacent land. Setbacks to neighbouring dwellings have been maximised to the greatest extent possible, whilst acknowledging Telecommunications Facilities cannot be shielded entirely from view. Multiple VCAT cases have established that simple seeing a Telecommunications Facility is not considered a negative effect on adjoining land, but siting should still maximise setbacks to dwellings to the greatest extent possible.

Summary of Compliance with General Provision

Decision Guidelines

The proposed building and works for a 'Telecommunications Facility' is assessable against the decision guidelines of clause 65.01 Approval of an Application of Plan in Table 12 below.

Table 12. Compliance with decision guidelines

General Provision	
Provisions	**Assessment**
• The matters set out in section 60 of the Act. • Any significant effects the environment, including the contamination of land, may have on the use or development. • The Municipal Planning Strategy and the Planning Policy Framework. • The purpose of the zone, overlay or other provision. • Any matter required to be considered in the zone, overlay or other provision. • The orderly planning of the area. • The effect on the environment, human health and amenity of the area. • The proximity of the land to any public land. • Factors likely to cause or contribute to land degradation, salinity or reduce water quality. • Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site. • The extent and character of native vegetation and the likelihood of its destruction. • Whether native vegetation is to be or can be protected, planted or allowed to regenerate. • The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard. • The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts. • The impact the use or development will have on the current and future development and operation of the transport system.	**COMPLIES** These decision guidelines have been addressed in earlier sections of this planning report. The proposal is consistent with all applicable decision guidelines and the orderly planning of the area (i.e. providing up to date mobile phone technology, whilst minimising 'impacts' the greatest extent possible).

Summary of Compliance with Operational Provision

Operation of the Planning Policy Framework

The proposed building and works for a 'Telecommunications Facility' is assessable against *clause 71.02-3 Integrated decision* making in Table 13 below.

Table 13 Compliance with operational provisions

Operational Provision	
Provisions	**Assessment**
Integrated decision making *Victorians have various needs and expectations such as land for settlement, protection of the environment, economic wellbeing, various social needs, proper management of resources and infrastructure. Planning aims to meet these needs and expectations by addressing aspects of economic, environmental and social wellbeing affected by land use and development.* *The Planning Policy Framework operates together with the remainder of the scheme to deliver integrated decision making. Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. However, in bushfire affected areas, planning and responsible authorities must prioritise the protection of human life over all other policy considerations.* *Planning authorities should identify the potential for regional impacts in their decision making and coordinate strategic planning with their neighbours and other public bodies to achieve sustainable development and effective and efficient use of resources.*	**COMPLIES** This balance has been achieved, and Council should decide in favour of net community benefit for the following reasons. • Providing community-wide positive benefits arising from a new Telecommunications Facility and up to date mobile phone technology. • Maximising setbacks to adjoining dwellings to the greatest extent possible acknowledging some 'impact' is expected and accepted as directed by VCAT. • Confining any visual 'impact' to the smallest number of dwellings possible (i.e. avoiding the urban area and siting the monopole in the rural zone) and community sensitive land uses (i.e. kindergarten). Also maximised setback to the adjoining public road network with vegetation screening. • Ensuring no other impacts such as being sited near the coastline and impacting public viewsheds (in particular from the tourist route of Dundas Street), avoiding impacts on sand dunes, vegetation removal etc

Environmental Impact Assessment

The following issues should be considered when assessing the potential impact of a proposal:

- Visual amenity
- Social and economic impacts
- Environmental considerations
    - Flora and fauna
    - Heritage
- Resilience to natural hazards
    - Bushfire management
    - Inundation
- Soil management
    - Contaminated land
    - Erosion and sediment controls
- Other impacts during construction
    - Air quality
    - Noise and Vibration
    - Waste Minimisation and Management
    - Construction Access
    - Operation Access
    - Health and safety

Visual Amenity

Whilst undertaking an assessment of the proposal, Vodafone considered the visual impact and aesthetics of the facility on the surrounding environment. Vodafone has endeavoured to find a balance between providing services and minimising visual impact on the community and local environment. Figure 10 demonstrates the topography of the site in the surrounding area.

The subject property is situated off Foam Road within the rural-residential area of St Andrews Beach. The greater surrounding area is a mixture of well vegetated landscapes, golf course, tourist uses and farmland with low density detached residential dwellings.

To the north, west and south are rural-residential properties with single dwelling houses, to the west is the Dunes Golf Links.

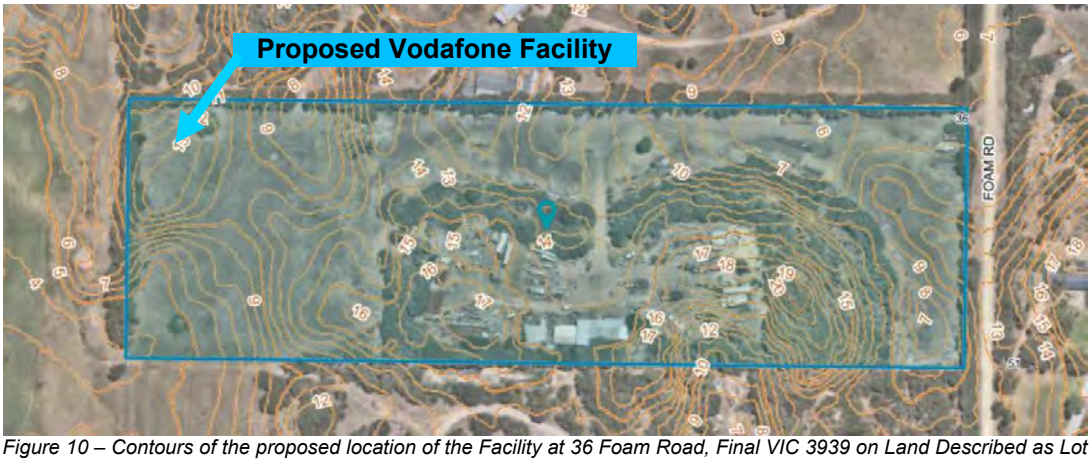


Figure 10 – Contours of the proposed location of the Facility at 36 Foam Road, Final VIC 3939 on Land Described as Lot 8 LP3831. (Source: Mornington Peninsula Shire Council).

The site was deemed the most viable location within the search area. The subject land and locality are undulating topographically, the proposed compound area is generally flat, the proposed access track can be aligned to avoid areas of slope on site particular in the southwestern corner of the site.

Foam Road is generally well screened on both side by existing vegetation at the eye level.

The siting of the proposed facility is an optimal solution to provide mobile phone coverage to the St Andrews Beach area whilst not adversely impacting on the landscape values of the area.



Figure 11 – View looking north along Foam Road with the proposed site at 36 Foam Road, Final VIC 3939 to the west (or left of this photo) showing existing vegetation screening at the eye level. (Source: Service Stream Limited 28 February 2024).



Figure 12 – View looking west from Foam Road at the proposed site at 36 Foam Road, Final VIC 3939. This is small section without existing ground level vegetation in the road reserve (however internal vegetation and undulating land will provide a transitional landscape element to the top of the monopole) just before where the above photo in Figure 11 is taken (Source: Service Stream Limited 28 February 2024).

Vodafone seeks to propose facilities within locations that have the least amount of impact possible on a community, while being able to deliver a high-quality service. However, it is recognised that, similar to all forms of development, Telecommunications Facilities may have a visual effect. This visual effect can be attributed to two unavoidable characteristics of mobile phone base stations:

- They are structures which generally protrude above other structures; and
- They need to be located at suitable heights in order to operate effectively.

Notwithstanding, Telecommunication Facilities are now increasingly an accepted part of the landscape (much like power poles and powerlines) as they provide an essential service and contribute to the wellbeing of a community.

While it is acknowledged that the proposed facility will introduce a tall vertical element to the area, it is considered that the facility has been located and designed appropriately to minimise detrimental visual impacts while still achieving coverage objectives for the St Andrews Beach area. Once established, the monopole is not likely to result in significantly adverse impacts upon the scenic amenity of the surrounding area when considering the following:

- The proposal is considered to be consistent with the environmental and planning requirements;
- The proposal has been located outside of areas of sensitive costal views, tourist routes and main roads;
- The proposal has been setback at over 350m from Foam Road, which is a lightly used, minor local road, with generally good vegetation screening at the eye level;
- Undulating land and existing on-site vegetation will provide a transitional landscape element up to the top of the monopole height.
- The site has access to power and appropriate access for construction and maintenance purposes.

Social and Economic Impacts

The proposed facility will upgrade and expand services within the St Andrews Beach area and surrounds. This will ensure that residents and visitors benefit from access to mobile phone coverage within the surrounding area.

These services allow communities to:

- Increase commercial accessibility and flexibility, especially for business services and transactions as well as customers and tradespeople;
- Access tele-health services through video link with real time diagnoses and treatment;
- Access remote education via e-learning, ed-tech and online lectures; and
- Increase personal safety – maintaining a mobile phone for critical communications and emergencies (including bushfire).

As an industry, telecommunications including mobile broadband has experienced significant growth for many years now and has become an essential service that is heavily relied upon by the community.

The proposed development will enable carriers to remain competitive and increase the choice of mobile telephone services available to consumers. Increased competition in the market brings direct economic benefits for individual consumers and the community as a whole.

In this way, the proposed facility will have a positive impact on the social and economic environment of the locality.

Environmental Consideration

Flora and Fauna

Online searches of the EPBC Protected Matters Tool were undertaken to determine any protected species on the site and within the surrounding area.

The EPBC Act Protected Matters Report illustrates that some protected species may be present within the 1km radius search ring. Given the minor nature of the works, the highly disturbed nature of the property and the absence of any native vegetation within or near the development footprint, it is considered that the proposal will not have a significant impact on any flora or fauna species or other matters of national environment significance in the area.

The results from the numerous searches across Commonwealth and State matters of environmental significance, including protected plants and regulated vegetation is provided at **Appendix H.**

Heritage

Online searches of VicPlan were undertaken in order to determine any natural or cultural values of the subject site.

Searches of the above registers established that the subject site is not subject to heritage listings. The site is within the Aboriginal Cultural Heritage Sensitivity area. Duty of care outlined in the *Aboriginal Cultural Heritage Act 2003 Duty of Care Guidelines* will be exercised during construction and if at any time a cultural heritage find is made, all activities will cease immediately until further notice to proceed has been obtained from the relevant cultural heritage party.

Resilience to Natural Hazards

Bushfire Management

The proposed site is not located within a mapped bushfire risk area.

Regardless, the facility is prefabricated, made of non-combustible materials (metal, concrete etc) and in accordance with the Building Code of Australia and Australian standards. A Telecommunications Facility is unstaffed, remotely operated, and do not pose a risk to human life.

Flood Inundation

The subject site is not impacted by flood inundation. No further flood assessment is required.

Soil Management

Contaminated Land

A search of the Contaminated Land Register has revealed that the subject property is not included on the environmental management register nor the contaminated land register.

Erosion and Sediment Controls

Once the proposed 10m x 10m development area is levelled and the foundations are poured, it will be covered with weed matting to prevent weed growth, allow water penetration, and eliminate erosion or sedimentation problems.

Other Impacts During Construction

Air Quality

Where there is potential for dust generation during construction or during the movement of construction vehicles, it is expected to be localised and any impacts minimal and of short-term duration. The compound site and surrounds would be appropriately restored after the completion of works and work within and around the site is not expected to impact upon the surrounding land. Once installed the proposal will have no air pollution and is not expected to cause dust hazards.

Noise and Vibration

Noise and vibration emissions associated with the proposed facility will be limited to the initial construction phase. There will be some low-level noise from the ongoing operation of air conditioning equipment associated with the equipment shelter, once installed. Noise emanating from the air conditioning equipment is at a comparable level to a domestic air conditioning installation and will generally accord with the background noise levels prescribed by Australian Standard AS1055.

Waste Minimisation and Management

Due to the minor nature of the works, the generation of waste resulting from construction of the proposed facility is expected to be minimal. All waste material will be disposed of at an approved waste disposal facility.

During the operational phase, the facility will be unmanned and will not generate any waste or odour emissions.

Construction Access

Vehicular access to the site is available on the existing road network. A truck will be used to deliver equipment to the site and a crane and cherry picker used to lift most of the equipment into place. Several concrete trucks will also supply concrete for the footings and retaining wall (if required).

There would be a minor increase in traffic volume on the surrounding roads during construction. However, any such impacts are expected to be minor and short term in duration and not dissimilar to the existing movement of trucks and other heavy vehicles along the surround roads. All appropriate permits will be acquired to undertake any works during construction.

Operation Access

Once constructed, mobile phone base stations are of low maintenance, unstaffed and remotely operated. As such, operational visits to the site will be approximately two to six times per year.

Health and Safety

The ACMA mandates exposure limits for continuous exposure of the general public to RF EME from mobile base stations. These limits are specified in the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) 2021, 'Standard for Limiting Exposure to Radiofrequency Fields – 100kHz to 300GHz, Radiation Protection Series (known as the ARPANSA Standard or RPS S-1.

The limits in RPS S-1 are aligned with guidelines published in 2020 by the International Commission on Non-Ionizing Radiation Protection (ICNIRP), which is the international body recognised as leaders in non-ionising radiation protection.

On occasion, a perception arises that there is a potential health risk associated with mobile phones and mobile phone base stations. RPS S-1, which sets public and occupational limits of exposure to RF EME. Compliance with these exposure limits is a condition of the radiocommunications licenses issued by the ACMA.

ARPANSA states:

"The weight of national and international scientific opinion is that there is no substantiated evidence that RF emissions associated with living near a mobile phone base station poses a health risk."

The World Health Organization's advice is:

"None of the recent reviews have concluded that exposure to RF fields from mobile phones and their base stations causes any health consequences."

In accordance with RPS S-1, calculations have been made of the maximum cumulative RF EME levels at 1.5m above ground level, emitted from the proposed mobile base station. Estimates of RF EME levels are provided for 360o circular bands at 0-50, 50-100, 100-200, 200-300, 300-400 and 400-600m from the base of the antenna.

The calculated maximum, cumulative EME level for the proposed facility well below that of the ACMA mandated public exposure limit (refer to **Appendix G** – EME Report).

The predictions in the ARPANSA Environmental EME Report assume a worst-case scenario including:

- base station transmitters operating at maximum power (no automatic power reduction);

- simultaneous telephone calls on all channels; and
- an unobstructed line of sight view to the antennas.

In practice a worst-case scenario is rarely the case. There are often trees and buildings in the immediate vicinity, and cellular networks automatically adjust transmit power to suit the actual telephone traffic. The level of EME may also be affected where significant landscape features are present and predicted EME levels might not be the absolute maximum at all locations.

This fact sheet further goes on to describe the low EME exposure levels from operating base stations as follows:

“From 1997 to 1999, ARPANSA conducted tests to measure the radiofrequency EME levels at GSM mobile phone base stations in 14 different localities, finding that emissions were usually many times lower than the allowable limits.“

Further information about EME may be found at:

http://www.emfexplained.info

https://www.arpansa.gov.au/understanding-radiation/what-is-radiation/non-ionising-radiation/radiofrequency-radiation

https://www.arpansa.gov.au/understanding-radiation/radiation-sources/mobile-phones-base-stations

Conclusion

Vodafone seeks approval to install a Telecommunications Facility at 36 Foam Road, Fingal VIC 3939 (formally described as Lot 8 LP3831).

The proposed facility is intended to improve mobile phone coverage in the St Andrews Beach area. A new facility is required as there are no existing mobile phone base stations for viable co-location in order to alleviate the growing demands for mobile phone coverage in the surrounding area.

The proposed facility will introduce modern technology services to the St Andrews Beach area and will continue to provide capacity for enhanced services in the future. The new facility will form an integral part of Vodafone's expanding network while also enabling the co-location of other carriers to further expand mobile and broadband services with the region.

The facility has been strategically sited and designed to minimise disturbance within the surrounding environment as much as practicable. The proposed facility is considered appropriate for the following reasons:

- It is considered that the visual impact of the proposal is acceptable having had full regard to the context of the locality, the nature of the design employed, and the coverage benefits deriving from the installation.
- The proposal will introduce new telecommunication infrastructure within the St Andrews Beach area, ensuring the region will continue to receive up to date modern technology.
- The proposed development is expected to provide socio-economic benefits to the community, businesses, travellers and emergency services in the region.
- The proposed site was considered the most viable option for the area as it meets the required radio frequency objectives, construction, access and power requirements of the facility and meets planning and property assessment criteria as outlined in this report.
- The proposed facility has also been designed and sited in accordance with the principles outlined in the Mobile Phone Base Station Deployment Code.
- The proposal facilitates the Federal **PUMP** by addressing long standing mobile coverage and reception issues in the peri-urban fringes of Australia's major cities; and
- The facility will comply with all Government standards outlined by Australian Radiation Protection and Nuclear Safety Agency

On this basis, we recommend that a Planning Permit for Building and Works for a Telecommunications Facility, subject to reasonable and relevant conditions.

26 June 2025 Our Reference: 340615

Planning Department
Mornington Peninsula Shire Council

Via: planning@mornpen.vic.gov.au

Attention: Luke Camerota

Dear Luke,

RE: Planning permit application P25/0418 - building and works associated with a proposed Telecommunications Facility at 36 Foam Road, Fingal VIC 3939 formally described as Lot 8 on LP3831 – Response to Information request

Please see below a response to Council's information request dated 12 April 2025.

(a) Provide a survey showing spot levels and contours (to AHD) within and nearby the proposed facility footprint and the proposed driveway

Please see requested survey detail in **Appendix A - Site Survey**.

(b) Provide a series of photomontages of the proposed facility from numerous surrounding vantage points and distances.

Please see photomontages in **Appendix B- Photomontages** taken from the locations that Council has chosen.

Visual impact of the proposal has been minimised to the greatest extent possible with a setback of 350 metre from the road and with topographical features and vegetation obscuring most view lines.

For the majority of the views from public areas, there are limited opportunities for views of the proposed development as a result of intervening vegetation. The photomontages show the monopole will not be incongruous with the existing landscape.

As previously discussed with Council, the selected photo locations are the only photo locations where the monopole will be viewed from along Foam Road. For the majority of Foam Road, the monopole will not be visible.

A plan showing where the monopole would be unlikely to be seen from Foam Road is also provided in **Appendix B - Photomontages** being photo locations 4,5,7,8 and 9 and 10.

Whilst long range views of the top of the monopole from these locations and others cannot be ruled out, such minor glimpses of the top of a structure do not provide meaningful photomontages for landscape impact analysis.

Please refer to the planning report for how landscape impacts have been minimised to the greatest extent possible.

(c) ***Provide details (specifically mentioning the Aboriginal Heritage Regulations 2018) as to whether or not a CHMP is required. If it is required, provide an approved CHMP.***

As per your email of 5 June 2025, Council will not be requesting a Cultural Heritage Management Plan (CHMP) for the application.

A CHMP is not required for a 'Telecommunication Facility' as they are not a high impact activity as per section 46 of Division 5 and Part 2 of the *Aboriginal Heritage Regulations 2018*.

The application for building and works associated with a 'Telecommunications Facility' at 36 Foam Road, Fingal VIC 3939 formally described as Lot 8 on LP3831, includes all components required for the operation of the 'Telecommunications Facility', as all these components are ancillary and within the land subject of the application.

This includes the power connection route which is an integral and ancillary part of the operation of the 'Telecommunications Facility'.

In Council's planning scheme (bold added) the land use for a 'Telecommunications Facility' includes:

> *Land used to accommodate any part of the infrastructure of a Telecommunications network. It includes any telecommunications line, equipment, apparatus, telecommunications tower, mast, antenna, tunnel, duct, hole, pit, pole, or other structure or* ***thing used, or for use in or in connection with a Telecommunications network.***

The power line is incidental/ancillary and subservient to the proposed dominate land use and is a 'thing' used for the operation of the 'Telecommunications Facility'.

Therefore, all parts used in the proposal, on all required parts of the subject land, are considered the dominant land use (i.e. 'Telecommunications Facility', and not separate components/ land uses).

The onsite power route for the telecommunication facility cannot be treated as an independent and separate land use.

Telecommunication facilities and everything used in connection with a telecommunication facility on the subject land and application area are, as per the planning scheme definition, exempt from a CHMP.

Further, the power route cannot be treated as a separate land use requiring a CHMP (i.e. exceeding 100m in length under 'minor utility installation' land use). As the *Aboriginal Heritage Regulations 2018* utilise the Victorian Planning Provisions land use definitions, the power route is an ancillary component of the 'Telecommunications Facility' on the subject land, not a separate and independent land use definition.

Separating land uses in the planning application, and/ or in assessing the need for a CHMP, would only be applicable if the power route was not ancillary to the proposal (e.g. such as a major offsite power route/upgrade not purely servicing the subject land – such a power route would be unlikely to form part of the planning application).

(d) Confirmation whether the proposed earthworks required for the proposed facility or driveway will: Change the rate of flow or the discharge point of water across a property boundary. Increase the discharge of saline groundwater.

Please see updated plan set showing driveway location confirmed in **Appendix C – Earthworks and Setback Plans.**

It is confirmed this pervious gravel track will follow existing contours and does not require retaining walls. Similarly, the compound will be levelled and battered down and does not require retaining walls. Therefore, there will be no impact to discharge of water across the property boundary or increase in saline water.

e. Update the site plan to show:
-Setbacks of the proposed facility to the two nearest dwellings.
-Setbacks of the proposed facility to all property boundaries.

As requested, please see updated plan set showing setbacks in **Appendix C – Earthworks and Setback Plans.**

f. Provide a plan showing:
- The full extent of proposed earthworks for the facility and driveway.

As requested, please see attached plans **Appendix C – Earthworks and Setback Plans.**

The driveway alignment has a maximum gradient of 15%, avoiding any area of 25% slope in accordance with the Environmental Significance Overlay - Schedule 23 – Semi Stabilised Sand Dunes.

Some example cross sections have been provided for this driveway, but please note this driveway is crushed rock surface only and will not be subject to detailed engineering plans. A grader will construct the driveway, and may fill areas slightly, or create roadside drains where necessary, however it is noted that due to the undulating nature of the topography, roadside drains will likely not be required as water can easily drain off the driveway with the existing slope. No retaining walls are required or proposed.

The compound will be levelled to 13m RL, this requires some cut in the southeast section, this cut will then be placed in the northwest section where fill is required, then battered down to the north and west.

g. Provide elevation plans that show:
-The maximum cut and fill for the driveway and facility.
-The maximum overall height of the facility to AHD (Australian height datum).

-Colours of the proposed monopole, headframe and antennas.

Please refer to above comments which address 'maximum cut and fill' for the driveway and facility.

As noted in the planning report, the monopole, headframe and antennas will be a standard, factory grey finish. There is no proposal to paint the equipment. The factory grey finish has been found to be the best practice when blending into the landscape and ensuring the monopole does not stand out against most backgrounds.

The monopole will be constructed from concrete. Whilst painting is an option, we propose that the standard, non-reflective, factory grey finish, offers the most appropriate outcome for the surrounding landscape. Accordingly, we request that no painting condition be imposed. The colour swatch closely resembling this factory finish is RAL 7023, being concrete grey.

The proposed facility has an overall height of 32.5m, which is shown on the elevation plans. Finished ground levels of the compound will be 13m RL.

h. Update the proposed TPG Telecom coverage maps (for the proposed 32.5m facility) to differentiate between 4G and 5G. This is not required if the 4G and 5G coverage maps will be identical

Separating 4G and 5G technology cannot be technically undertaken on coverage maps. Carriers purchase spectrum licences from the Federal Government's Australian Communications and Media Authority (ACMA) to operate radiocommunication devices within specific geographic areas and frequency bands. TPG is utilising 4G technology and 5G technology in the same frequency band to ensure efficient use of its licenced frequency bands. TPG is not able to provide separate coverage maps for 4G and 5G.

i. Provide indicative TPG Telecom 4G and 5G coverage maps with the maximum overall height of the proposed tower (top of antennas) at 24m and 28.5m. Ensure the maps differentiate between 4G and 5G unless they are identical to one another.

As explained in the planning report, all Carriers have different network requirements, different frequency bandwidths and different existing surrounding facilities. TPG has agreed to minimum coverage objectives with the Federal Government for the funding agreement. A height reduction would reduce the overall RF coverage outcomes required under the Peri-Urban Mobile Program (**PUMP)**. The **PUMP** is an Australian Government initiative aimed at enhancing mobile connectivity in bushfire-prone and underserved areas on the fringes of major cities and large regional centres.

Further it is also noted that 5G technology is now being employed which was not the case in the previous 2017 application.

Therefore, TPG are not able to prepare coverage maps using the 2017 Optus Antenna Centre Line (ACL) heights as they are not applicable to this proposal.

The difference in heights results in little difference in visual outcomes to the surrounding locality given the large setback to Foam Road and existing undulating topography and vegetation within the foreground views.

j. Provide confirmation that the TPG Telecom coverage maps show all nearby telecommunication facilities in the area. If there are more facilities in the area, provide a map that shows all of them.

The submitted coverage maps include all nearby existing TPG facilities. However, it does not include existing facilities where TPG is not located. The submitted coverage maps do not include infrastructure operated by other Carriers, as coverage from non-TPG facilities does not impact TPG's network performance or coverage outcomes.

k. If any vegetation will be impacted on by the proposed facility or driveway, provide an arboricultural report prepared by a Level V (AQF) arborist showing vegetation impacts and vegetation protection measures.

No vegetation removal is required for the facility or driveway alignment.

Design Concerns

- ***Height – The proposed height has increased 8.5 metres relative to the previous proposal on site (P16/2058) which was refused by Council and upheld by VCAT. Further justification must be provided, including showing indicative coverage maps at lower heights, to justify the height. If the height cannot be reasonably justified, the height should be lowered.***

Please see above response on the 2017 heights proposed by Optus.

Please also note the VCAT case was primarily on setback to the dwellings (separation has now been maximised), not the monopole height.

- ***Alternate locations (co-location or greenfield) – It is requested to provide: Indicative coverage maps showing how a proposed co-location/new facility (on the alternate sites that either do have structural capacity [co-location = A and M] or where the owners did not ignore advances [greenfield = L]) would not provide sufficient radio frequency/telecommunications to the target area/s.***

The planning report outlines the assessment of alternative sites including colocation opportunities that were not practical (consistent with State policy).

TPG should not be expected to be prepare coverage maps for sites not subject to the application.

Please note it is confirmed that that Candidate L did not respond to the letter of offer (left off the planning report), in addition to failing the Radio Frequency (**RF**) assessment and scoring lower on planning assessment as outlined in the planning report.

- ***Details as to why there are no other suitable greenfield locations in the area beyond the 11 discussed in the report.***

The planning report and pre-lodgement letter gives detailed assessment of greenfield locations, in addition site visits are undertaken by planning and property team of Service Stream Limited.

Before the final 10-11 candidates are selected for detailed RF assessment and landowner interest, a broad assessment of all properties within the coverage search areas was undertaken.

The broad scoping assessment removes/highlights properties that do or do not meet the following criteria:

- Avoiding environmental constraints (i.e. avoiding areas of land slope, sand dunes and need for native vegetation removal).
- Bushland sites avoided given need for vegetation removal for not just the compound, but also the access road and power and fibre run.
- Excessive power run lengths or major electricity upgrades are also avoided given cost restraints.
- Sufficient road access for construction vehicles.
- Avoiding areas of excess slope due to construction issues and construction access.
- Avoiding properties without sufficient land area for the proposed compound and separated from their existing uses on their land to ensure the proposal does not impact existing uses.
- Whether or not the monopole would be complementary to existing uses on the land (such a sheds, storage, industrial uses) or would impact existing for future use of the land (such as impacting cropping areas for instance on farming lots, or even the manicured gardens of landowners).
- Avoiding where properties are clearly used for farming (i.e. cropping lines, fenced paddocks etc) and access track and compound would impact these uses.
- Finding properties where the rear of the site can be utilised, away from visual impacts to public roads.
- Planning controls included avoiding areas of the design and development overlay schedule 5 adjoining the coastline, which has a mandatory building height limit of 9 metres which cannot be varied in a planning permit. Residential zoned land, areas close to the sensitive coastal environment (including public viewsheds), areas requiring native vegetation removal, tourist routes and community sensitive land uses were also avoided. This ensures that impacts from the proposal are confined to a limited number of surrounding dwellings in a rural zone.
- Although not required under planning controls, we also avoid locations directly adjoining dwellings such that they would be overshadowed by the monopole for instance or looking at it directly from close proximity. This includes dwellings on any subject site, not just neighbouring properties.
- Also ensuring, where possible, the monopole does not adjoin a residential area, or lay within 100 metres of an adjoining dwelling, which would require public notification. As breaching these setbacks may increase perceived amenity impacts to the community.
- Limiting need for new crossovers and vegetation removal in road verges.

Once the above assessment had been completed, we reviewed 10-11 sites in a candidate assessment report for assessment of design and construction assessment, radio network potential and landowner interest.

The assessment has been a thorough 2-year process to select the subject site.

- ***Earthworks – It is preferred proposed earthworks for the facility and driveway be kept to a minimum.***

- ***Driveway layout – It is requested to provide a driveway that is as linear as possible (from the end of the existing driveway to the proposed facility) to help preserve as much of the subject site possible for future agricultural and re-vegetation opportunities.***

Confirming earthworks has been minimised and no retaining walls are required.

The driveway has been made as linear as possible, when following the contours of the land to avoid earthworks. It is confirmed that this is a gravel track that will not impact agricultural land use in the future.

Conclusion

As the requested plan changes and relevant additional information have now been provided and no public consultation is triggered, we respectfully request that Council approve the application so that the telecommunication coverage can be provided to the community as required by the Federal Government under the **PUMP**.

If you or your office would like more information in relation to the proposal, please contact me on 0455 214 172 or via email scott.sibly@servicestream.com.au.

Yours sincerely,

Scott Sibly
Senior Town Planner
Service Stream
On Behalf of
TPG Telecom (Vodafone)

Attached:

Appendix A – Site survey
Appendix B – Photomontages
Appendix C – Earthworks and Setback Plans

5 August 2025 Our Reference: 340615

Planning Department
Mornington Peninsula Shire Council

Via: planning@mornpen.vic.gov.au

Attention: Luke Camerota

Dear Luke,

RE: Planning permit application P25/0418 - building and works associated with a proposed Telecommunications Facility at 36 Foam Road, Fingal VIC 3939 formally described as Lot 8 on LP3831 – Response to 2nd Information request

Please see below a response to Council's 2nd information request dated 10 July 2025.

> ***g. Provide elevation plans that show: - The maximum cut and fill for the driveway and facility. - The maximum overall height of the facility to AHD (Australian height datum). - Colours of the proposed monopole, headframe and antennas. The plans do not show the maximum cut and fill for both the driveway and facility; show these dimensions. Showing this on a different plan is acceptable, but either way must be explicitly stated. Add the maximum overall height of the facility to AHD on the elevation plan. Add the monopole colours to the elevation plans***

Please now see attached **Appendix A** showing:

- Updated elevation plan including the colour schedule and AHD level for the monopole.
- Updated driveway plan with a note confirming cut and fill with not exceed 0.5m.
- New cross section plan of the compound adding the cut and fill detail.

i. ***Provide indicative TPG Telecom 4G and 5G coverage maps with the maximum overall height of the proposed tower (top of antennas) at 24m and 28.5m. Ensure the maps differentiate between 4G and 5G unless they are identical to one another.***

Provide the above coverage maps (you do not have to differentiate between 4G and 5G coverage). You have provided coverage maps of the proposed facility at the proposed height. In order for Council Officers to reach any approval of the proposed height, the above must be provided.

Please now see attached **Appendix B** showing the 4G/5G coverage of the requested lower tower heights.

As can be seen, this height reduction reduces the coverage outcomes for the area previously shown in **Appendix C** for the proposed height. Such a reduction is unacceptable for TPG coverage objectives

and Federal government funding agreements. Such a reduction in coverage outcomes would prevent the proposal from proceeding.

It is noted all relevant town planning objectives for the site have been addressed. Please see comments below on providing additional coverage mapping at existing sites.

> ***Alternate locations (co-location or greenfield) – It is requested to provide: o Indicative coverage maps showing how a proposed co-location/new facility (on the alternate sites that either do have structural capacity [co-location = A and M]. Your submission states that the above sites would not supply radiofrequency outcomes for St Andrews Beach. The above is required to demonstrate how this is the case. This information is vital to help Council Officers justify the proposal.***

As previously advised, we have satisfied the State planning policy for considering colocation opportunities under clause 19.03-4S of the Mornington Peninsula Planning Scheme outlined below:

> *Co-locate telecommunications facilities wherever practical.*

The subject site has prioritisation under the Federal Government Peri-Urban Mobile Program (**PUMP**) that provides funding to improve mobile connectivity in bushfire priority areas along the edges of Australia's major cities. It is a funding requirement of this program that optimal network service is provided to the target coverage area.

As has been previously outlined, the existing facilities at **Candidate A and M** are well outside the target coverage area and will not provide optimal network to visitors and residents of St Andrews Beach.

Very early in the site acquisition process, relevant radio frequency assessment has been undertaken on potential colocation sites, and they have failed that assessment. Council has no relevant expertise or knowledge of Federal funding agreements to decide what is an appropriate network coverage outcome based on any provided coverage map and should therefore not be requesting such technical internal information.

Council has also previously been advised that the effective optimal range of the proposed telecommunications facility is around 1.5-2km, meaning large parts of St Andrews Beach would not be covered by a quality network connection in a colocation on these facilities.

We have clearly shown that colocation on these facilities will not achieve the network coverage outcomes required by both TPG and the Federal government.

However, a requirement for such technical information on sites not subject to the proposal before Council (i.e. *A Planning Permit for buildings and works associated with a Telecommunications Facility and a 2.9m - high security fence at Lot and Plan at 36 Foam Road, Fingal VIC 3939 on Lot 8 LP3831*) sets a discriminating precedent that carriers should not be expected to accommodate when it goes against the general planning principles of development application assessment.

In addition, **Candidate B** (the subject site at 36 Foam Road, Fingal) is consistent with town planning requirements under the Mornington Peninsula Planning Scheme whilst also providing optimal network service coverage.

There is no reason outlined by Council as to why this site should not be approved with the information provided.

It is again highlighted that under *clause 71.02-3 Integrated decision making* in the Mornington Peninsula Planning Scheme, Council is required to decide in favour of net community benefit when it has been shown impacts have been minimised to the greatest extent possible.

If you or your office would like more information in relation to the proposal, please contact me on 0455 214 172 or via email scott.sibly@servicestream.com.au.

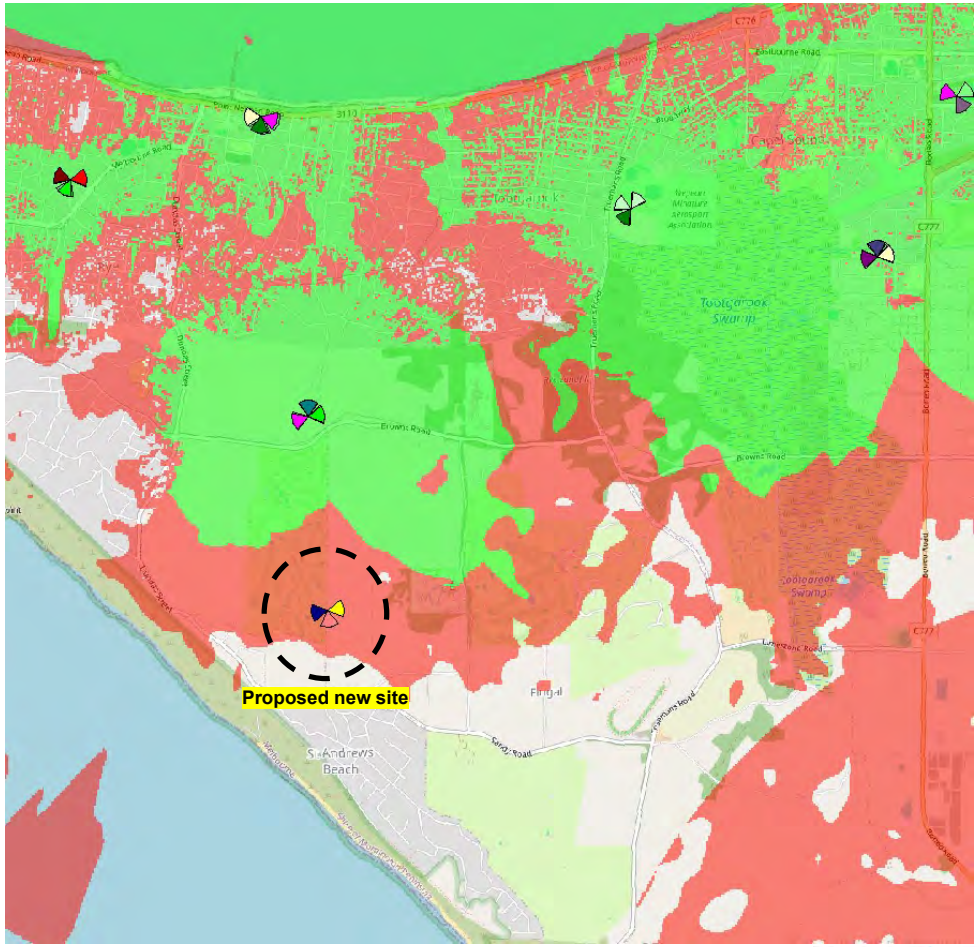
Yours sincerely,

Scott Sibly
Senior Town Planner
Service Stream
On Behalf of
TPG Telecom (Vodafone)

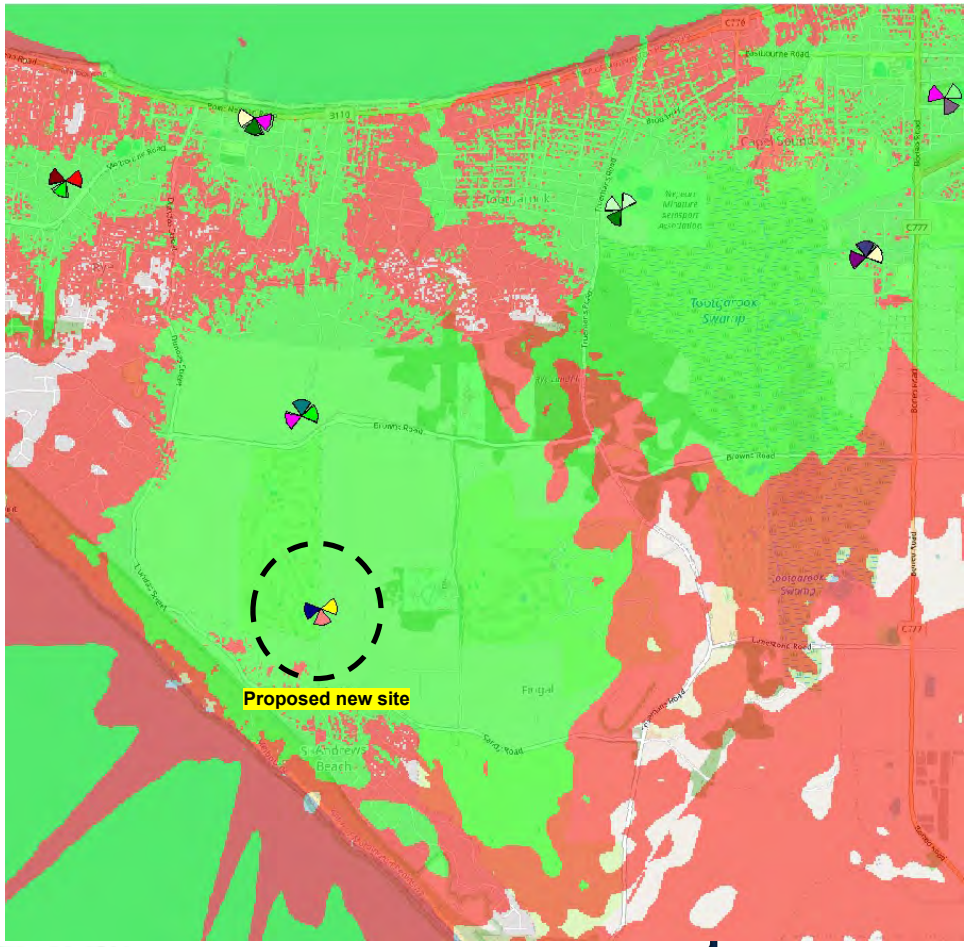
Attached:

Appendix A – Updated elevation and cut and fill
Appendix B – Coverage maps for lower tower height
Appendix C – Coverage map for proposed tower height (*previously provided*)

TPG's Midband 4G/5G Existing Coverage without Proposed site 340615



TPG's Midband 4G/5G Proposed Coverage with Proposed site 340615



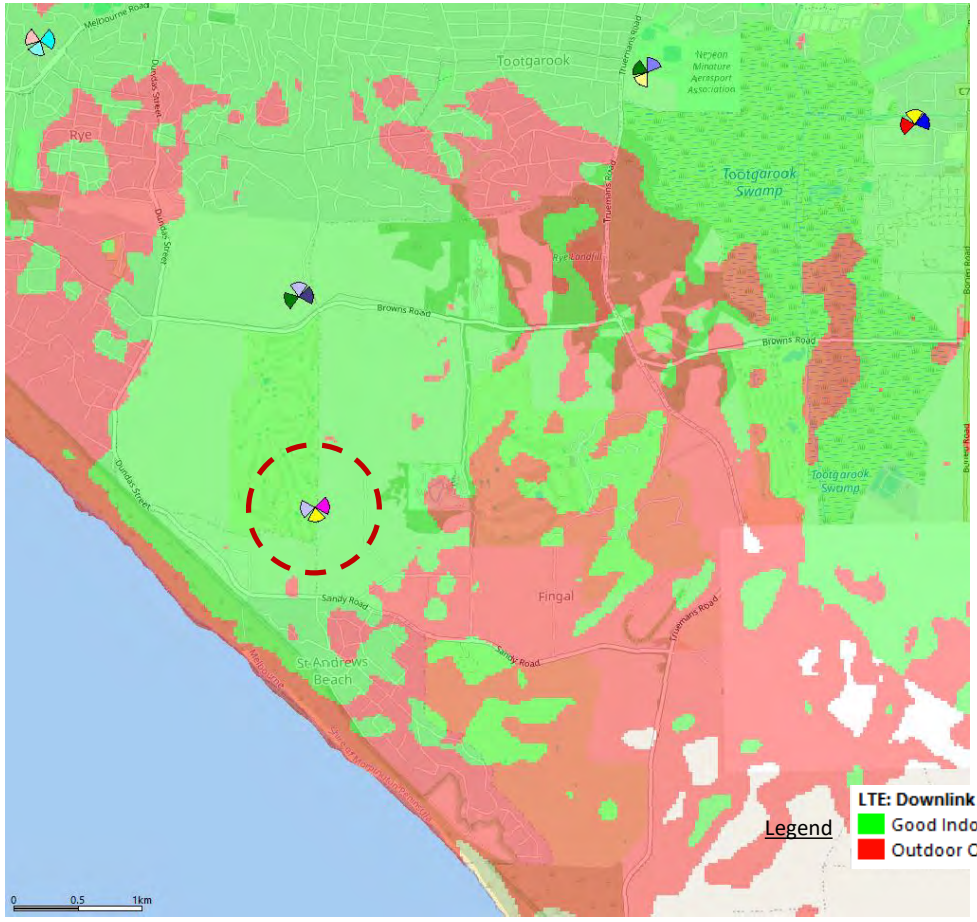
Confidential

RF coverage pack

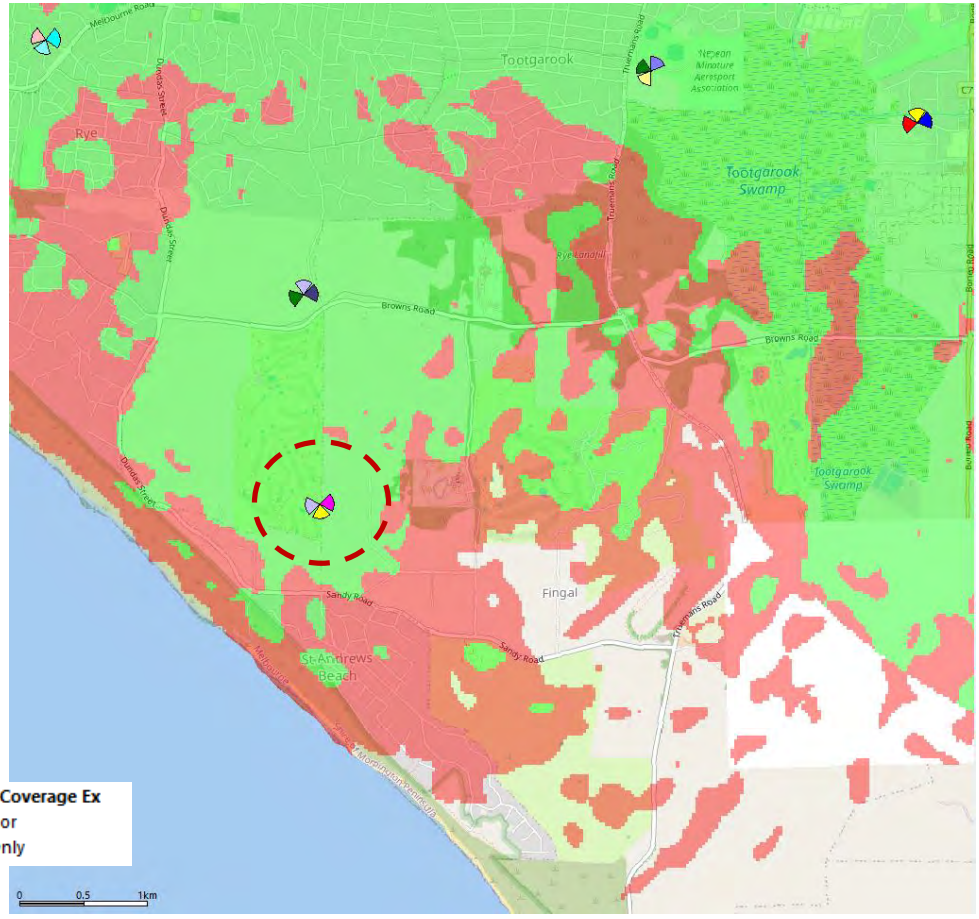
340615 St Andrews Beach

TPG – 4G/5G Coverage of the area

Mid band 4G/5G Coverage **St Andrews Beach @28m**



Mid band 4G/5G Coverage **St Andrews Beach @24m**



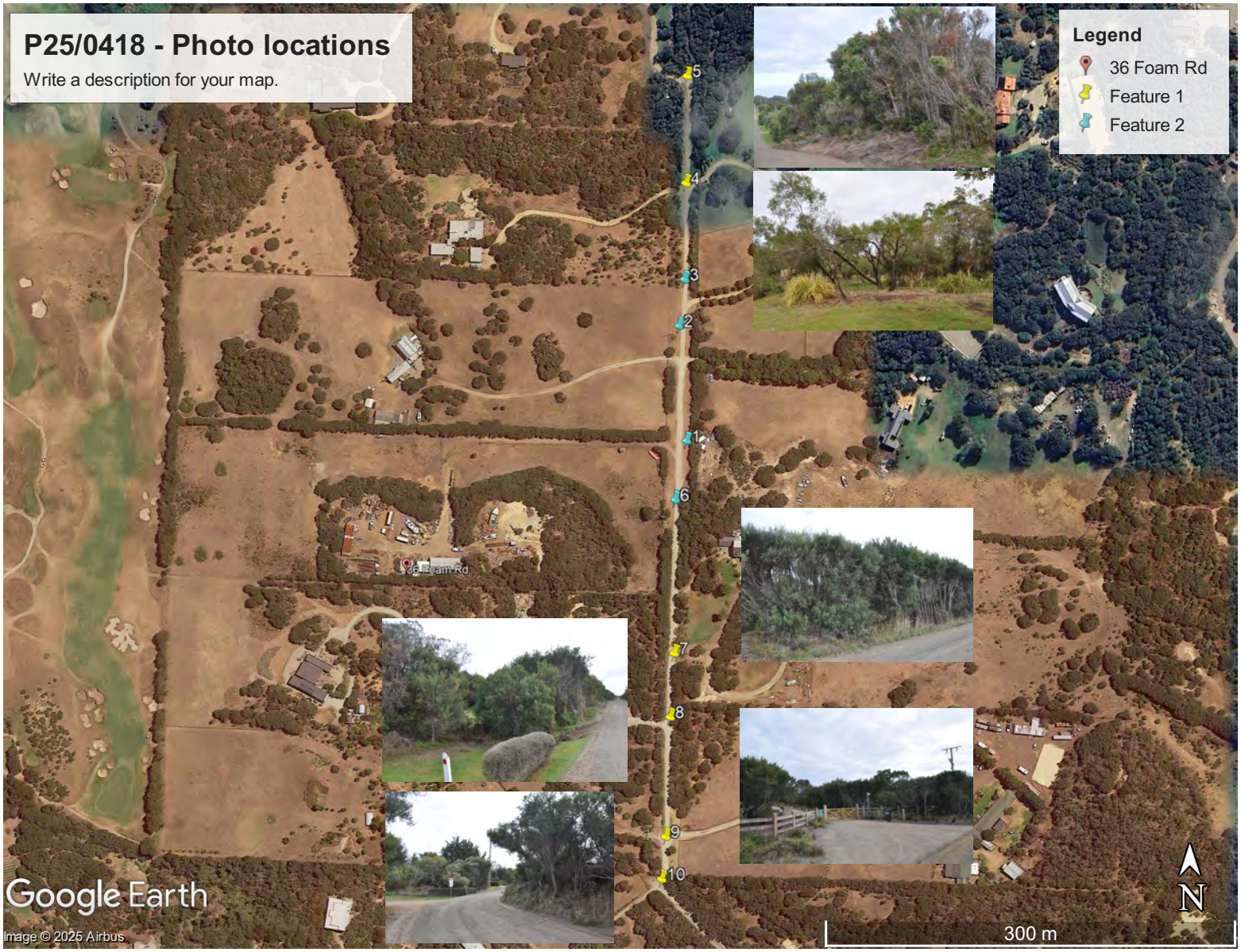
Acknowledgement of Country

We acknowledge the Traditional Custodians of Country throughout Australia and the lands on which we, and our communities live, work and connect.

We pay our respects to their Elders, past and present.

tpg TELECOM




P25/0418 - Photo locations
Write a description for your map.
Legend
36 Foam Rd
Feature 1
Feature 2
1
2
3
4
5
6
7
8
9
10
36 Foam Rd
Google Earth
Image © 2025 Airbus
300 m
N


SITE LOCATION 1
OVERSIZE


SITE LOCATION 2


SITE LOCATION 3


SITE LOCATION 6

Environmental EME Report

Location	36 Foam Road, FINGAL VIC 3939		
Date	29/11/2024	**RFNSA No.**	3939024

How does this report work?

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 36 Foam Road, FINGAL VIC 3939. These levels have been calculated by Service Stream Mobile Communications using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

A document describing how to interpret this report is available at ARPANSA's website:
A Guide to the Environmental Report.

A snapshot of calculated EME levels at this site

There are currently no existing radio systems for this site.

The maximum EME level calculated for the **proposed** changes at this site is

1.17%

out of 100% of the public exposure limit, 190 m from the location.



EME levels with the proposed changes	
Distance from the site	**Percentage of the public exposure limit**
0-50 m	0.64%
50-100 m	0.75%
100-200 m	1.17%
200-300 m	1.15%
300-400 m	0.68%
400-500 m	0.38%

For additional information please refer to the EME ARPANSA Report annexure for this site which can be found at *http://www.rfnsa.com.au/3939024*.

Radio systems at the site

This base station currently has equipment for transmitting the services listed under the existing configuration.
The proposal would modify the base station to include all the services listed under the proposed configuration.

	Existing		Proposed	
Carrier	**Systems**	**Configuration**	**Systems**	**Configuration**
Vodafone			5G	NR/LTE700 (proposed), NR/LTE850 (proposed), NR/LTE1800 (proposed), NR/LTE2100 (proposed), NR3500 (proposed)

Issued by: Service Stream Mobile Communications, NAD (v1.0.200873.60147)
Environmental EME report (v12.4 Feb 2021)
Produced with RF-Map 2.1 (Build 3.3)

An in-depth look at calculated EME levels at this site

This table provides calculations of RF EME at different distances from the base station for emissions from existing equipment alone and for emissions from existing equipment and proposed equipment combined. All EME levels are relative to 1.5 m above ground and all distances from the site are in 360º circular bands.

	Existing configuration			Proposed configuration		
Distance from the site	Electric field (V/m)	Power density (mW/m²)	Percentage of the public exposure limit	Electric field (V/m)	Power density (mW/m²)	Percentage of the public exposure limit
0-50m				4.18	46.43	0.64%
50-100m				5.08	68.46	0.75%
100-200m				5.47	79.34	1.17%
200-300m				5.41	77.69	1.15%
300-400m				4.17	46.21	0.68%
400-500m				3.11	25.70	0.38%

Calculated EME levels at other areas of interest

This table contains calculations of the maximum EME levels at selected areas of interest, identified through consultation requirements of the Communications Alliance Ltd Deployment Code C564:2020 or other means. Calculations are performed over the indicated height range and include all existing and any proposed radio systems for this site.

Maximum cumulative EME level for the proposed configuration

Location	Height range	Electric field (V/m)	Power density (mW/m²)	Percentage of the public exposure limit
No locations identified				

Issued by: Service Stream Mobile Communications, NAD (v1.0.200873.60147)
Environmental EME report (v12.4 Feb 2021) Produced with RF-Map 2.1 (Build 3.3)

List of current TPG projects with funding from the Victorian State (March 2023)

List of Project Abbreviations:

CVMP (Connecting Victoria Mobile Program)

PUMP (Per-Urban Mobile Program)

Project	LGA	Suburb	Site Name
CVMP1	Casey	Clyde North	Clyde East
	Melton	Cobblebank	Atherstone
	Melton	Truganina	Truganina North East
	Wyndham	Hoppers Crossing	Hoppers Crossing South East
	Wyndham	Tarneit	Wyndham Stadium
	Wyndham	Werribee South	Armstrong
CVMP2	Ballarat	Brown Hill	Ballarat Brown Hill
	Ballarat	Mitchell Park	Mitcham Park South
	Brimbank	Sunshine North	Sunshine North Rail
	Cardinia	Pakenham	Pakenham Central East -O
	Casey	Berwick	Berwick East -V
	Greater Bendigo	Maiden Gully	Maiden Gully Lower
	Greater Bendigo	Maiden Gully	Maiden Gully West
	Greater Bendigo	Sailors Gully	Sailors Gully South
	Greater Geelong	Ceres	Ceres
	Greater Geelong	Charlemont	Marshall South -O
	Greater Geelong	Drysdale	Murradoc
	Greater Geelong	Drysdale	Mount Bellarine
	Greater Geelong	Fyansford	Fyansford
	Greater Geelong	Lovely Banks	Lovely Banks Central
	Greater Geelong	Moorabool	Moorobool Geelong
	Greater Geelong	Wallington	Wallington
	Hume	Craigieburn	Craigieburn Industrial
	Hume	Craigieburn	Craigieburn South
	Hume	Craigieburn	Craigieburn Central West
	Hume	Roxburgh Park	Roxburgh Park East -V
	Kingston	Clayton South	Westall Station West
	Macedon Ranges	Gisborne	Gisborne West
	Melbourne	Parkville	Parkville East
	Melbourne	Parkville	Parkville Gardens
	Mitchell	Beveridge	Beveridge
	Moorabool	Merrimu	Bacchus Marsh East
	Moorabool	Merrimu	Merrimu North
	Mornington Peninsula	Fingal	Fingal
	Queenscliffe	Point Lonsdale	Point Lonsdale
	Surf Coast	Bellbrae	Bellbrae
	Surf Coast	Jan Juc	Jan Juc
	Surf Coast	Mount Duneed	Torquay Surf Coast Highway

Connecting Victoria

Project	LGA	Suburb	Site Name
CVMP2	Surf Coast	Mount Duneed	Lower Duneed
	Surf Coast	Torquay	Torquay Foreshore -O
	Whittlesea	Lalor	Lalor Rail
	Whittlesea	Lalor	Lalor North
	Whittlesea	Mernda	Mernda North
	Wyndham	Werribee	Cornerstone Werribee
	Wyndham	Werribee	Mambourin East
	Wyndham	Werribee	Manor Werribee
	Yarra Ranges	Kilsyth	Kilsyth South
PUMP	Casey	Devon Meadows	Clyde South Vic
	Hume	Craigieburn	Craigieburn Central
	Hume	Craigieburn	Craigieburn Hockey Club
	Melton	Ravenhall	Ravenhall
	Mornington Peninsula	Fingal	St Andrew Beach
	Mornington Peninsula	Flinders	Main Ridge
	Mornington Peninsula	Merricks North	Merricks North
	Mornington Peninsula	Mount Martha	Mt Martha Esplanade
	Mornington Peninsula	Rye	Rye South
	Mornington Peninsula	Sorrento	Sorrento North
	Mornington Peninsula	Tootgarook	Tootgarook Reserve
	Mornington Peninsula	Tuerong	Tuerong
	Nillumbik	Kangaroo Ground	Research East
	Whittlesea	Mernda	Mernda Central
	Wyndham	Hoppers Crossing	Werribee 4
	Yarra Ranges	Silvan	Silvan


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Connecting Victoria
Connecting Victoria Mobile Program
2023
VICTORIA State Government
PROTECTED/CABINET-IN-CONFIDENCE

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Connecting Victoria is the Victorian Government's $550 million program to fast-track better mobile and broadband connectivity across the state.

It's about creating more jobs, boosting local businesses and connecting more Victorians to loved ones.

Connecting Victoria

VICTORIA State Government

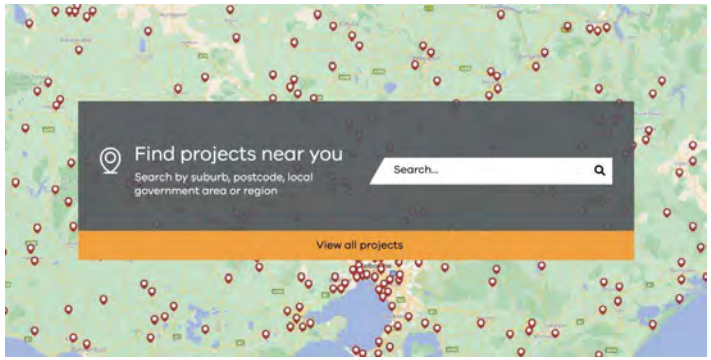


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Our projects

In 2022, we announced upcoming improvements to connectivity through more than 1,000 mobile projects and 180 broadband projects across Victoria, including in your LGA. Find out more on the Connecting Victoria website.



Connecting Victoria

VICTORIA State Government

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Connecting Victoria Mobile Program

Program Objective
The program aims to improve the coverage, capacity and resilience of mobile networks across the state in underserved areas and locations of economic significance.

Funding
$300m was allocated to the Connecting Victoria Mobile Program

Proposals
The program was delivered through two separate open market engagement processes, soliciting proposals from industry providers which were then evaluated on value for money and alignment to program objectives and known connectivity gaps.

Types of projects funded

Fixing blackspots and resilience

The program is providing new 4G mobile coverage in areas not currently reached by mobile network operators.

The program also improved the resilience of services by funding installation of longer lasting battery-backup for mobile base stations.

Improving signal strength

The program is upgrading existing base stations and building new base stations to improve the quality of mobile coverage across the State to improve mobile data speeds and quality of service.

Increasing competitive coverage

The program is supporting other mobile network operators to expand their mobile coverage into areas they didn't have good services to encourage competition and deliver better outcomes for consumers.

5G fast-forward

The program is enabling upgrades from 3G and 4G services to 5G in economically significant areas to fast-track availability of these next generation services much sooner than would otherwise be the case.

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Connecting Victoria delivery was fast-tracked to support economic recovery

The Connecting Victoria program succeeded in committing virtually all grant funding by June 2022 under a fast-tracked delivery approach to support Victoria's economic recovery from the pandemic and deliver the infrastructure Victorians need in places where they live and work as quickly as possible. Key stages of program delivery are outlined below.



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Projects were selected through a detailed assessment process

Projects were selected for funding under Connecting Victoria through a detailed process bringing together stakeholder engagement data and industry proposals for funding to assess projects on the basis of value for money and alignment to local economic and social development priorities.



Community Engagement

Understanding the needs of places across the state, based on fact-based analysis as well as information, views and insights from local councils, regional development partners and residents



Market Engagement

Reviewed and consolidated data with regards to locations with connectivity issues and provided it to the market to solicit responses.



Market Responded

Evaluated responses based on:

- Viability
- Location
- Engagement Data
- Value for Money
- Service Delivery



Funding Contributed

Considerations of funding from potential contributors (such as the Commonwealth or industry infrastructure providers) who have a commercial interest to partner with the government to connect target locations.

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The 2021 Connecting Victoria community engagement program assisted us to understand the mobile and broadband 'lived experiences' of Victorians across the state

Engagement Methods

Round Table Discussions

Promoting the program and hearing first hand experiences and challenges.

Local Government Area Data Gathering

In-depth data captured from LGAs in outer suburban, regional and rural Victoria.

Engage Victoria Survey

Survey open to all Victorians to share their mobile and broadband challenges.

Connecting Victoria Website

Providing an overview of the program and collecting inbound correspondence.



Government Organisations

The Connecting Victoria team have also had direct engagement with:

- Bushfire Recovery Australia
- Emergency Management Victoria
- Regional Development Victoria
- NBN Co
- Others

7

Connecting Victoria Mobile Program (CVMP)

Program Objective

The program aims to deploy new and improved mobile telecommunications services for Victorians in places where they live and work across all of Victoria as quickly as possible.

We have partnered with Telstra, Optus, TPG (Vodafone), Axicom and ENE.HUB to improve mobile connectivity in key locations across Victoria.

Improvements will be delivered through each carrier's network in various locations across Victoria.

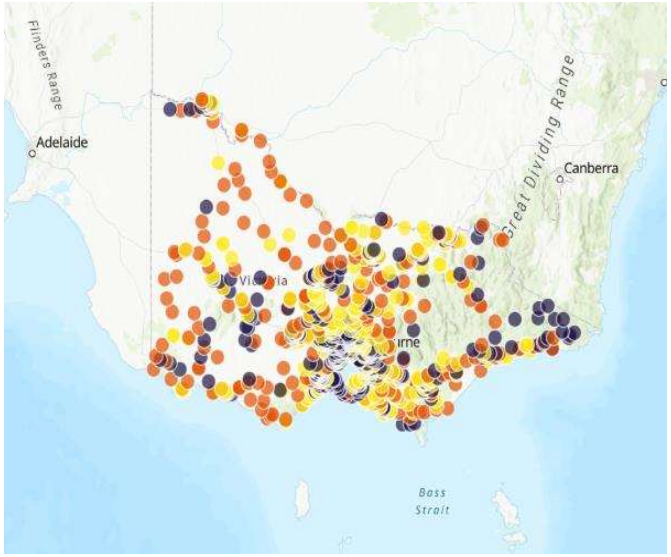
We have also partnered with other infrastructure providers to accelerate the roll-out of these projects and improve coverage as quickly as possible.

Funding Source	Program Name	Acronym
State Only	Connecting Victoria Mobile Program	CVMP
Commonwealth + State	Peri Urban Mobile Program	PUMP
	Regional Connectivity Program 2	RCP2
	Strengthening Telecommunications Against Natural Disasters Mobile Network Hardening Program 2	STAND MNHP 2
	Victorian Mobile Program 5A	VMP 5A

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Solutions funded through CVMP

Over 1000 solutions have been recently funded through state and Commonwealth programs to boost mobile connectivity across Victoria by June 2026



Legend

●	New	The construction of new base on existing/non-existing stations/towers to deliver new coverage
●	Upgrade	Upgrades to existing base stations to provide improved coverage or capacity including 5G service roll-outs
●	Resilience	Construction of new or upgrades to existing resilience measures to boost overall resilience of mobile networks and reduce outages

8

Assisting Approvals

The Victorian Government is simplifying approvals for telecommunications projects that deliver critical new infrastructure to improve digital connectivity for Victorians.

Existing planning provisions

To help eradicate mobile black spots across the state, the Victorian Government has exempted telecommunications projects that are funded or partly funded by the Commonwealth Government's Mobile Black Spot Program or by the State of Victoria from notice and review requirements previously required under Victoria's Planning Provisions.

These provisions are still in place and will apply to telecommunications projects partly funded by the State of Victoria through the Connecting Victoria program.

Other telecommunication facility types are also exempt from planning requirements, including the need to obtain a permit and requirements for notice and review.

Refer to clause 52. 19 of the Victoria Planning Provisions.

Recent changes

Updates to Telecommunications Planning Provisions

The Department of Transport and Planning recently updated Victoria's planning provisions.

These changes (VC226) came into force on 4 November 2022 and changed the Victoria Planning provisions and all planning schemes to:

- modernise terminology and simplify references to facility types
- expand permit exemptions and exemptions from notice and review requirements
- update and clarify operational issues
- remove *A Code of Practice for Telecommunications Facilities in Victoria* (Department of Sustainability and Environment, July 2004) from the list of incorporated documents. One effect of this is that compliance with Commonwealth standards for human exposure to radio emissions is no longer referenced in state planning schemes.

Further detail on amendment VC226 can be found on the planning website with an advisory note relating to the telecommunications planning changes also available.

Better Approvals for Business Review

The Victorian Government has also carried out a review – together with telecommunications providers and local government – to understand the issues around telecommunications planning and approvals, and co-design solutions.
The results of the review can be read online in the Telecommunications Infrastructure Provisions Review Action Statement which outlines a range of actions that are being implemented to improve planning processes for telecommunications, including the amendments that have been made to the planning provisions as outlined above.

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Thank You

For more information about the program, please visit *Connecting Victoria Website*

Or contact us at *connectingvictoria@ecodev.vic.gov.au*

Connecting Victoria

VICTORIA State Government

vic.gov.au/connectingvictoria

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Planning Delegate Report - P25/0418

APPLICATION SUMMARY

Planner	Luke Camerota
Date	03/12/2025
Application Number	P25/0418
Address	36 Foam Road FINGAL VIC 3939
Applicant	Service Stream Limited
Planning Scheme	Mornington Peninsula Planning Scheme
Zone & Overlays	GWZ4, ESO15, ESO23, ESO28
Public Notice	No
Objections	Yes (31 as at 3pm on 3/12/2025)
Decision	Grant a planning permit

PROPOSAL

Proposal	Develop a telecommunications facility, including monopole, and access driveway. The monopole and antennae reach a maximum overall height of 32.5 metres.
Decision Documents	The documents assessed were those on Public Notice with the application, including: • Plans prepared by ServiceStream, Reference No. 340615, Revision 1, dated 25/9/2025. • 4G and 5G Coverage maps. • Photomontages.

PERMIT TRIGGERS

	Clause	Trigger?	Rationale
Zone			
GWZ4	35.04-1	No	***Use:*** A planning permit is not required for the use of the land as a telecommunications facility pursuant to the exemption in Clause 62.01.
	35.04-5	No	***Buildings and/or works:*** A planning permit is not required under the GWZ4 for the proposed buildings and works.
Overlays			
ESO15	42.01-2	Yes	A planning permit is required to construct a building or construct or carry out works.
ESO23	42.01-2	Yes	A planning permit is required to construct a building or construct or carry out works.
ESO28	42.01-2	Yes	A planning permit is required to construct a building or construct or carry out works.
Particular Provisions			
Telecommunications facility	52.19	Yes	A planning permit is required to construct a building or construct or carry out works for a telecommunications facility.

SUBJECT SITE

Site Conditions	
Lot:	Approx. 40,472 sqm
Existing conditions:	Some built form near the south boundary of the lot. Appears to be a high amount of storage occurring outside of building on the lot.
Topography:	Undulating topography throughout lot, with the lowest point of the land being approx. 4m AHD at the southwest corner and the highest point being approx. 20m near the front of the lot.
Vegetation:	High amount of vegetation along property boundaries and within the middle and front portions of the lot.
Vehicle access:	Existing access from Foam Road.
Street trees:	Yes.
Impacts on adjoining land vegetation:	No.
Surrounding Land	
Abutting zone(s) / overlays(s)	Nil
North:	30 Foam Road – Dwelling near the south boundary and a high amount of vegetation throughout.
South:	56 Foam Road – Dwelling towards the rear of the lot, outbuildings and a high amount of vegetation spread throughout.
East:	Foam Road – Unsealed road with vegetation along either side.
West:	335 Browns Road, Rye – Large lot with a golf course and vegetation throughout.
Site Context	
Cultural Heritage Management Plan (CHMP)	A CHMP is not required as the proposal (of a telecommunications facility and associated access track) is not a high impact activity under the Aboriginal Heritage Regulations 2018.
Bushfire Prone Area:	Yes
Flood Prone Areas:	Yes
Restrictions and/or easements on title:	The certificate of title for the subject site includes the following restriction and/or easements:
Permit/Site history	
	The following previous decisions are relevant to the subject site: - P16/2058 – Telecommunications facility proposed in an alternate location on the site, within closer proximity to a nearby dwelling, refused by Council.

PUBLIC NOTIFICATION

Pursuant to Clause 52.19-3:

An application under any provision of this Planning Scheme to construct a building or construct or carry out works for a telecommunications facility is exempt from the notice requirements of section 52 (1) (a), (b) and (d), the decision requirements of section 64 (1), (2) and (3) and the review rights of section 82 (1) of the Planning and Environment Act 1987. This exemption does not apply to:

- *An application under a Significant Landscape Overlay, a Heritage Overlay, or Neighbourhood Character Overlay.*
- *An application under a public land zone if the responsible authority is not the public land manager.*

- *An application for any of the following:*
- *A telecommunications dish.*
- *A telecommunications facility on a building within 100 metres of a residential zone.*
- *A telecommunications facility on a building within 100 metres of a dwelling not on the same land or land in contiguous ownership.*
- *A telecommunications tower in a residential zone.*
- *A telecommunications tower within 100 metres of a residential zone.*
- *A telecommunications tower within 100 metres of a dwelling not on the same land or land in contiguous ownership."*

An application under any provision of this planning scheme to use or develop land for a telecommunications facility is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if the telecommunications facility is funded, or partly funded, by the Commonwealth through the Mobile Black Spot Program or the State of Victoria.

A letter has been provided by the State Government confirming that the proposed telecommunications facility is co-funded by the Commonwealth and Victoria funded under the Peri-Urban Mobile Program (PUMP).

This application is exempt from public notice, consideration of any objections and VCAT appeal rights by any objector as it is not within the zones or overlays listed above, nor is it any one of the other types of application. It is also funded by the State of Victoria

Notwithstanding that public notice did not occur, 31 objections (as at 3pm on 3/12/2025) to the proposal were received as well as 1 letter of support (from the State Government). The majority of these concerns relate to visual impacts the proposal may have on the area, negative health impacts, poor proposed location, the lack of need for the facility, proximity to residents and the overall height.

Section 60(3) of the Planning and Environment Act 1987 states that "Despite subsection (1)(c), if no notice is required to be given under section 52(1) or 57B or the planning scheme of an application, the responsible authority is not required to consider any objection or submission received in respect of the application before deciding the application.

Aerial Photo showing subject site and objector sites – GIS



Subject Land: N

REFERRALS

Nil.

ASSESSMENT

The relevant provisions of the Mornington Peninsula Planning Scheme listed in Appendix 1.

Municipal Planning Strategy and Planning Policy Framework

The design is acceptable in relation to Clause 11.03-5S *Distinctive areas and landscapes* which seeks to protect landscape qualities and identifies values within the Mornington Peninsula region. Whilst the facility will be visible from some vantage points, particularly from immediate surrounding properties and from some areas along Foam Road, its impact in the overall landscape, when visible, is partially screened and not unreasonable. The proposed facility would cater for a projected future need for improved mobile network and services in this area and forms part of a larger strategic program across the south-east region of Victoria without causing unreasonable adverse impacts to environmental values.

It is an objective of *Clause 19.03-4S Telecommunications* to facilitate the orderly development, extension and maintenance of telecommunication infrastructure. The proposal seeks to provide a new mobile base station at a suitable location where there appears to be an evident coverage blackspot between existing base stations and within an area in need for improved infrastructures (particularly the St Andrews Beach area), to provide fast, affordable and reliable mobile services, which is consistent with Clause 19.03-4S of the planning scheme. The proposal provides a design outcome that achieves an acceptable balance in contributing improved mobile services without unreasonable adverse impacts on the environment, consistent with the strategies of Clause 19.03-4S. Further discission on the strategies of this clause, including co-location, will be discussed in the assessment against Clause 52.19.

The proposal is consistent with *Clause 02.03-2 Environmental and landscape values* where the siting is carefully chosen. The location is in a location on the lot that ensures setbacks of at least approx. 150m from dwellings on adjoining lots. Due to the setbacks, the proposed monopole structure and antennae would not have an unreasonable detrimental impact on the significant landscapes within the Green Wedge area. For these reasons, the proposed telecommunications facility is also consistent with *Clause 11.01-1R Green wedges – Metropolitan Melbourne.*

Further, the proposal seeks to take advantage of existing vegetation which will help reduce the appearance of the monopole when viewed from certain vantage points on the road and on nearby properties. The structure provides reasonable setbacks from existing dwellings on neighbouring properties.

Clause 12.05-2S – Landscapes has the objective to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments. The proposal will not have a detrimental impact on the landscape. A visual assessment (by way of photomontages) submitted with the application indicated that the overall visual impacts will be moderate to minor from some vantage points.

The structure has been sited acceptably to ensure visual impacts from the proposal are not unreasonably significant. It takes advantage of screening opportunities provided by existing vegetation on the subject site.

Clause 15.01-1S Environmentally sensitive areas requires a development to respond to and protect landscapes that have aesthetic value. Views, landmarks and vistas are required to be protected and enhanced.

Clause 17.01-1S Diversified economy has the objective to strengthen and diversify the economy. One of the strategies is to support rural economies to grow and diversify. Improvement in phone and internet infrastructure will help grow and diversify the rural economy in the area.

Clause 17.01-2S Innovation and research encourages the creation of opportunities for innovation and knowledge. One of the objectives of the clause is to encourage the provision of infrastructure that helps people to be innovative and creative, learn new skills and start new businesses in locations identified to accommodate employment and economic growth. The proposed telecommunication facility will improve internet infrastructure which will aid in innovation for local businesses.

Improved and geographically expanded telecommunications and internet usage will have a positive impact on economic development. The proposal will help meet the communication technology needs of businesses, dwellings and the overall community in the immediate and wider area. This is particularly important as efficient telecommunications infrastructure is an essential utility service required for social and economic development. Furthermore, improved telecommunications will aid in important community services, for example providing telecommunications to firefighting vehicles.

The rural landscape has been appropriately considered and responded to in the design response for this application. The application takes into consideration existing vegetation, proximity to adjoining properties and the streetscape to minimise the visual dominance of the facility. This is responsive to the respective policies of the MPS and PPF.

Particular Provisions

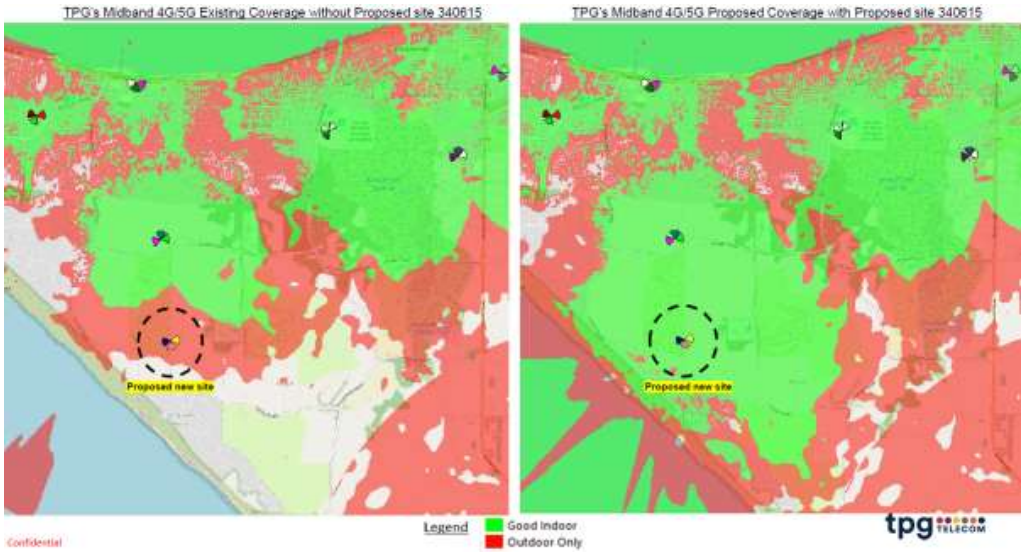
Clause 52.19 Telecommunications Facility
Under Clause 52.19-5, Council must consider the following decision guidelines before deciding on the application:

- The principles for the design, siting, construction and operation of a telecommunications facility.
- The effect of the proposal on adjacent land.

The proposed facility is acceptable as it will meet the community's needs, is consistent with orderly planning due its contextual location and massing and will have acceptable impacts on the surrounding area due to adequate setbacks from adjoining properties and surrounding land uses. The following points are made to highlight that the proposal is acceptable:

- The proposed location is considered appropriate for visual mitigation as:
    - The setback to and existing vegetation along Foam Road partially or fully screen the facility from the road when viewed from different vantage points. Additionally, the vegetation along the road forms a 'visual tunnel' focusing the view of the travelling public down the road. It is likely the proposed compound fence and equipment cabins will not be visible from the public realm and will largely be screened from view from the adjoining dwellings.
    - The monopole is setback approx. 150m and 170m from the nearest dwellings at 30 Foam Road and 56 Foam Road, respectively. Whilst it is understood the

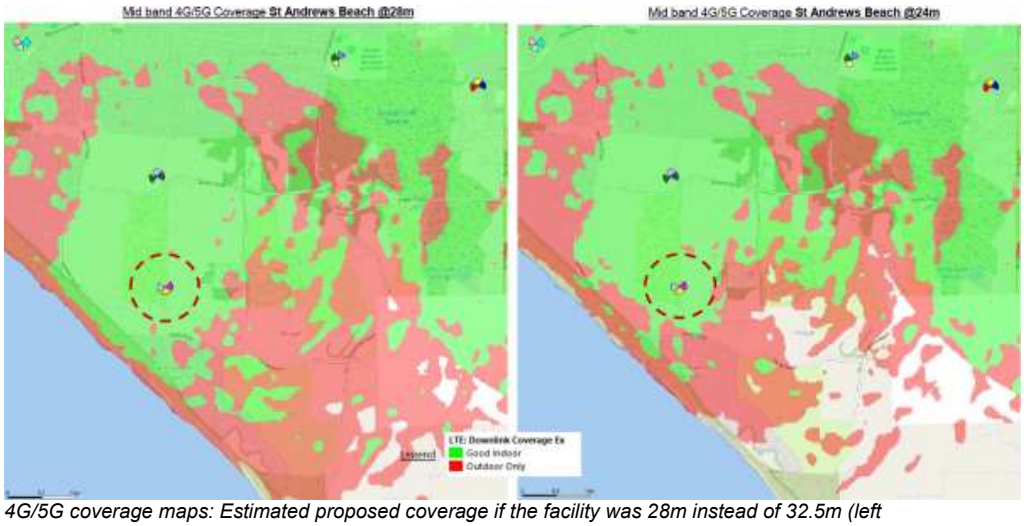
proposal will be visible in some capacity, and particularly from the two nearest dwellings, this is improbable to avoid given the nature of telecommunications monopoles and their need to be tall to provide services to surrounding areas. As such, the proposed visual impacts are acceptable.
    - The proposed equipment associated with the facility will be located around the proposed monopole and will not be visibly obtrusive from the public domain and adjoining properties.
    - The colour and material of the main portion of the monopole is proposed to be concrete. A condition will ensure the colour is a non-reflective, muted tone to help reduce reflectivity and visual impacts.
    - There are no significant landmarks, vistas or panorama in the vicinity that is perceptible to interruption. Whilst visual impacts will occur for the two adjoining properties, the siting and prominence of existing vegetation in the area will ensure that the facility has limited impact on the remainder of the surrounds.
    - Notwithstanding the above, some vegetation will be required via conditions to aid in partially screening the facility from the adjoining dwellings to the south and north.
- The new facility is well-placed to allow for new and improved telecommunications coverage and services to the immediate and wider area.
- Co-location is not a viable option as existing facilities are unable to be expanded on and/or would not provide significant telecommunications in areas of need.
- Alternative greenfield locations for a telecommunications facility were explored by the applicant but the selected site was the most optimal due to a series of reasons including the extent of telecommunications and radiofrequency coverage, distance to sensitive coastal environments and tourist routes, and the response to relevant planning controls.
- Given the lack of existing telecommunications infrastructure and coverage needs in the immediate area (see maps below), the proposed location is acceptable. It will significantly improve telecommunications in the area.



4G/5G coverage maps: Existing (left image) and proposed (right image) estimated coverage in the area.

- The height of the proposal is acceptable due to the level of coverage that will be provided. The below maps show estimated coverage at alternate lower heights, which show that there will be less coverage at 28m and significantly less coverage at 24m.

The purpose of requesting and displaying these estimated coverage maps shows the importance and justification of the proposed height at 32.5m.



4G/5G coverage maps: Estimated proposed coverage if the facility was 28m instead of 32.5m (left image) and estimated proposed coverage if the facility was 24m (right image).

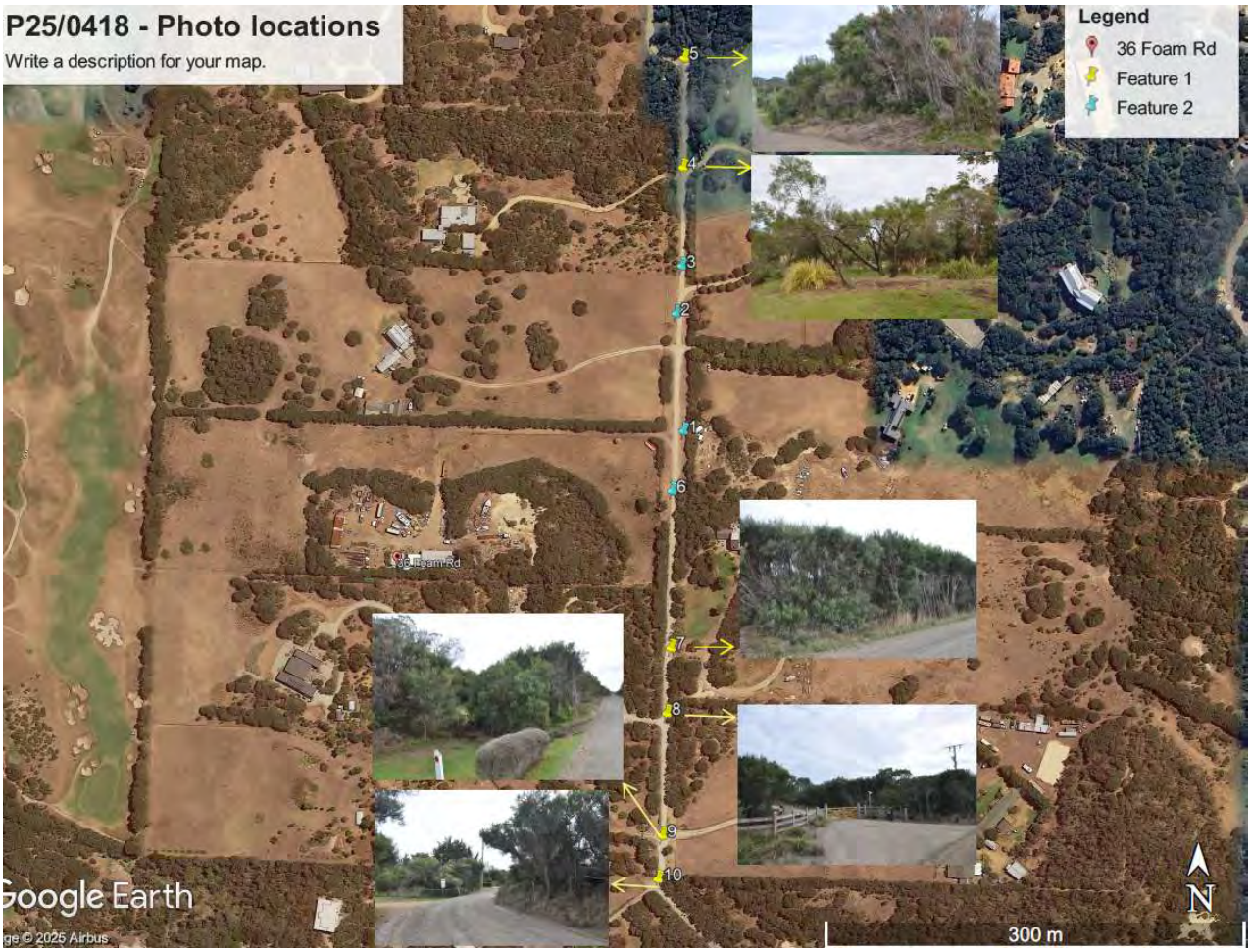
Overlay/s

Clause 42.01 Environmental Significance Overlay Schedules 15, 23 and 38 (ESO15, ESO23 and ESO28)

The ESOs are for The Cups, Semi Stabilized Dunes and the Mornington Peninsula Bushland, respectively. As well as environmental importance, the ESO15 and ESO28 also have landscape-related objectives. The proposal is considered to meet the objectives of the ESO15, ESO23 and ESO28 and detailed below.

There is no vegetation removal proposed. The earthworks proposed for the facility and access track are not significant and will not unreasonably impact the environment.

Below are photomontages depicting the structure from a number of vantage points from Foam Road. Photomontages 1, 3 and 6 are shown below (photomontage 2 is similar to the photomontage 3 and has not been included below).



Photomontage location

Photo location (no photomontage provided)

Figure 1: Location of photomontages and other photos in the surrounding area.



Figure 2: Photomontage location 1, approx. 350m from the proposed facility.



Figure 3: Photomontage location 3, approx. 375m from the proposed facility.



Figure 4: Photomontage location 6, approx. 355m from the proposed facility.

Telecommunications facilities by their nature include a high monopole structure, and therefore are going to be visible. It is an inevitable consequence of providing mobile communications that towers are required to be high and located reasonably prominently to provide efficient network coverage. The photomontages show that the proposed facility, whilst visible, will not appear as a visually significant or dominant structure in the context of the public realm.

While the monopole and headframe will be visible, the extent to which they will be visible will vary depending on the location of the viewing point. This is not a location with specific vistas, viewing points, or lookouts. The proposed facility has appropriate regard to the scenic values of the roads within the area, including along the nearest road being Foam Road. Whilst the telecommunications facility will contain a maximum height of 32.5 metres, views of the structure from the public realm will be at least partially inhibited by existing vegetation, particularly along roadsides. This has been demonstrated by photomontages depicting the structure from a number of vantage points from Foam Road.

The vantage points in the above images are all from roads or roadsides. The below map shows the nearest dwellings in each direction and their approximate setbacks from the proposed facility. The map shows that there are distances of at least approx. 150m from all nearby dwellings, which will help reduce visibility impacts. The below map shows that any views from these dwellings towards the monopole will be partially screened by existing vegetation in the immediate and wider area.



Figure 5: Image showing nearest dwellings from the proposed facility.

From the nearest dwellings (which are on the adjoining properties to the north and south), the bottom of the facility will not be visible (see photos below) whilst it is likely the remainder of the facility will be visible beyond the first several metres. There will be negative visual impacts, particularly when viewing the facility from the adjoining dwellings to the north and south. However, when balancing the level of visual impacts on these properties with the overall wider area and public realm, and the importance of the increased telecommunications coverage from the facility, the landscape impacts and overall outcome is acceptable.



Figure 6: Image from the location of the proposed facility showing the location of the nearest adjoining dwelling to the north.



Figure 7: Image from the location of the proposed facility showing the approx. location of the nearest adjoining dwelling to the south. The image also shows two other dwellings beyond the nearest one, at distances of approx. 300m (dwelling with red roof) and approx. 600m (dwelling to the right).



Figure 9: Image from the location of the proposed facility showing the approx. location of a dwelling to the east, approx. 510m away.

Whilst the visual outcome is acceptable, particularly from the public realm and non-adjoining properties, to help minimise landscape amenity impacts, a condition will be added to select a muted, non-reflective colour for the exterior finish of the monopole. Additionally, and notwithstanding the above assessment, vegetation will be required via conditions to aid in partially screening the facility from the adjoining dwellings to the south and north and nearby dwelling to the east.

Overall, whilst the proposed tower will have some visibility from some parts of the surrounding area and adjoining properties, it will not significantly interrupt views and vistas or unreasonably detriment the overall landscape of the area. There are no significant landmarks in the vicinity that will be unreasonably visually interrupted. Overall, the montages show that the proposed monopole will be partially visible from certain vantage points, mainly along Foam Road where motorists briefly pass through the area. Furthermore, the separation distances from nearby dwellings and vegetation throughout the area will ensure that the facility is partially screened from most vantage points.

General Provisions

Clause 65 - Decision Guidelines
This Clause states: "*because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause*".

Decision guidelines which the Responsible Authority must have regard to before determining an application include (selected):

- *The matters set out in Section 60 of the Act.*
- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*

The proposed works are generally in accordance with the provisions of the ESOs and Clause 52.19. It is not considered that the proposal conflicts with the provisions of the PPF.

The proposal is also in compliance with the provisions outlined in Clause 65 of the Mornington Peninsula Planning Scheme.

Overall, the planning scheme supports increased telecommunications, particularly in areas of need. Whilst visible, particularly from adjoining properties, the proposed application has demonstrated that a telecommunications facility in the submitted location and of the submitted height is necessary to help facilitate increased telecommunications coverage in the immediate and wider area, which upholds the objectives of the PPF.

Planning Scheme Amendment C219morn
Planning Scheme Amendment C219morn (the Amendment) was adopted by Council on 6 August 2024. The Amendment is not relevant to the subject site.

DECISION
That Council having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to grant a planning permit under the provisions of the Mornington Peninsula Planning Scheme in respect of the land known and described as 36 Foam Road FINGAL VIC 3939, subject to the conditions below:

THE PERMIT ALLOWS

PLANNING SCHEME CLAUSE	MATTER FOR WHICH THE PERMIT HAS BEEN GRANTED	REVIEWABLE OR NON-REVIEWLABLE MUST BE COMPLETED FOR EACH TRIGGER
Clause 42.01-2 (ESO15, ESO23 and ESO28)	A planning permit is required to construct a building or construct or carry out works	Reviewable for applicant
Clause 52.19-1 (Telecommunications facility)	Construct a building or construct or carry out works for a telecommunications facility	Reviewable for applicant

CONDITIONS

Amended Plans

1. Before the developments starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans submitted with the application but modified to show:

   a) The width of the new portion of access track, which must be no wider than 3 metres.

   b) Overall height of the perimeter fencing of the facility.

   c) The external colour of the monopole and antennas must be a muted, non-reflective colour (green, grey or similar).

   d) Screening planting around and/or near the southern and eastern perimeters of the compound. The screening planting must:
      i. Comprise shrubs with a minimum mature height of 3 metres and minimum width at maturity sufficient to provide continuous screen planting (other than across any vehicle or pedestrian access points within close proximity to the southern perimeter fencing of the compound).
      ii. Be species indigenous to the local Ecological Vegetation Class (EVC), to the satisfaction of the Responsible Authority

e) Planting of a minimum of seven substantial canopy trees adjacent to the compound. Four trees must be planted within 20 metres to the south/south-east of the facility, two within 20 metres to the east, and one within 20 metres to the north-east of the facility (inside the subject site). The trees must:
   i. Be located within close proximity to the facility so as to partially inhibit views to the facility from the locations of the adjoining dwellings to the south and north.
   ii. Have a minimum mature height of approximately 15 metres.
   iii. Be species indigenous to the local Ecological Vegetation Class (EVC), to the satisfaction of the Responsible Authority.

Approved Development Not Altered

2. The approved development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority (Unless otherwise specified by a condition of this permit, consent is not required for any buildings or works which do not require a planning permit under the Mornington Peninsula Planning Scheme).

Tree Protection

3. Any excavation, trenching and fill works within 'Tree Protection Zones' must be carried out in accordance with the recommendations in the Australian Standard AS4970 - Protection of trees on Development Sites, to the satisfaction of the Responsible Authority.

Access

4. Prior to the first use/occupation of the development, the vehicle access to the telecommunications facility as shown on the endorsed plans, must be constructed, formed, surfaced with an all-weather wearing material, and drained, to the satisfaction of the responsible authority.

Amenity

5. The development must be carried out so that the amenity of the area is not detrimentally affected, through the:
   (a) Transport of materials, goods or commodities to or from the land.
   (b) Inappropriate storage of any works or construction materials.
   (c) Hours of construction activity and/or repair and maintenance activities.
   (d) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste and storm water runoff, waste products, grit or oil.

External Lighting

6. External lighting must be designed, baffled and located to the satisfaction of the responsible authority to prevent any adverse effect on adjoining land.

Telecommunications Facility

7. If the telecommunications facility hereby approved is or becomes redundant, all infrastructure associated with the telecommunication facility must be removed and the area reinstated to the satisfaction of the Responsible Authority. All works to comply with this condition must be completed within three (3) months of the facility ceasing to operate and must be at the expense of the permit holder.

Expiry

8. This permit will expire if the development is not completed within 5 years.

   In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Notes
- Nil

CONFLICT OF INTEREST DECLARATION

I have considered my professional duties and personal interests and declare that to the best of my knowledge no actual, potential or perceived conflict risk of exists in the assessment of this application.

Luke Camerota **Senior Planner**	**Hugh Pierce** **Team Leader**
Delegate Approved:	03/12/2025

Appendix 1 – Planning Scheme Provisions

Municipal Planning Strategy
Clause 02.03-2 Environmental and landscape values
Clause 02.03-3 Environmental risks and amenity
Clause 02.03-5 Built environment and heritage
Clause 02.03-7 Transport
Clause 02.03-8 Infrastructure
Planning Policy Framework (PPF)
Clause 11.01-1R Green wedges
Clause 11.03-5S Distinctive areas and landscapes *Mornington Peninsula Localised Planning Statement (Victorian Government, 2014)*
Clause 12.05-1S Environmentally sensitive areas
Clause 12.05-2S Landscapes
Clause 13.02-1S Bushfire planning
Clause 13.03-1S Floodplain management
Clause 15.01-1S Environmentally sensitive areas
Clause 15.01-5S Neighbourhood Character
Clause 15.03-2S Aboriginal cultural heritage

Clause 16.01-1S Housing supply
Clause 16.01-2S Housing affordability
Clause 17.01-1S Diversified economy
Clause 17.01-2S Innovation and research
Clause 19.03-3S Integrated water management
Clause 19.03-3S Integrated water management – Mornington Peninsula
Clause 19.03-4S Telecommunications
Clause 19.03-5S Waste and resource recovery
Zone
Green Wedge Zone 4 (GWZ4)
Overlay/s
Environmental Significance Overlay, Schedule 15 (ESO15)
Environmental Significance Overlay, Schedule 23 (ESO23)
Environmental Significance Overlay, Schedule 28 (ESO28)
Particular Provisions
Clause 52.19 Telecommunications facilities
General Provisions
Clause 62.01 Uses not requiring a permit
Clause 65 Decision guidelines
Clause 66 Referral and notice provisions
Operational Provisions
Clause 71.02 Operation of the Planning Policy Framework

Department of Government Services

GPO Box 4509
Melbourne, Victoria 3001,
Australia
Telephone: (03) 9651 5111
dgs.vic.gov.au

Planning Department

Mornington Peninsula Shire Council

To Whom It May Concern,

Attention: Mornington Peninsula Shire Council

Peri-Urban Mobile Program – TPG Telecom's St Andrew's Beach base station in Mornington Peninsula Local Government Area

This correspondence serves to inform you that the Victorian Government is providing grant funding to TPG under the Peri-Urban Mobile Program.

The Department of Government Services is providing funding, through a grant agreement to TPG Telecom Limited (ABN 76 096 304 620), for the rollout and supply of public mobile telecommunications services, under the Victorian Peri-Urban Mobile Project Round 1 Funding Program.

TPG's St Andrew's Beach mobile base station under PUMP Round 1 is intended to provide 4G and 5G mobile coverage to the area, providing safety benefits to residents, businesses, and those travelling and visiting the area.

TPG has advised the Department that it has investigated several locations in the area and that the location at 36 Foam Road, Fingal, VIC 3939, on Lot 8 on LP3831 is the only viable candidate it has identified.

If you require further information, please do not hesitate to contact Jessica Beard, Senior Program Manager – Telecommunications, Jessica.Beard@dgs.vic.gov.au

Yours sincerely,

Laura Sexton

Director- Whole of Victorian Government Grants Program Delivery

Department of Government Services

24/11/2025

Your details will be dealt with in accordance with the *Public Records Act 1973* and the *Privacy and Data Protection Act 2014*. Should you have any queries or wish to gain access to your personal information held by this department please contact our Privacy Officer at the above address.

VICTORIA State Government

OFFICIAL: Sensitive

OFFICIAL: Sensitive

BALNARRING TOWNSHIP STRUCTURE PLAN PROGRESS REPORT (OCTOBER 2025)

BALNARRING

The township of Balnarring is in the eastern region of the Peninsula near the Western Port Bay coastline. With an estimated resident population of around 1,630 in 2018, the township is forecast to grow to around 1,770 by 2036. Balnarring is one of 40 townships within the Mornington Peninsula Shire and has experienced low levels of growth over many years.

While a substantial portion of the township is in the green wedge, the urban area has a strong village feel with a commercial core that is surrounded by low-rise dwellings set within a bushy landscape. The activity centre is regarded a Small Township Activity Centre where around half of the total commercial floorspace is taken up by retail uses predominantly located in Balnarring Village Shopping Centre. The centre contains a small medical precinct west of Russell Street and services Balnarring and surrounding semi-rural townships.

The Balnarring Township Structure Plan was adopted by Council at the 19 August 2019 Planning Services Committee. The purpose and function of the Structure Plan is to plan for the future of the Balnarring Township by protecting the distinctive positive elements of the township and building upon its opportunities. This will guide the physical environment, amenity and activities within the township.

VISION

The structure plan outlines the following vision for the township to guide the future of the Balnarring township over the coming 15 years and outlines the objectives and strategies that will realise the vision.

Balnarring is a small township nestled in Mornington Peninsula's green wedge, with a range of housing types and excellent facilities and services to support the community today and into the future. The township's appeal is maintained through extensive indigenous and other vegetation, views to the surrounding countryside and good recreational facilities. A well-maintained retail and commercial centre, and improved public spaces and connectivity has created a more cohesive community, while transport provision ensures that residents can continue to enjoy the benefits of the township's rural location.

OBJECTIVES

The Structure Plan includes seven objectives and associated strategies to guide the future of the Balnarring township:

1. ***To provide a range of housing choices to meet current and future community needs.***

   Strategies

   Facilitate an increased diversity of housing stock in the town centre.

   Encourage housing that meets the needs of an ageing population and increase the diversity of household types.

2. ***To create a town centre that is a focus for the community and a great place to meet.***

   Strategies

   Facilitate the development of a cohesive town centre that better connects the commercial areas on the south side of Frankston-Flinders Road and north-east of Balnarring Road.

   Support new development within the town centre that contributes to a greater range of retail and commercial spaces and offerings in the town centre.

   Improve the public realm within the town centre to facilitate safe, convenient pedestrian access, public gathering and business performance.

3. ***To ensure the continuing viability of the township's retail and commercial areas.***

   Strategies

   Reinforce the town centre as the focus for retail and commercial activities in the township.

   Maintain a range of retail and commercial spaces and offerings in the town centre.

   The public and private realms in commercial areas will be better linked through coordinated urban design themes and styles that integrate and improve the township's character.

   Facilitate uses such as primary produce sales or other uses that support industry in the township and the green wedge on commercially zoned land.

4. ***To ensure that community infrastructure meets the needs of residents of the township.***

   Strategies

   Support the provision of additional community facilities, including youth facilities, to meet identified community needs either within the township or in adjacent areas.

   The recommendations of the Balnarring Civic Court Long Term Master Plan 2015 will continue to be implemented to provide improved public facilities, access and linkages between existing community facilities in the township.

   Ensure that residents have adequate transport links to access community infrastructure provided in Balnarring and surrounding townships.

5. ***To ensure new built form is of a scale and form appropriate to the township character.***

   Strategies

   Support development in residential areas consistent with Council's adopted Housing and Settlement Strategy 2017 (of up to a maximum of 2 storeys).

   Support development in residential areas that is consistent with Council's Neighbourhood Character Study & Guidelines (once adopted) in facilitating development that is in character with the township.

   Support development up to 2 storeys in commercial areas.

   Support development that respects the existing heritage fabric of the township.

6. ***To improve amenities and facilities within parks and open spaces for a range of ages and life stages.***

   Strategies

   Implementation of the Balnarring Civic Court Long Term Master Plan 2015 will continue to provide improved public facilities, access and linkages between existing community facilities in the township.

   Facilitate a series of high quality open spaces integrated with the surrounding neighbourhood. Promote the semi-rural character of the township by maintaining, improving and complementing open spaces, trees and local views.

   Continue to build upon the existing and extensive range of recreation facilities in the township to provide for a range of recreational needs.

   Enhance the town centre and residential areas through additional tree planting and improvements to existing open spaces.

7. ***To ensure residents are provided with a variety of movement options that are safe, accessible, integrated and do not rely on vehicle ownership within the township.***

   Strategies

   Improve the township's existing road, off-road and public transport infrastructure to ensure residents have real choice about how they access local facilities and the surrounding region.

   Improve amenity, priority and safety for pedestrians and bicycle riders to and within the township, at key intersections and adjacent to Balnarring Primary School.

   Simplify the design and operation of road junctions to enhance pedestrian and cycling movements, particularly at the Five-ways intersection and the intersections of Warrawee Road and Frankston-Flinders Road and Warrawee Road and Balnarring Road.

IMPLEMENTATION ACTIONS STATUS UPDATE

ACTION		LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS
A1	Council will encourage some limited forms of housing and mixed use development within the town centre as shown for Precinct 1 to deliver more diverse housing opportunities and provide for the needs of an ageing population.	Council Planning Services	Ongoing	This action is ongoing and will continue to be implemented as planning permit applications are submitted for individual sites.	Ongoing	This action is ongoing and will continue to be implemented as planning permit applications are submitted for individual sites.
A2	The Plan will provide for new, well designed and integrated mixed-use residential, community and commercial development in the town centre, including the commercial area east of Stumpy Gully Road, as shown in Figure 9 (page 27 of the Balnarring Township Structure Plan) for Precinct 1.	Council Strategic Planning	Ongoing	This action is ongoing. Amendment C271morn seeks to implement Council's adopted Western Port Coastal Villages and Surrounding Settlements Strategy by introducing design controls to retain and enhance valued township character for settlements within Western Port Bay including Balnarring. It proposes to apply DDO54 to the Balnarring Village which aims to facilitate the development of a cohesive town centre. The amendment has been adopted by Council and currently under	Complete	Planning Scheme Amendment C271morn was approved by the Minister for Planning and came into effect on 9 January 2025. The amendment applied a new planning control – Design and Development Overlay Schedule 54: Balnarring Commercial Contemporary Village (DDO54) – to the Balnarring Village (Precinct 1). The DDO54 provides a planning framework which ensures that future development in Precinct 1 achieves a more cohesive town centre with built form that contributes to the coastal village scale and character of Balnarring.

	Action	Lead Agency	2024 Status	2024 comments	2025 Status	2025 comments
				consideration for approval by the Minister for Planning.		
A3	Council will develop a streetscape masterplan for the town centre precinct identifying projects to be undertaken over the coming years to enhance amenity and improve the quality of the public realm.	Council Strategic Planning	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A4	Council will undertake an audit of street lighting in the town centre to identify opportunities to enhance pedestrian movements.	Council Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A5	Council will work with local businesses to promote their economic activities through clustering, promotion and a business support program.	Council Economic Development	Underway	This action is underway. A survey of all businesses in the Balnarring commercial area was undertaken in early 2021. Part of the survey involved questions on business support needs, and an extended workshop program was developed which addresses these needs. This program was launched in July. Additionally, a business grants program which will provide grants to	Ongoing	A survey of businesses across the Mornington Peninsula, including Balnarring, will be undertaken in September 2025. Part of the survey involves questions on business support needs, and the Shires business training resources will be tailored to address these needs. The region's Destination Management Plan has been released, with some high-level objectives to increase visitation to the Western Port region. In partnership

	ACTION	LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS
				a consortium of businesses in small townships for revitalisation and promotion activities was launched in October 2021. Surveys will be undertaken again later in 2024.		with Mornington Peninsula Regional Tourism, opportunities will be communicated to businesses and specific actions developed for Council to deliver as part of this plan.
A6	Council will collaborate with traders on public realm upgrades and the need for coordination of urban design themes and styles which better integrates public and private land in commercial areas.	Council Strategic Planning	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A7	Council will investigate the need for additional community facilities, including youth facilities, to meet community needs within the township or in adjacent areas.	Council Community Infrastructure & Open Space Planning	Underway	Council is currently developing a new Community Facilities Infrastructure Strategy to guide decision making for the future planning, delivery and management of Council's community facilities. Using the principles in this Strategy, Infrastructure Investment Action Plans will be developed for each township. The timing of these Action Plans will be subject to budget and staff resourcing.	Underway	Council has developed a Community Facilities Infrastructure Strategy to guide decision making for the future planning, delivery and management of Council's community facilities. Using the principles in this Strategy, Council is currently developing Infrastructure Action Plans for the Western Port region, followed by the Northern region and Southern region. This plan will provide a strategic, needs based approach to provision of community infrastructure.

ACTION		LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS
						The timing of these Action Plans will be subject to budget and staff resourcing.
A8	Council will continue to implement the recommendations of the *Balnarring Civic Court Long Term Master Plan 2015* as budget permits.	Council Community Infrastructure & Open Space Planning	Underway	Council continues to implement the recommendations of the Balnarring Civic Court Long Term Master Plan 2015 with Stage 1 now complete.	Underway	Most relevant actions within the *Balnarring Civic Court Long Term Master Plan 2015* have now been completed. Further implementation of the Master Plan will be subject to Council's annual budget process.
A9	Council will advocate to the Victorian Government for additional public transport options connecting Balnarring with surrounding townships to improve access to community and support services for people in and around Balnarring.	Council Traffic and Transport	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula.	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula.
A10	Council will adopt the *Neighbourhood Character Study & Guidelines* (currently under preparation) to prepare further guidance on the built form character requirements	Council Strategic Planning	Underway	This action is underway. The Neighbourhood Character Study & Guidelines were adopted by Council in October 2019. The recommended controls to protect and enhance neighbourhood character are now proposed to be incorporated	Complete	The Neighbourhood Character Study & Guidelines were adopted by Council in October 2019. The recommended controls to protect and enhance neighbourhood character are being incorporated into the Mornington Peninsula Planning

ACTION		LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS
	for residential areas of the township.			into the Mornington Peninsula Planning Scheme via Amendment C219morn. Officers are working through the recommendations of an independent planning panel that reviewed Amendment C219morn and all community submissions in early 2023. Amendment C219morn will be finalised and presented to Council for adoption in mid-2024.		Scheme via Amendment C219morn. Amendment C219morn was adopted by Council in August 2024 and submitted to the Minister for Planning in September 2024 for approval.
A11	Council will continue the staged implementation of the adopted *Balnarring Civic Court Reserve Long Term Master Plan 2015* as budget permits.	Council Community Infrastructure & Open Space Planning	Underway	Council continues to implement the recommendations of the Balnarring Civic Court Long Term Master Plan 2015 with Stage 1 now complete.	Underway	Most relevant actions within the *Balnarring Civic Court Long Term Master Plan 2015* have now been completed. Further implementation of the Master Plan will be subject to Council's annual budget process.
A12	Council will plant additional trees within the balance of parks and open spaces to improve amenity and micro-climate by developing a planting masterplan.	Council Natural Systems	Underway	Council is currently developing a new Urban Forest Strategy which will set out the vision, strategic objectives, targets and actions required to protect, manage and enhance our urban forest into the future.	Underway	Council adopted a new Urban Forest Strategy – 'Our Urban Forest: 2024-2034' in September 2024 which sets out the vision, strategic objectives, targets and actions required to protect, manage and enhance our urban forest into the future. The strategy sets a target of 45% canopy cover in urban public spaces by 2034

Action		Lead Agency	2024 Status	2024 comments	2025 Status	2025 comments
						and includes actions to deliver an annual tree planting program for each township across the Shire.
A13	Council will investigate the creation of an interpretive Heritage Walk which enhances the existing Balnarring 'Junction Walk' through a series of improved, and direct path connections with interpretive signage elements in conjunction with the Balnarring Historical Society, providing pedestrian and cycling links from Merricks General Store and Bittern to Balnarring.	Council Transformation & ePMO	Underway	Council has identified an alignment from Merricks to Balnarring to Bittern as part of the Peninsula Trail project that is included in the project's Strategic Plan.	Underway	Council has identified an alignment from Merricks to Balnarring to Bittern as part of the Peninsula Trail project that is included in the project's Strategic Plan. The Masterplan has now been adopted, confirming the preferred alignment for these sections.
A14	Council will investigate the creation of an off-leash dog area in a reserve in, or close to, the township that does not conflict with other recreational uses.	Council Community Safety	Ongoing	This is guided by Council's Dogs in Public Open Space Policy.	Ongoing	This is an ongoing action guided by Council's *Dogs in Public Places Policy*. Members of the community can nominate areas for leash-free designation, which are assessed against this policy.
A15	Council will advocate to the Victorian Government for improvements to the bus services including:	Council Traffic and Transport	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula.	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula.

ACTION		LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS
	a) Additional services on Route 782 from Balnarring to Flinders. b) A new route from Balnarring to Rosebud via Main Ridge (that connects at Balnarring to every service on Route 782).					
A16	Council will work with Public Transport Victoria (PTV) to provide DDA compliant bus stops along Route 782 including a new bus stop on Frankston-Flinders Road at Westport Road, Balnarring.	Council Traffic and Transport	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula.	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula.
A17	Council will work with VicRoads to reduce vehicle speeds on Frankston-Flinders Road to improve pedestrian priority, amenity and safety.	Council Traffic and Transport	Complete	This action is complete. Federal funding of $1m was allocated to pedestrian safety improvements on Frankston- Flinders Road and the surrounding area, including lowering the speed limit on Frankston-Flinders Road to 50 km/h and treatments to assist pedestrians cross Frankston-Flinders Road. The works have been completed by the Department of Transport.	Complete	N/A (action noted as completed during the previous review).
A18	Council will advocate and work with VicRoads to	Council	Ongoing	This action is ongoing.	Ongoing	This action is ongoing.

	Action	Lead Agency	2024 Status	2024 comments	2025 Status	2025 comments
	redesign the Five-Ways intersection, improving vehicle, pedestrian and cyclist safety, parking, access and connectivity.	Traffic and Transport				
A19	Council will advocate to VicRoads and the Victorian Government to prioritise improvements to pedestrian and cycling priority, safety and greater opportunities to move within the township particularly along and across Frankston-Flinders Road as identified in Figure 6 (page 23 of the Balnarring Township Structure Plan).	Council Traffic and Transport	Complete	This action is complete. Federal funding of $1m was allocated to pedestrian safety improvements on Frankston- Flinders Road and the surrounding area, including lowering the speed limit on Frankston-Flinders Road to 50 km/h and treatments to assist pedestrians cross Frankston-Flinders Road. The works have been completed by the Department of Transport.	Complete	N/A (action noted as completed during the previous review).
A20	Council will investigate closing access to Stumpy Gully Road from Frankston-Flinders Road (providing access via the service lanes if necessary).	Council Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A21	Council will investigate the redesign of the loop road and pedestrian crossings along Civic Court at Balnarring	Council Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.

ACTION		LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS
	Primary School to improve access and safety.					
A22	Council will advocate and work with VicRoads to provide an overflow and large vehicle parking location with a caravan "dump point" around the Five-Ways intersection.	Council Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A23	Council will advocate and work with VicRoads to redesign the intersections of Warrawee and Frankston-Flinders Roads and Warrawee and Balnarring Roads, improving vehicle, pedestrian and cyclist safety, parking, access and connectivity.	Council Traffic and Transport	Ongoing	This action is ongoing. The intersection of Frankston-Flinders Road/Warrawee Road is included in advocacy list for State managed roads and intersections. The Department of Transport recognise the intersection as high risk but no redesign work has been completed to date.	Ongoing	This action is ongoing. The intersection of Frankston-Flinders Road/Warrawee Road is included in advocacy list for State managed roads and intersections. The Department of Transport recognises the intersection as high risk but no redesign work has been completed to date.
A24	Council will investigate further parking response for commercial zones located within Balnarring Township.	Council Traffic and Transport	Complete	This action is complete. The Balnarring Pedestrian and Traffic Study investigated parking demands at Balnarring Village (privately owned parking). It was found that sufficient parking is available at most times. In the future, it is proposed to convert the existing gravel car park on Balnarring Road to asphalt. This is	Complete	N/A (action noted as completed during the previous review).

ACTION		LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS
				subject to budget being allocated to the project.		
A25	Council will work with VicRoads to construct new or improved pedestrian crossings at six locations in the township (in priority order): a) 3039 Frankston-Flinders Road (at the Community Hall). b) 19 Balnarring Road (opposite Russell Street). c) 3057 Frankston-Flinders Road (opposite Russell Street) d) 1 Balnarring Road (connecting to St Marks). e) 2994 Frankston-Flinders Road (opposite CFA). f) Balnarring Recreation Reserve.	Council Traffic and Transport	Ongoing	This action is ongoing. Improved pedestrian crossings have been delivered at Frankston-Flinders Road adjacent to Community Hall and Frankston-Flinders Road adjacent to Russell Street. In the future, it is proposed to convert the existing gravel car park on Balnarring Road to asphalt. This is subject to budget being allocated to the project.	Ongoing	This action is ongoing. Improved pedestrian crossings have been delivered at Frankston-Flinders Road adjacent to Community Hall and Frankston-Flinders Road adjacent to Russell Street. In the future, it is proposed to convert the existing gravel car park on Balnarring Road to asphalt. This is subject to budget being allocated to the project.

BAXTER TOWNSHIP STRUCTURE PLAN PROGRESS REPORT (OCTOBER 2025)

Baxter is a small inland township located in the northern region of the Mornington Peninsula. It has an area of 987 hectares, is 49.1 kilometres from Melbourne's CBD and accommodates a population of approximately 2,162 permanent residents. The township is predominantly comprised of a relatively flat, open rural landscape due to the majority of Baxter lying outside of the Urban Growth Boundary (UGB).

The township is uniquely placed in a rural setting on the northern edge of the Peninsula nestled in between green wedge land, but relatively close to the outskirts of the Melbourne suburban area. It provides a variety of commercial, recreational, employment and community services to the residential population and is highly prized for its lifestyle factors by the local community.

The township is mainly residential in character with three local retail centres located along Baxter-Tooradin Road serving the local community and adjacent rural areas. The main retail centre identified as a Local Activity Centre, located near the Baxter train station includes a supermarket, associated speciality shops and other retail and commercial uses fronting the main street.

Council adopted the *Baxter Township Structure Plan 2019 at* the 1 April 2019 Planning Services Committee Meeting.

VISION

Baxter will continue to be a small township nestled in the green wedge, offering the best of metropolitan and rural lifestyles. It is an affordable and attractive place providing a range of housing types, recreation opportunities, facilities and services to support the community today and into the future. An enhanced town centre and improved public spaces and connectivity has created a more cohesive community, while transport infrastructure ensures that residents can continue to enjoy the benefits of the township's location.

OBJECTIVES

The future of the Baxter Township will be guided by the following seven objectives:

1. ***To provide a range of housing choices to meet current and future community needs.***

   Strategies

   Facilitate an increased diversity of housing stock particularly in and around the town centre.

   Encourage housing that meets the needs of an ageing population and increase the diversity of household types.

2. **To create a town centre around the railway station that is a focus for the community and a great place to meet.**

   Strategies

   Facilitate the development of a cohesive town centre that better connects the railway station and town centre.

   Support opportunities for new development around the railway station that are well designed and integrated with the train station, including on Council owned land which is subject to potential disposal.

   Improve the public realm within the town centre to facilitate safe, convenient pedestrian access, public gathering and business performance.

   Support new development that contributes to a greater range of retail and commercial spaces and offerings in the town centre.

3. **To ensure the continuing viability of the township's retail and commercial areas.**

   Strategies

   Reinforce the town centre as the focus for retail and commercial activities in the township and commercial land west of the Mornington Peninsula Freeway for service retailing.

   Maintain a range of retail and commercial spaces and offerings in the town centre.

   Facilitate uses such as primary produce sales or other uses that support agriculture in the green wedge on commercially zoned land in the township.

4. **To ensure that community infrastructure meets the needs of residents of the township.**

   Strategies

   Support the provision of additional community facilities, including youth facilities, to meet identified community needs either within the township or in adjacent areas.

   Ensure that residents have adequate transport to access community infrastructure provided in surrounding townships and Major Activity Centres.

5. **To ensure new built form is of a scale and form appropriate to the township character.**

   Strategies

   Support development in residential areas consistent with Council's adopted Housing and Settlement Strategy 2017 (of up to a maximum of 2 storeys).

   Support development up to 3 storeys in commercial areas in the town centre and up to 2 storeys for the local shops commercial area.

6. **To improve amenities and facilities within parks and open spaces for a range of ages and life stages.**

   Strategies

   Facilitate a series of high quality open spaces integrated with the surrounding neighbourhood.

   Promote the semi-rural character of the township by maintaining, improving and complementing open spaces, trees and local views.

   Continue to build upon the existing recreation facilities in, and adjoining, the township.

   Enhance the town centre and residential areas through additional tree planting and improvements to existing open spaces.

   Encourage the development of land adjacent to parks to be designed to improve passive surveillance and connectivity.

7. **To ensure residents are provided with a variety of movement options that are safe, accessible, integrated and prioritise all mode types and movements within the township.**

   Strategies

   Improve the township's existing road, off-road and public transport infrastructure to ensure residents have real choice about how they access local facilities and the surrounding region.

   Improve amenity, priority and safety for pedestrians and bicycle riders to, and within, the township with improved pathways and pedestrian facilities as shown in Figure 6 below (page 22 of the Baxter Township Structure Plan).

IMPLEMENTATION ACTIONS STATUS UPDATE

ACTION		LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS
A1	Council will encourage some limited forms of housing and mixed use development adjacent to, and within, the town centre as shown for Precinct 1 to support the town centre through improved street activation, surveillance and integration.	Council Strategic Planning	Complete	Amendment C269morn was approved by the Minister for Planning in June 2022. The amendment applied Schedule 25 to the Design and Development Overlay (DDO25) to the town centre (all Commercial 1 Zone land which requires all development in Precinct 1 to comply with the design objectives included in DDO25.	Complete	N/A (action noted as completed during the previous review).
A2	Council will prepare design controls to facilitate medium density housing around parks providing more diverse housing types (refer Section 9).	Council Strategic Planning	Underway	Amendment C219morn seeks to implement Council's adopted Housing & Settlement Strategy and Neighbourhood Character Study. It proposes to rezone the residential land from General Residential Zone to Neighbourhood Residential Zone. The NRZ will ensure new development reflects the preferred neighbourhood character of the area. Officers are working through the recommendations of an independent planning panel that reviewed	Complete	Amendment C219morn implements Council's adopted Housing & Settlement Strategy and Neighbourhood Character Study. It was adopted by Council in August 2024 and submitted to the Minister for Planning in September 2024 for approval. The amendment implements planning controls to ensure growth occurs in the right locations (close to jobs, services and public transport) and that new development reflects preferred neighbourhood character. The

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 comments
				Amendment C219morn and all community submissions in early 2023. Amendment C219morn will be finalised and presented to Council for adoption in mid-2024.		Minister is still yet to decide whether to approve Amendment C219morn. The State Government also introduced the Townhouse & Low-Rise Code in March 2025 which applies to medium density development. The code provides a 'deemed-to-comply' assessment pathway to support faster decisions and provide certainty for townhouses and small-scale apartment development.
A3	Council will encourage the delivery of more diverse housing stock within the township, providing for the needs of an ageing population.	Council Planning Services	Underway	This action is ongoing and will continue to be implemented as planning permit applications are submitted for individual sites.	Ongoing	This action is ongoing and will continue to be implemented as planning permit applications are submitted for individual sites.
A4	Council will investigate options to work with housing associations to deliver more diverse housing stock on its land holdings (some of which are subject to potential disposal) within the township.	Council Major Project Coordination / Property / Community Services??	Underway	Council has prepared a draft Affordable Housing Development Contributions Strategy to help increase the supply of affordable housing on the Peninsula through the planning system. The draft Strategy is focused on social housing – being housing supplied by the State Government or	Ongoing	Council prepared a draft Affordable Housing Development Contributions Strategy to give clear direction about how the Shire will support and enable the delivery of more affordable housing on the Peninsula through the collection of contributions for certain types of development via the Planning Scheme. However, Council

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 comments
				Registered Housing Associations for eligible families and individuals at a subsidised, affordable rent. The draft Strategy proposes to introduce a mandatory requirement in the Mornington Peninsula Planning Scheme for most new development on the Peninsula to contribute towards the cost of delivering social housing within the Shire, subject to a range of exemptions. Community and stakeholder consultation on the draft Strategy commences on 29 April until 7 June 2024.		abandoned the project in December 2024. Where possible, officers continue to negotiate with planning permit applicants and proponents of privately led planning scheme amendments to deliver affordable and diverse housing outcomes, including negotiating with developers to provide contributions to housing associations to deliver social and affordable housing on the Peninsula as per Council's adopted Triple A Housing Plan 2020-2030 and Social and Affordable Housing Policy.
A5	Council will develop a streetscape masterplan for the town centre precinct identifying projects to be undertaken over the coming years to enhance amenity and improve the quality of the public realm.	Council Strategic Planning	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 comments
A6	The Plan will provide for new, well designed and integrated mixed-use residential, community and small scale commercial development in the town centre as shown in Precinct 1.	Council Strategic Planning	Complete	Amendment C269morn was approved by the Minister for Planning in June 2022. The amendment applied Schedule 25 to the Design and Development Overlay (DDO25) to the town centre (all Commercial 1 Zone land which requires all development in Precinct 1 to comply with the design objectives and buildings and works requirements included in DDO25.	Complete	N/A (action noted as completed during the previous review).
A7	Council owned land north of the railway station which is subject to potential disposal will be rezoned in part as shown in Precinct 1.	Council Property	Complete	Amendment C269morn was approved by the Minister for Planning in June 2022. The amendment rezoned land at 18 Thomas Street, Baxter from General Residential Zone to Commercial 1 Zone and has been retained by Council. The remaining General Residential Zone land has been disposed of by Council.	Complete	N/A (action noted as completed during the previous review).
A8	Council will undertake an audit of street lighting in the town centre to identify opportunities to enhance pedestrian movements.	Council Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 comments
A9	Council will work with local businesses to promote their economic activities through clustering, promotion and a business support program.	Council Economic Development	Underway	No work has been undertaken with Baxter businesses. An extended workshop program has been developed for businesses across the Shire which addresses these needs. This program was launched in July. Additionally, a business grants program which will provide grants to consortia of businesses in small townships for revitalisation and promotion activities was launched in October.	Underway	A survey of businesses across the Mornington Peninsula, including Baxter, will be undertaken in September 2025. Part of the survey involves questions on business support needs and the Shires business training resources will be tailored to address these needs. The region's Destination Management Plan has been released, with some high-level objectives to increase visitation to the Western Port region. In partnership with Mornington Peninsula Regional Tourism, opportunities will be communicated to businesses and specific actions developed for Council to deliver as part of this plan.
A10	Council will investigate the need for additional community facilities, including youth facilities, to meet community needs within the township or in adjacent areas.	Council Community Infrastructure & Open Space Planning	Underway	Council is currently developing a new Community Facilities Infrastructure Strategy to guide decision making for the future planning, delivery and management of Council's community facilities. Using the principles in this Strategy, Infrastructure Investment Action Plans will be developed for each township.	Underway	Council has developed a Community Facilities Infrastructure Strategy to guide decision making for the future planning, delivery and management of Council's community facilities. Using the principles in this Strategy, Council is currently developing Infrastructure Action Plans for the Western Port region, followed by the Northern region and Southern region.

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 comments
				The timing of these Action Plans will be subject to budget and staff resourcing.		This plan will provide a strategic, needs based approach to provision of community infrastructure. The timing of these Action Plans will be subject to budget and staff resourcing.
A11	Council will advocate to the Victorian Government for additional public transport options connecting Baxter with surrounding areas to improve access to community and support services for people in and around Baxter.	Council Traffic and Transport	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula.	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula.
A12	Council will identify an appropriate location for a community bus stop or stops in Baxter.	Council Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A13	Council will adopt the *Neighbourhood Character Study & Guidelines* (currently under preparation) to provide further guidance	Council Strategic Planning	Underway	This action is underway. The Neighbourhood Character Study & Guidelines was adopted by Council in October 2019. The recommended controls to protect and enhance neighbourhood character are now	Complete	The Neighbourhood Character Study & Guidelines were adopted by Council in October 2019. The recommended controls to protect and enhance neighbourhood

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 comments
	on the built form character requirements for residential areas of the township.			proposed to be incorporated into the Mornington Peninsula Planning Scheme via Amendment C219morn. Officers are working through the recommendations of an independent planning panel that reviewed Amendment C219morn and all community submissions in early 2023. Amendment C219morn will be finalised and presented to Council for adoption in mid-2024.		character are being incorporated into the Mornington Peninsula Planning Scheme via Amendment C219morn. Amendment C219morn was adopted by Council in August 2024 and submitted to the Minister for Planning in September 2024 for approval. The Minister is still yet to decide whether to approve the amendment.
A14	Council will prepare precinct design guidelines, requirements and planning controls to set parameters for appropriate scale, height and intensity of development (refer Section 9).	Council Strategic Planning	Complete	This action is complete. Amendment C269morn was approved by the Minister for Planning in June 2022. The amendment applied Schedule 25 to the Design and Development Overlay (DDO25) to the town centre (all Commercial 1 Zone land which requires all development in Precinct 1 to comply with the design objectives and buildings and works requirements included in DDO25.	Complete	N/A (action noted as completed during the previous review).
A15	Council will undertake an audit of local parks to determine future	Council	Underway	Council is developing an Open Space Strategy to set a clear direction for achieving an open space network that	Underway	The draft Open Space Strategy and draft Open Space Contributions Report was placed on public

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 comments
	priorities for improvements and recreational needs.	Community Infrastructure & Open Space Planning		meets the wide-ranging needs of a growing and diverse community.		exhibition for 6 weeks between 25 August and 3 October 2025. Submissions received will be reviewed, with the Strategy to be finalised for Council adoption in December 2025.
A16	Council will plant additional trees within parks and open spaces to improve amenity and micro-climate.	Council Natural Systems	Underway	Council is currently developing a new Urban Forest Strategy which will set out the vision, strategic objectives, targets and actions required to protect, manage and enhance our urban forest into the future.	Underway	Council adopted the Urban Forest Strategy – 'Our Urban Forest: 2024-2034' in September 2024 which sets out the vision, strategic objectives, targets and actions required to protect, manage and enhance our urban forest into the future. The strategy sets a target of 45% canopy cover in urban public spaces by 2034, and includes actions to deliver an annual tree planting program for each township across the Shire.
A17	Council will investigate opportunities to integrate parks within their surrounding neighbourhood to enhance public safety and comfort for users.	Council Community Infrastructure & Open Space Planning	Underway	Council is developing an Open Space Strategy to set a clear direction for achieving an open space network that meets the wide-ranging needs of a growing and diverse community.	Underway	The draft Open Space Strategy and draft Open Space Contributions Report was publicly exhibited for 6 weeks between 25 August and 3 October 2025. Submissions received will be reviewed before the Strategy is finalised for Council adoption in December 2025.

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 comments
A18	Council will provide improved walking and cycling connections to Baxter Park.	Council Traffic and Transport	Underway	The construction of new footpaths is guided by Council's Pedestrian Access Strategy 2024. Delivery is subject to budget availability.	Underway	The construction of new footpaths is guided by Council's Pedestrian Access Strategy 2024. Delivery is subject to budget availability.
A19	Council will work with Frankston City Council to improve walking and cycling connections into Baxter Park.	Council Traffic and Transport	Underway	The construction of new footpaths is guided by Council's Pedestrian Access Strategy 2024. Any additional pedestrian or traffic infrastructure would require a budget bid.	Underway	The construction of new footpaths is guided by Council's Pedestrian Access Strategy 2024. Any additional pedestrian or traffic infrastructure would require a budget bid.
A20	Council will advocate to the Victorian Government to deliver improvements to the bus network throughout the region to provide for greater access to more destinations with higher frequency services.	Council Traffic and Transport	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula.	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula.
A21	Council will advocate to the Victorian Government to deliver improvements to the railway station for train and bus passengers.	Council Traffic and Transport	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula.	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula.
A22	Council will advocate to VicRoads and the Victorian Government to	Traffic and Transport	Underway	The Shire's Peninsula Trail aims to connect missing cycling and walking links along the Peninsula. Priority	Underway	Construction began in January 2025 with completion anticipated by the end of the 25/26 financial year.

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 comments
	prioritise improvements to pedestrian and cycling priority, safety and greater opportunities to move within the township particularly at main roads and intersections as identified in Figure 7 (page 23 of the Baxter Township Structure Plan).			Trail Link 1 has been identified as the path that connects Somerville to Frankston-Baxter trail and to the Peninsula Link Trail along Stony Point Railway Line. Funding has been secured for this shared path. The Shire's Integrated Transport Strategy is currently under development which will assist advocacy for cycling improvements. The construction of new footpaths is guided by Council's Pedestrian Access Strategy 2024. Delivery is subject to budget availability.		The Shire's Integrated Transport Strategy is currently under development and will assist Council's advocacy for cycling improvements. The construction of new footpaths is guided by Council's Pedestrian Access Strategy 2024. Delivery is subject to budget availability.
A23	Council will enhance pedestrian and cycling links between precincts of the township and permeability within residential and commercial areas as identified in Figure 7 (page 23 of the Baxter Township Structure Plan).	Council Traffic and Transport	Underway	The Shire's Peninsula Trail aims to connect missing cycling and walking links along the Peninsula. Priority Trail Link 1 has been identified as the path that connects Somerville to Frankston-Baxter trail and to the Peninsula Link Trail along Stony Point Railway Line. Funding has been secured for this shared path. The Shire's Integrated Transport Strategy is currently under	Underway	Construction began in January 2025 with completion anticipated by the end of the 25/26 financial year. The Shire's Integrated Transport Strategy is currently under development and will assist Council's advocacy for cycling improvements. The construction of new footpaths is guided by Council's Pedestrian Access Strategy 2024. Delivery is subject to budget availability.

ACTION		LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS
				development which will assist advocacy for cycling improvements. The construction of new footpaths is guided by Council's Pedestrian Access Strategy 2024. Delivery is subject to budget availability.		
A24	Council will work with VicTrack to plan and construct a regional shared path along the Stony Point Railway Line from Baxter to Merricks and Stony Point.	Council Traffic and Transport	Underway	The Shire's Peninsula Trail aims to connect missing cycling and walking links along the Peninsula. Priority Trail Link 1 has been identified as the path that connects Somerville to Frankston-Baxter trail and to the Peninsula Link Trail along Stony Point Railway Line. Funding has been secured for this shared path.	Underway	Construction began in January2025 with completion anticipated by the end of the 25/26 financial year.

CRIB POINT TOWNSHIP PLAN REFRESH REPORT (OCTOBER 2025)

Crib Point is a historic coastal township located on the eastern side of the Mornington Peninsula adjoining Western Port Bay. It is largely residential in character with small pockets of local commercial, educational, community and recreational facilities.

Crib Point is characterised by its intimate size and small population offset by the large population of navy personnel at the HMAS Cerberus training facility. Generally, the population is characterised by young families and an aging population of retirees. The townships low profile of development and low-key atmosphere have been identified as features which are highly valued by residents and are sought to be protected.

As a small and relatively flat coastal township, land in Crib Point is predominantly divided between residential and port-related uses. The former BP refinery is located near a modest area of industrial land, the remainder of the township is zoned Special Use Zone – Schedule 1 which is reserved for port-related uses. Much of this land has been undeveloped since 1964 with some areas cleared of vegetation. Vegetation coverage is a constant theme in the residential areas both along the streetscapes and within allotments. The Plan was adopted by Council at its Planning Services Committee meeting on 4 May 2021.

VISION

Crib Point will have the look, feel and function of a country town on the coast, deeply connected with its natural environment, with well treed streets and roads, and a mix of old and new dwellings. The town will be recognised for its special environmental character. Remediation and improvement of identified environmentally sensitive areas will ensure the ongoing protection of local habitat and biodiversity.

It will be a safe and attractive place for families, with a good range of community facilities. Streets and pathways within Crib Point will facilitate walking and cycling by both residents and visitors.

The town will be recognised as forming part of Westernport Bay which is the sacred ancestral home of the Bunurong People of the South-Eastern Kulin Nation, the Traditional Owners of these lands and waters.

Future development will generally follow the existing low density and low profile built form and will be set within the landscape. Limited new housing development will be accommodated but the landscape and environmental qualities of Crib Point will be prioritised, with the retention and re-establishment of landscape features and canopy trees strengthening the image of the town.

Opportunities for future commercial development will be protected to meet the needs of the local community for services and employment. A greater range of tourism businesses and services, and commercial uses which connect Crib Point with both the Bay and the surrounding rural area, will be encouraged to grow the local economy.

The protection of the recreation, nature conservation and tourism values of Western Port and its land catchment will be major considerations in the planning and management of the area for port and port related industries. Any port and port related industrial development will be carefully designed to avoid environmental and visual impacts.

Land at Crib Point will not be used for port purposes or port related uses that are likely to generate significant volumes of heavy vehicle movement on local roads or through towns and villages. Any port and port related industrial development will be physically and visually separated from township residential areas by the establishment of substantial landscaped rural buffers.

Clarity will continue to be sought from the State Government on the future role of the Special Use Zone to provide the certainty needed to deliver good future planning, development and investment decisions.

Interim uses allowed under the applicable existing Special Use Zone provisions will be assessed on a case by case basis in consultation with the Port of Hastings.

OBJECTIVES

The future of the Crib Point Township will be guided by the following five themes and objectives:

1. **Residential areas**

   Objectives

   - Protect the existing character of residential areas within the township to protect the coastal country town feel of the township.
   - Encourage new development to strike the appropriate balance between building footprint and landscape/permeable open space.
   - Manage the extent and form of future medium density development so that it provides for additional housing supply while also reflecting the preferred future character of the area.
   - Ensure that new development provides adequate landscaping responsive to the existing environment.

2. **Port Land Use and Industrial Areas**

   Objectives

   - Ensure that new development does not have a detrimental impact on port related uses or limit road transport connections for port related uses.

- Facilitate the establishment of appropriate interim uses of under-utilised public Port Purpose reserves and land zoned for Port Related Uses.
- Ensure that port and port related industrial development will be carefully designed to limit environmental and visual impacts.

3. Commercial areas

Objectives

- Avoid concentration of development surrounding commercial areas that creates a sense of a dense urban centre.
- Ensure that future commercial development reflects the elements that make up the existing character of the area and meets the needs of the community.
- Encourage specialised businesses that both contribute to and benefit from a stronger township identity including recreation and uses relating to environmental tourism including the Stony Point – Phillip Island vehicle ferry service which may provide additional economic opportunities within the town.
- Encourage the re-investment of the commercial areas with a particular focus on the Disney Street area.
- Ensure applicable controls (specifically Schedule 21 to the Design and Development Overlay – Crib Point Town Centre) are consistent with the vision of this document and the *Western Port Coastal Villages and Surrounding Settlements Strategy, September 2019.*
- Improve the accessibility, diversity and quality of open space recreational opportunities.

4. Public open space, environment and character

Objectives

- Protect the Ramsar wetlands and areas of remnant vegetation as a priority, particularly from development which results in loss of biodiversity or increases adverse impacts such as stormwater runoff.
- Protect and improve landscape features such as the tree canopy and coastal habitat.
- Ensure all development is sensitive to and makes a positive contribution to local environmental values, providing for appropriate spacing of canopy trees and regeneration of the landscape setting.
- Improve the quality of the public realm landscape and develop thematic landscape treatments that build upon the identity of the township.
- Encourage the redevelopment of land around and near the Stony Point jetty to establish a high quality of design benefitting of the sites location as a gateway.
- Allow for further investigations into the development of a new tourist bike trail from Hastings to Stony Point with ferry access to French Island and Phillip Island.

- Allow for further investigations for a network of off-road paths that link to key township open spaces.
- Ensure the protection of the Equestrian Facility in accordance with the identified Master Plan.
- Advocate for Stony Point Pier and Woolleys Beach foreshore area pedestrian and recreation infrastructure improvements.

5. Access and movement

Objectives

- Encourage safe and convenient walking and cycling to and within Crib Point in accordance with the Crib Point Principal Pedestrian Network.
- Facilitate access to Crib Point via a range of transport modes.
- Advocate for improved public transport access, services and integration to ensure residents have choice about modes of transport to access local facilities and the surrounding region.
- Manage periodic peak traffic demands to protect the amenity of the township.
- Ensure infill development of residential neighbourhoods provides appropriate walking and cycling links.
- Provide for the protection of the Port Service corridor identified by the Port of Hastings, ensuring this corridor does not jeopardise connection to the Crib Point jetty whilst maintaining an appropriate balance with the local traffic through the township.
- Land at Crib Point will not be used for port purposes or port related uses which are likely to generate significant volumes of heavy vehicle movement on local roads or through towns and villages.
- Avoid uses which generate significant volumes of heavy vehicle movement through the township.

IMPLEMENTATION ACTIONS STATUS UPDATE

ACTION		LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS
A1	Council to adopt the Crib Point Township Plan refresh once finalised.	Council Strategic Planning	Complete	The Crib Point Township Plan Refresh was adopted by the Planning Services Committee on 4 May 2021.	Complete	N/A (action noted as completed during the previous review).
A2	Council to review existing planning provisions (specifically Schedule 21 to the Design and Development Overlay – Crib Point Town Centre) that apply to the township ensuring clearer clarity and guidance and consistency with the current vision of this Plan.	Council Strategic Planning	Complete	Amendment C282morn made changes to DDO21 in response to this implementation action and was gazetted on 13 October 2022. The amendment applied DDO21 to the commercial areas of Crib Point and aims to protect and enhance local township character. The revised DDO21 retains the existing 8.5 metre (two storey) mandatory height limit and requires that new development respects the existing coastal village character of the Crib Point township. Application requirements have been introduced to ensure a Site and Context Analysis response and Landscape Plan are prepared to accompany a permit application. Requirements are also included from the Strategy to ensure the protection of	Complete	N/A (action noted as completed during the previous review).

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
				the role and character of Crib Point commercial areas. This includes further built form requirements relating to the use of building materials which complement the existing character of the area and provision of vehicle and pedestrian access.		
A3	Following review of applicable planning provisions, Council to prepare a Planning Scheme Amendment implementing the vision of this Plan into the Planning Scheme.	Council Strategic Planning	Complete	The vision of the Township Plan is implemented through Amendment C282morn which was gazetted on 13 October 2022.	Complete	N/A (action noted as completed during the previous review).
A4	Retain the Low Density Residential Zone land to the west of Stony Point Road to meet the demand for lifestyle properties.	Council Strategic Planning	Underway	The land to the west of Stony Point Road is to remain Low Density Residential Zone. Amendment C219morn proposes to rezone the land to Schedule 2 – Low Density Residential Zone. Officers are working through the recommendations of an independent planning panel that reviewed Amendment C219morn and all community submissions in early 2023.	Underway	Amendment C219morn proposes to rezone the land to Schedule 2 – Low Density Residential Zone. Amendment C219morn was adopted by Council in August 2024 and submitted to the Minister for Planning in September 2024 for approval. The Minister is yet to decide whether to approve the amendment.

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
				Amendment C219morn will be finalised and presented to Council for adoption in mid-2024.		
A5	Land currently General Residential Zone to be rezoned to Neighbourhood Residential Zone to ensure consistency with the vision for the township.	Council Strategic Planning	Underway	Amendment C219morn proposes to rezone existing General Residential Zone land to Neighbourhood Residential Zone. Officers are working through the recommendations of an independent planning panel that reviewed Amendment C219morn and all community submissions in early 2023. Amendment C219morn will be finalised and presented to Council for adoption in mid-2024.	Underway	Amendment C219morn was adopted by Council in August 2024 and submitted to the Minister for Planning in September 2024 for approval. The Minister is yet to decide whether to approve the amendment.
A6	Areas zoned for commercial use (Commercial 1 Zone) should be retained and encouraged for future development and re-investment of the centre.	Council Strategic Planning	Complete	The Commercial 1 Zone land is to be retained. Amendment C282morn applies DDO21 to Commercial 1 Zone land to provide a clear and consistent framework of planning controls to guide future built form outcomes for commercially zoned land in the township. Amendment C282morn was gazetted on 13 October 2022.	Complete	N/A (action noted as completed during the previous review).

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
A7	Ensure new residential development is consistent with the existing character of the township and provides adequate landscaping responsive to the existing environment.	Council Strategic Planning	Ongoing	Amendment C219morn will ensure new residential development is consistent with the existing character. Officers are working through the recommendations of an independent planning panel that reviewed Amendment C219morn and all community submissions in early 2023. Amendment C219morn will be finalised and presented to Council for adoption in mid-2024.	Ongoing	Amendment C219morn was adopted by Council in August 2024 and submitted to the Minister for Planning in September 2024 for approval. The Minister is yet to decide whether to approve the amendment.
A8	Advocate to the Department of Treasury and Finance to rezone the Public Use Zone 7 land to Public Conservation and Resource Zone and review management and ownership arrangements of this land to establish a local environmental management plan.	Council Strategic Planning	Ongoing	Advocacy to State Government regarding the Port of Hastings and the release of surplus land is a priority advocacy project. This release would allow for alternative productive uses such as housing, industry, conservation and agriculture, in support of the Hastings and Crib Point townships. It is anticipated that the Port of Hastings Development Strategy, due to be released in 2024, will provide increased certainty for land use planning around the Port of Hastings.	Ongoing	Advocacy to State Government regarding the Port of Hastings and the release of surplus land is a priority advocacy project. This release would allow for alternative productive uses such as housing, industry, conservation and agriculture, in support of the Hastings and Crib Point townships. It is anticipated that the Port of Hastings Development Strategy, due to be released in early 2026, will provide increased certainty for land use planning around the Port of Hastings.
A9	Facilitate interim uses on both Council owned and	Council	Ongoing	Interim uses continue to be assessed on a case by case basis.	Ongoing	It is anticipated that the Port of Hastings Development Strategy,

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
	private land in the northern part of the township to realise environmental improvements and remediation of poorly presented land. Any interim uses should be assessed on a case-by-case basis in consultation with the Port of Hastings to ensure the use does not impact on port development and use.	Strategic Planning Port of Hastings		It is anticipated that the Port of Hastings Development Strategy, due to be released in 2024, will provide increased certainty for land use planning around the Port of Hastings.		due to be released in early 2026, will provide increased certainty for land use planning around the Port of Hastings.
A10	Retain land within the Industrial 3 Zone to provide for additional local employment and the development of service industries to meet the needs of current and future needs of the local businesses and general community.	Council Strategic Planning	Underway	Amendment C271morn applies DDO60 to the IN3Z land to ensure that new development protects and enhances the existing streetscape and vegetated character of this area consistent with this typology. DDO60 contains design objectives, a discretionary building height limit of 9 metres and design requirements. The amendment was adopted with changes at a Council meeting on 4 April 2023 and has been referred to the Minister for Planning for approval.	Complete	Amendment C271morn was approved by the Minister for Planning and came into operation on 9 January 2025.

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
A11	Facilitate opportunities for a range of tourism uses and facilities to build on Crib Point's future economic role, including the proposed boat ramp jetty and ferry service.	Council Economic Development	Ongoing	Council adopted a new Economic Development and Tourism Strategy in May 2024. The Strategy seeks to investigate further options to progress the Stony Point to Cowes car ferry business case.	Ongoing	The Mornington Peninsula Visitor Economy Partnership Destination Management Plan seeks to revisit and deliver a new business case for a Stony Point to Phillip Island Car Ferry.
A12	Encourage the development of a tourist bike trail from Hastings to Stony Point jetty with ferry access to French Island and Phillip Island.	Council Economic Development	Ongoing	Council adopted a new Economic Development and Tourism Strategy in May 2024. The Strategy seeks to investigate further options to progress the Stony Point to Cowes car ferry business case.	Ongoing	Council has initiated and had preliminary discussions with the State Government, but no further works have progressed this year.
A13	Ensure the retention and protection of regionally significant vegetation.	Council Statutory Planning	Ongoing	The Vegetation Protection Overlay – Schedule 1 (VPO1) applies to the majority of the Crib Point township. The aim of this control is to ensure that any future development has regard to the landscape character of this area and a planning permit is required to remove, destroy or lop any vegetation.	Ongoing	This action is ongoing and will continue to be implemented as planning permit applications are submitted for vegetation removal.
A14	Advocate for the improvements and construction of parking and visitor amenities such as BBQ facilities and park benches at the Woolleys	State Government	Ongoing	Council is pursuing ongoing advocacy for future improvements.	Ongoing	Council is pursuing ongoing advocacy for future improvements.

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
	Beach foreshore area and Stony Point Pier.					
A15	Encourage greater pedestrian links in accordance with the Principle Pedestrian Network.	Council Traffic and Transport	Ongoing	Pedestrian works along Disney Street in accordance with the Principle Pedestrian Network are proposed, subject to budget.	Ongoing	Pedestrian works along Disney Street in accordance with the Principle Pedestrian Network are proposed, subject to budget.
A16	Footpath to be constructed at Colin and Martin Streets (St Joseph's Primary School) to ensure a safe and accessible path connection for residents and school children.	Council Traffic and Transport	Complete	This footpath has been delivered.	Complete	N/A (action noted as completed during the previous review).
A17	Encourage and facilitate the construction of unmade roads within the township.	Councill Traffic and Transport	Ongoing	Construction of unmade roads is delivered by Special Charge Schemes in accordance with the Infrastructure Works Special Change Schemes Policy.	Ongoing	Construction of unmade roads is delivered by Special Charge Schemes in accordance with the Infrastructure Works Special Change Schemes Policy. Amendment C295morn progresses the implementation of a revised Development Contributions Plan to provide for the funding and delivery of road and drainage infrastructure to sections of Creswell, Cooma and Glossop Streets, Crib Point. Amendment C295morn will be

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
						considered by an independent planning panel in August 2025.
A18	Review the existing speed limit at Disney Street.	Council Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Underway	Initial review completed and community consultation is underway. Department of Transport and Planning and Victoria Police have provided preliminary support.
A19	Review the informal parking area on the north side of Stony Point Road just before the pier given its high use and demand.	Department of Transport and Planning Port of Hastings	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.

HASTINGS TOWN CENTRE STRUCTURE PLAN PROGRESS REPORT (OCTOBER 2025)

The township of Hastings is predominately residential with a retail and commercial centre concentrated along the High Street spine with stores located behind the High Street shops.

Hastings is one of three major activity centres on the Peninsula and is expected to meet the greatest demand for future growth and to provide the greatest range of retail, commercial and community services and facilities. The Hastings Activity Centre is intended to service the population of the Hastings township, and, for higher order commercial activity and community services, the wider surrounding district.

The aim of the Hastings Town Centre Structure Plan is to address issues of land use, urban design and accessibility in order to provide a framework for future development and improvement of the centre over

The Hastings Town Centre Structure Plan was adopted by Council in December 2014.

VISION

The Hastings Town Centre will be:

- *The 'gateway to Western Port' – a bustling 'country town on the coast' – the 'heart' of the eastern section of the Mornington Peninsula. A valued place the community identifies with.*
- *The community's base for recreation, shopping, social interaction, living, and the focus for retail, commercial, community and civic services.*
- *A place that has its own unique character, designed around High Street – with a low-scale built form and high quality public spaces – that reflects its history as a coastal settlement. It will have a strong functional and visual connection to Western Port.*
- *Forward looking, welcoming future growth in line with its growing community, its increasing role as a regional boating facility and the opportunities provided by the future expansion of the Port of Hastings.*
- *Accessible to its catchment, offering attractive opportunities for walking and cycling, with good public transport services and well-integrated railway station precinct.*

- *A sustainable centre – economically, socially and environmentally – that can adapt to the changing needs of its community and changing circumstances over time.*

OBJECTIVES

The future of the Hastings Town Centre will be guided by the following objectives:

- Enhance the Hastings Town Centre as the heart of the eastern section of the Mornington Peninsula, in line with its role as a Major Activity Centre in the hierarchy of centres on the Mornington Peninsula.
- Facilitate the provision of additional retail and commercial development to improve the competitive strengths of the centre, as well as its employment and economic development opportunities.
- Within the centre, strengthen the focus of commercial and community life on High Street.
- Encourage additional housing opportunities in the non-residential precincts of the centre, creating a broader mix of uses, housing diversity, a more liveable and safe centre and additional dwellings close to facilities and public transport.
- Encourage the provision of additional housing opportunities in the residential areas of the centre.
- Strengthen the Hastings Town Centre as the focus for community, cultural and civic services for the eastern section of the peninsula.
- Enhance and extend the overall provision of public open space in the Activity Centre improve its amenity, attractiveness and economic competitiveness.
- Strengthen the connections and interface of, as well as the synergies between, the Town Centre and the foreshore.
- Promote the role of the foreshore as a high quality public open space that supports the attractiveness of the Hastings Town Centre.
- Maintain and strengthen the existing grid-layout of the Hastings Town Centre.
- Improve the linkages between the main commercial sections of the centre, the foreshore and the railway station.
- Make better use of available land and boost economic activity by allowing higher scale buildings in appropriate locations.
- Create an attractive built form image that is defined by high quality buildings of an appropriate scale to their location.
- Protect views along High Street to the foreshore and Western Port.
- Strengthen the local character of Hastings through protection of its built heritage.
- Strengthen the identity and character of Hastings through high quality architectural design.

- Ensure that the spaces around buildings are designed to make a positive contribution to an attractive public realm.
- Maximise the opportunities of the waterfront location and the coastal backdrop of the centre.
- Create a high quality, all abilities and safe streetscape environment that encourages active street life.
- Complement the foreshore parks with a range of smaller open spaces (micro-parks) and streetscape enhancements in the centre to support street life and community interaction.
- Establish Hastings' reputation as a centre of sustainability by fostering innovative and sustainable contemporary design.
- Improve the environmental sustainability of the Hastings Town Centre in terms of building design, energy and water use, and impacts on the natural environment.
- Design the outdoor spaces of Hastings to enhance sustainability and to conserve water.
- Design buildings and spaces to improve the level of actual and perceived safety throughout the centre.
- Improve the management of traffic flows to and within the Hastings Town Centre in a way that facilitates additional future commercial and residential development and that contributes to the attractiveness of the centre.
- Support growth of the Hastings Town Centre by maintaining an adequate level of highly accessible car parking.
- Facilitate improvements to the public transport services that link the Town Centre with its catchment.
- Create a safe and high quality pedestrian and bicycle environment in the Hastings Town Centre.
- Improve pedestrian and bicycle access between the Town Centre and its catchment.

IMPLEMENTATION ACTIONS STATUS UPDATE

ACTION		LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS
A1	Facilitate a Planning Scheme Amendment process to include the policies of the Structure Plan in the Mornington Peninsula Planning Scheme	Council Strategic Planning	Complete	Amendment C190morn implemented the recommendations of the Hastings Town Centre Structure Plan. The amendment made changes to the local policy relating to the Hastings Activity Centre, introduced DDO27 to the Hastings Activity Centre and rezoned land at 4, 6, 8, 15, 17, 19 and 25 King Street; 136, 140 and 144 Salmon St and 2 Elizabeth St from the from GRZ to MUZ. The amendment was gazetted on 19 December 2019.	Complete	N/A (action noted as completed during the previous review).
A2	Support planning applications for the use and development of land that is in line with the policies of this Structure Plan.	Council Planning Services	Ongoing	This action will continue to be implemented over time as planning permit applications come forward for individual sites.	Ongoing	This action will continue to be implemented over time as planning permit applications come forward for individual sites.
A3	Facilitate a Planning Scheme Amendment process for the rezoning of residential land between King Street, Salmon Street and Elizabeth Street to Commercial 1 Zone	Council Strategic Planning	Complete	Amendment C190morn rezoned the land from General Residential Zone to Mixed Use Zone. The amendment was gazetted on 19 December 2019.	Complete	N/A (action noted as completed during the previous review).

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
A4	Facilitate a Planning Scheme Amendment process for the introduction of building height and setback controls	Council Strategic Planning	Complete	Amendment C190morn introduced DDO27 to the Hastings Activity Centre and includes height (mandatory requirement of 11 metres (3 storeys)) and setback controls. The amendment was gazetted on 19 December 2019.	Complete	N/A (action noted as completed during the previous review).
A5	Prepare a Streetscape Design Framework for High Street.	Council Strategic Planning	Complete	A Streetscape Design Framework for High Street, Hastings was prepared in November 2015. The aim of the Framework is to develop a Master Plan which reinforces High Street as both the commercial and community hub of Hastings.	Complete	N/A (action noted as completed during the previous review).
A6	Undertake the staged implementation of streetscape improvements in line with the Streetscape Design Framework.	Council Strategic Planning	Complete	The staged implementation of streetscape improvements has now been completed.	Complete	N/A (action noted as completed during the previous review).
A7	Prepare a Strategy for the improvement of laneways.	Council Strategic Planning	Complete	The Hastings Activity Centre Laneways Strategy was prepared in November 2015. The Strategy provides clear direction and guidance to enhance user experience of the Hastings Laneways.	Complete	N/A (action noted as completed during the previous review).
A8	Undertake the staged implementation of laneway	Council	Complete	The implementation of laneway improvements has now been completed.	Complete	N/A (action noted as completed during the previous review).

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
	improvements in line with the Laneways Strategy.	Strategic Planning				
A9	Prepare an Urban Design Framework Project for the King Street Area.	Council Strategic Planning	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A10	Prepare an Urban Design Framework Project for the Railway Station precinct, in cooperation of VicTrack and the Department of Transport.	Council in conjunction with Victrack and Department of Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A11	Prepare an Urban Design Framework Project for the area between High Street, Marine Parade, Herring Street and Salmon Street.	Council Strategic Planning	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A12	Prepare a Master Plan for the improvement of north-south pedestrian links, including the provision of micro-parks.	Council Strategic Planning	Complete	The Hastings Activity Centre Laneways Strategy was prepared in November 2015. The Strategy provides clear direction and guidance to enhance user experience of the Hastings Laneways. The implementation of laneway improvements has now been completed.	Complete	N/A (action noted as completed during the previous review).
A13	Undertake the staged provision of micro-parks and pedestrian network improvements.	Council	Complete	The Hastings Activity Centre Laneways Strategy was prepared in November 2015. The Strategy	Complete	N/A (action noted as completed during the previous review).

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
		Strategic Planning		provides clear direction and guidance to enhance user experience of the Hastings Laneways. The implementation of laneway improvements has now been completed.		
A14	Undertake the staged improvement of intersections and pedestrian crossings.	Council Traffic and Transport	Complete	The pedestrian crossing located on High Street has been completed. Parking signage was implemented as part of the Parking Precinct Plan project.	Complete	N/A (action noted as completed during the previous review).
A15	Public transport improvements	Department of Transport and Planning	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula. Council has been successful in advocating to the State Government to begin planning of the cross peninsula bus service from Western Port to Mornington.	Complete	Council has been successful in advocating to the Department of Transport and Planning who have provided funding for an East-West bus from Hastings to Mornington. It is expected to be operational late in the 25/26 Financial Year.
A16	Foreshore Access Traffic Management Review in Town Centre to accommodate increase in visitation to Foreshore.	Council Traffic and Transport	Complete	This action has been delivered through the 40km Local Area Traffic Management project.	Complete	N/A (action noted as completed during the previous review).

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
A17	Undertake the staged implementation of traffic management measures in line with the Foreshore Access Traffic Management Review.	Council Traffic and Transport	Complete	This action has been delivered through the 40km Local Area Traffic Management project.	Complete	N/A (action noted as completed during the previous review).

MORNINGTON ACTIVITY CENTRE STRUCTURE PLAN PROGRESS REPORT (OCTOBER 2025)

The Mornington Activity Centre sits within the Mornington township area at the northern end of Mornington Peninsula Shire.

Mornington is one of three major activity centres on the Peninsula and is expected to meet the greatest demand for future growth and to provide the greatest range of retail, commercial and community services and facilities.

The Structure Plan has been prepared to provide a planning policy framework that guides land use, development, transport and public and private investment in the Mornington Activity Centre over the next twenty-five years.

The Mornington Town Centre Structure Plan was adopted by Council in July 2007. As it is now about 17 years old, the Structure Plan is due for renewal, subject to appropriate funding and resourcing in a future financial year.

VISION

In 2030, the Mornington Activity Centre will be:

- *The heart of the district. A place that retains its distinct village ambience and seaside atmosphere;*
- *A centre that people in the district identify with. It gives them a sense of place and belonging. It is their favourite destination to meet, shop, be entertained, work and do business;*
- *An exciting place to live that is integrated with surrounding residential areas; and*
- *A reflection of ongoing community consultation and sustainability principles.*

OBJECTIVES

The future of the Mornington Activity Centre will be guided by the following objectives:

1. **Retail Core Precinct**

   Objectives for activities and land use in the retail core are to:

   - Enhance the precinct's role as a heart for the district and to strengthen its place in the network of activity centres on the Peninsula, via carefully managed growth and development.

In essence, the retail core precinct will be the hub of a socially, environmentally and economically sustainable Activity Centre, which continues to meet the needs of the growing community;
- Enhance the precinct's Main Street focus, distinct village ambience and sea-side atmosphere;
- Diversify the mix of activities in the precinct to contribute to its long-term success;
- Strengthen Main Street as the iconic, functional and geographic heart of the precinct and district;
- Support an economic environment in which businesses flourish and additional jobs are created;
- Enable the precinct to develop as an attractive place to live, close to shops, restaurants and the bay; and
- Improve integration between the retail core precinct and the foreshore precinct.

Objectives for urban design in the retail core precinct are to:
- Protect the existing scale and character of Main Street;
- Protect heritage places and landmarks, as well as the historic street pattern and alignment;
- Ensure that the scale and design of new development in Main Street will be compatible with the existing built form and respectful of heritage places;
- Integrate environmental sustainability principles into new building design;
- Maintain and enhance the pedestrian environment via the application of safety-by-design principles and active edges;
- Ensure that new development within the precinct is respectful of the existing low-scale, village ambience and sea-side atmosphere;
- Design new residential development in a way that contributes to the character of the precinct, with an appropriate diversity of dwelling types (including size and affordability);
- Increase the range and quality of public open spaces in and near Main Street as places to rest, meet and use for community activities and special events; and
- Improve the interface between the retail core precinct and the surrounding residential areas.

Objectives for integrated transport in the retail core precinct are to:
- Ensure the precinct is accessible and safe, and supportive of a range of sustainable transport options;
- Provide convenient, safe and free car parking to meet the needs of the Activity Centre;
- Provide safe pedestrian and bicycle pathways and an interesting network of pedestrian connections; and
- Support improved access to public transport for users of the activity centre.

2. Professional services precinct
- Facilitate on-going investment, development and consolidation of the precinct, particularly for employment generating uses;
- Ensure that the precinct develops a built form pattern that is consistent with the existing office-style development;

- Promote the precinct as a desirable business address that is an attractive gateway the Activity Centre; and
- Facilitate good access principles between the retail core precinct and the Nepean Highway.

3. **Highway precinct**
   - Facilitate on-going development that complements the existing role of the precinct and utilises the high level of exposure and access the precinct offers;
   - Enhance the precinct as a welcoming entry and edge environment for the Activity Centre; and
   - Enable the precinct to develop as a service centre for travellers heading deeper into the Mornington Peninsula.

4. **Residential precinct**
   - Discourage non-residential uses 'spilling over' into residential areas;
   - Protect the existing low-rise character residential areas, particularly in the vicinity of the commercial precincts of the Activity Centre;
   - Ensure additional traffic is managed in a way that protects and maintains the amenity of residential streets; and
   - Improve pedestrian and bicycle connections from the precinct to the retail core and surrounding areas.

5. **Foreshore precinct**
   - Improve the linkages and synergies with the retail core precinct and so further promote the iconic values of the foreshore and its role as a premier recreational facility;
   - Enhance view lines between the foreshore and the retail core precinct; and
   - Ensure adequate access for various modes of transport (including water-based transport) and the coordinated provision of car parking facilities.

IMPLEMENTATION ACTIONS STATUS UPDATE

	Action	Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
A1	Preparation of a Local Policy to link the Structure Plan formally to the Planning Scheme, together with appropriate height controls	Council Strategic Planning	Complete	This action is complete. Amendment C95 implemented the Mornington Activity Centre Structure Plan and was gazetted on 24 September 2009. The amendment introduced a local policy and introduced a new DDO13 to the Mornington Activity Centre.	Complete	N/A (action noted as completed during the previous review).
A2	• Refinement of design approach for new Hilltop Square in Main Street, between Empire Mall and Blake Street (to be based upon principles outlined in the Structure Plan). • Preparation of detailed landscape plan for Hilltop Square, to be linked with adjacent works at East Square and Empire Square.	Council Economic Development	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A3	• Review other models for the management and marketing of	Council	Yet to be commenced	Subject to budget and staff resourcing.	Complete	A review of best practise management of Special Charge

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
	other street-based activity centres • Investigate potential funding sources for establishing a full-time 'place manager' for the Mornington Activity Centre • Identify other opportunities to improve the overall management and marketing of the Activity Centre, from both a local and tourism perspective	Economic Development				Schemes (Promotional Funds) has been undertaken and Mornington Peninsula Shire guidelines developed.
A4	• Identify key areas for improvement through public works and traffic management • Design works, landscaping and other public realm elements in a way that contributes to the identity of the centre	Council Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A5	• Feasibility Study • Consultation with the community and land owners • Refinement of design approach and proposed activities mix (to be based	Council Strategic Planning Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
	upon principles outlined in the Structure Plan) • Preparation of Project Plan encompassing: – Redevelopment of Mornington Village centre (retain supermarket and specialties) – Development of a new mixed use facility, comprising a new major attractor, roof-top car parking and residential (townhouses) – Creation of a market square (public open space) – Development of integrated multi-level car parking building and bicycle storage unit Traffic management measures as required – Development of new bus stops on the Ring Road – Provision of public infrastructure					
A6	• Feasibility Study • Consultation with community and land owners	Council	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
	• Refinement of design approach and proposed activities mix (to be based upon principles outlined in the Structure Plan) • Preparation of Project Plan encompassing: – Realignment of the intersection at Barkly and Gordon Street – Development of new galleria style entrance to Centro Shopping Centre (retail/ commercial uses) – Creation of a new square linking the new galleria entrance and Centro to Main Street; – Development of integrated multi-level car parking building and bicycle storage unit Development of a new retail facility fronting Barkly Street – Traffic management measures as required – Development of new bus stops on the ring road Provision of public infrastructure	Strategic Planning Traffic and Transport				

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
A7	• Feasibility Study Consultation with community. • Refinement of design approach and proposed activities mix (to be based upon principles outlined in the Structure Plan). • Preparation of Project Plan encompassing: Albert Square: – Development of a new square as a heart for surrounding residential activity and as part of a new cruciform pedestrian walk linking Main Street, Empire Street, Albert Street and the foreshore. – Development of 3 storey residential apartments focused on the new square and pedestrian linkages Traffic management and infrastructure provision as required. – Renovation of heritage property at 8 Albert Street. Empire Square:	Council Strategic Planning Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing	Yet to be commenced	Subject to budget and staff resourcing.

Action	Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
– Development of a new square as an extension of the Empire Mall and to link pedestrian pathways between car parking facilities, the foreshore and Main Street. – Development of a retail/ mixed use facility, focused upon the new Empire Square, comprising smaller tenants, extending the café-style activity in the Empire Mall precinct. – Development of new bus stops on the Ring Road. – Development of new mixed use building, comprising 3-4 levels of public car parking building and bicycle storage, together with residential uses, adjacent. – Development of a new community services facility. – Creation of a new 'gateway park' at the intersection of Barkly Street and Waterloo Place as a focus for surrounding residential and community activity.					

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
	– Traffic management and infrastructure provision as required.					
A8	• Develop inventory of responsibilities for maintenance of open spaces	Council Infrastructure Projects	Underway	An inventory is scheduled to be developed following the new Community Asset Management Services contracts in July 2024.	Complete	A range of open space maintenance activities commenced across the Shire in July 2024 as part of Council's new Open Space Community Asset Maintenance Services (CAMS) contract. Works are carried out as per the agreed service standards in the contract, with the contract in place for up to 6 years from 2023.
A9	• Develop functional and design principles for pedestrian-scale directional signs • Identify locations for the placement of signs, both for the short and long-term	Council Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A10	• Within the pedestrian network outlined in the Structure Plan, identify key areas for improvement through public works (footpath maintenance,	Council Traffic and Transport	Underway	The construction of new footpaths is guided by Council's Pedestrian Access Strategy 2024. Delivery is subject to budget availability.	Underway	The construction of new footpaths is guided by Council's Pedestrian Access Strategy 2024. Delivery is subject to budget availability.

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
	route widening, landscaping etc.)					
A11	• Develop functional and design principles for the foreshore park • Undertake planning and design process	Council CIOSP Water and Coasts	Yet to be commenced	Subject to budget and staff resourcing.	Underway	The draft Open Space Strategy addresses Open Space Design Principles and Development Standards applicable to all open space across the Shire. The planning and design process is yet to commence, subject to budget and staff resourcing.
A12	• Feasibility Study • Consultation with community and land owners • Refinement of design approach and proposed activities mix (to be based upon principles outlined in the Structure Plan) • Preparation of Project Plan encompassing: – Development of 3 – 4 storey residential/ mixed use accommodation (either	Council Strategic Planning Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
	apartments, retirement village or similar) – Development of two new 'gateway parks' to "bookend" the new residential activity, located at the intersection of Barkly Street and Gordon Street and at the intersection of Phillip Street and Gordon Street (includes closure of Phillip Street) – Formalise pedestrian access on Phillip Street to Gordon Street and along Barkly Street – Formalise section of the Bay Trail – Traffic management and infrastructure provision as required					
A13	• Feasibility study • Consultation with community and land owners • Refinement of design approach and proposed activities mix (to be based upon principles outlined in the Structure Plan)	Council Strategic Planning Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
	• Preparation of Project Plan encompassing: – Development of new retail facility fronting Barkly Street Development of residential apartments up to 3 storeys – Integrated multi-level public car parking building and bicycle storage facility; – New / improved bus stops – Traffic management and infrastructure provision as required					
A14	• Undertake a review to assess the potential for residential and office activity to be accommodated at the upper-levels of existing shops in Main Street (within the built form typology outlined in the Structure Plan)	Council Strategic Planning	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A15	• Design a brief for the preparation of a Project Plan, which includes the need to: – Undertake a detailed review of the existing activities role of the	Council Strategic Planning Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
	precinct and likely future floorspace demand – Identify the preferred activities mix for the precinct until 2030 – Design a safe and attractive pedestrian environment, which links into the pedestrian network and the Bay Trail as identified in the Structure Plan – Identify the preferred built form pattern for the precinct – Outline any traffic engineering works to undertaken – Outline landscaping and public realm works to be undertaken					
A16	• Preparation of a Design and Development Overlay to link the built form requirements of the Structure Plan formally to the Planning Scheme	Council Strategic Planning	Complete	Amendment C95 introduced Schedule 13 to the Design and Development Overlay which includes a height requirement of up to 3 storeys and setback requirements.	Complete	N/A (action noted as completed during the previous review).
A17	• Apply for Planning Scheme Amendment to introduce Heritage Overlays for the retail	Council Strategic Planning	Complete	Various Heritage Overlays have been applied to the retail core precinct consistent with the	Complete	N/A (action noted as completed during the previous review).

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
	core precinct (where not already covered), consistent with the heritage recommendations in the Structure Plan			recommendations of the Structure Plan as follows: • HO355 applies to the central Main Street Mornington Heritage Precinct. Heritage planning policy for existing heritage places and new developments in the retail core are contained in *Mornington Commercial Heritage Precinct and Individual Places heritage Report* by Lorraine Huddle, 2011. HO355 was introduced into the Planning Scheme via Amendment C135 Part 2 which was gazetted on 5 December 2013. • Heritages places were reviewed in the approved report *Mornington Peninsula Heritage Review Area 1 – Mount Eliza, Mornington, Mount Martha December 2013*. The recommended places were introduced into the Planning Scheme via Amendment C174 Part 1 which was gazetted on 26 March 2015. • HO365 applies to Former King George V Memorial Bush		

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
				Nursing Hospital (part) and mature Oak tree west of the building, at 262 Main Street, Mornington (part). This place was assessed in the approved report *Mornington Peninsula Heritage Review Area 1 – Mount Eliza, Mornington, Mount Martha December 2013*. HO365 was introduced into the Planning Scheme via Amendment C174 Part 1 which was gazetted on 26 March 2015.		
A18	• Refinement of design approach and identification of preferred species for street system (to be based upon principles outlined in the Structure Plan) • Development of a detailed landscape plan for the street system	Council Natural Systems	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A19	• Refinement of design approach for new parks/ squares / plazas (to be based upon principles outlined in the Structure Plan)	Council Strategic Planning	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
	• Preparation of detailed landscape plans for new parks/ squares / plazas, to be linked to comprehensive redevelopment projects					
A20	• Undertake improvements to principal bicycle network as outlined in 'Bicycle and Public Transport Networks'	Council Traffic and Transport	Underway	Improvements to the principal bicycle network will be further investigated as part of Council's new Integrated Transport Strategy which has commenced development. As part of this strategy development, Council's active transport network, including cycling, will be planned and mapped.	Underway	Improvements to the principal bicycle network will be further investigated as part of Council's new Integrated Transport Strategy which has commenced development. As part of this strategy development, Council's active transport network, including cycling, will be planned and mapped.
A21	Further consultation with bus companies as required	Council Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula.
A22	• Prepare a local public transport plan that outlines the overall provision of services in the long term	Public Transport Victoria Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula.

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
	• Apply for State Government funding for improvements to public transport network as outlined in 'Bicycle and Public Transport Networks'					
A23	• Investigate options for shuttle bus and other specialised small bus services	Public Transport Victoria	Yet to be commenced	Subject to budget and staff resourcing.	Complete	Investigations into shuttle bus services in Mornington to support remote parking have been undertaken on two occasions by private operators in recent years. One proposal involved an autonomous shuttle to address peak parking demands in the commercial and foreshore areas, and the other sought to provide a commuter connection to a conceptual Docklands ferry service. Both trials were determined to be unfeasible at the time. Council continues to advocate to PTV for increased bus service frequency and expanded routes, noting that the provision of public transport is not a primary responsibility of Council.
A24	• Investigate feasibility of new public transport interchange,	Council	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
	comprising bus services, taxi services and bicycle and car parking	Traffic and Transport				
A25	• Seek State Government funding for the installation of traffic signals at: – Wilsons Road/ Nepean Highway intersection (first priority) – Tanti Avenue/ Nepean Highway intersection	Council Traffic and Transport	Underway	New signals located at the corner of Tanti Avenue and Nepean Highway have been installed. Traffic signals located at the Wilsons Road and Nepean Highway intersection have been identified by the Department of Transport although are not considered a high priority.	Underway	New signals located at the corner of Tanti Avenue and Nepean Highway have been installed. Traffic signals located at the Wilsons Road and Nepean Highway intersection have been identified by the Department of Transport although are not considered a high priority.
A26	• Review traffic management measures for this road • Replace the existing roundabout at the Cromwell/ Main Street intersection with traffic lights	Department of Transport and Planning	Redundant	The intersection of Main and Cromwell Street is managed by the Department of Transport. The Safer Roads Program delivered a number of safety improvements in the area including zebra crossings, roundabouts and 40km/h speed limits. The upgrade of the roundabout to signals was not considered a priority.	Redundant	N/A (action noted as redundant during the previous review).
A27	• Review the operation of the Vale Street/Main Street intersection with the aim of	Council Traffic and Transport	Complete	Traffic works have been completed in the area:	Complete	N/A (action noted as completed during the previous review).

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
	giving priority to the southbound movement of traffic from Vale Street into Main Street to promote traffic flows on the eastern ring road • Remove parking along the ring road in stages to improve traffic flows and increase the attractiveness of this route for safe and efficient traffic movement • Install intersection treatment at the Ross Street / Main Street to improve the ring road link with Queen Street, whilst safeguarding the north-south pedestrian links to the foreshore • Realign Gordon Street on the northern approach to Barkly Street and create a signalised intersection to improve the operation of the ring road link • Reverse the intersection priority at the Drake Street / Ross Street intersection to			• A centre island has been constructed on the Eastern Ring Road to give priority to southbound movement of traffic from Vale Street into Main Street. • A north-south pedestrian link located at Ross Street given priority with construction of a raised zebra crossing. • The Eastern Ring Road has a signalised intersection at Barkly Street which includes Railway Pde North instead of Gordon Street. • Changes have been made at Drake and Ross Street to improve safety throughout the intersection. • Directional signage has been installed for the Ring Road.		

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
	favour movements along the ring road • Investigate the need for new directional signs for the Ring Road • Ensure all new off-street car parking is accessible from the Ring Road					
A28	• Identify locations for the placement of signs, to encourage road users to access off-street car parks from the Ring Road and reduce dependence on Main Street's on-street parking	Council Traffic and Transport	Ongoing	The implementation of signage in accordance with the Mornington Parking Precinct Plan will be implemented during the 2024/25 Financial Year.	Ongoing	Following an initial round of consultation, the proposed placement of signage by officers did not receive support from Councillors or local businesses. Further consultation is currently being planned.
A29	• Design a brief for the preparation of Parking Precinct Plans, which includes the need to: – Review of current Council policies relevant to parking supply/demand (i.e. land use, traffic, public transport, parking) – Data collection and analysis to establish existing parking supply and demand conditions	Council Strategic Planning Traffic and Transport	Complete	Amendment C281morn, gazetted on 24 February 2022 implemented the objectives and recommendations of the Mornington Major Activity Centre Parking Precinct Plan by applying the Parking Overlay to land in the commercial core to reduce statutory parking rates.	Complete	N/A (action noted as completed during the previous review).

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
	– Formulation of options for future parking provision and management (including specific proposals for possible commercial and residential development additions) – Formulation of recommendations in a form suitable for inclusion in the Bayside Planning Scheme as a Parking Precinct Plan					
A30	• Realignment and widening of Octavia Street (between Albert Street and Barkly Street) to facilitate 90-degree angle parking on either side and landscaping improvements.	Council Traffic and Transport	Redundant	The realignment and widening of Octavia Street to facilitate 90-degree parking is not considered feasible due to the construction of the large carpark located off Octavia Street.	Redundant	N/A (action noted as redundant during the previous review).
A31	• Reduce kerbing in Main Street (within the core retail precinct) and replace with 'flush' pavements and bollards • Ensure adequate Disabled Car Parking spaces in this area	Council Traffic and Transport	Redundant	The existing disabled parking spaces meet requirements and are well spaced.	Redundant	N/A (action noted as redundant during the previous review).
A32	• Employ the assistance of interest groups including the Disability Consultative	Council	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
	Committee to design a brief for the preparation of a Precinct Plan, which includes the need to undertake a comprehensive Mobility Review of the Activity Centre (precinct-by-precinct)	Community Strengthening				

ROSEBUD ACTIVITY CENTRE STRUCTURE PLAN PROGRESS REPORT (OCTOBER 2025)

Rosebud is located on the south-western edge of the Mornington Peninsula between the townships of Dromana and Rye and is the largest centre in the Shire after Mornington. It is one of three major activity centres on the Peninsula and is expected to meet the greatest demand for future growth and to provide the greatest range of retail, commercial and community services and facilities.

The Structure Plan applies to a large area of commercial, residential and foreshore reserve land and aims to establish a long term vision for Rosebud as a basis for future planning and decision making about the use and development of private and public land.

The Rosebud Activity Centre Structure Plan was adopted by Council on 24 August 2015.

VISION

Rosebud as a major activity centre is distinctive for its special relationship to the coastal environment, its backdrop to Arthurs Seat and linear activity spine along Point Nepean Road.

Rosebud will be a people focussed and lively place, which embraces its town centre and coastline in a coordinated manner, representing the focal point for the southern peninsula region and providing a great place to meet, live, work and play. The centre will accommodate more integrated housing within the commercial areas, which will present to the public realm in an attractive manner.

Rosebud will be an active, attractive, pedestrian friendly, highly accessible and well landscaped activity centre with a clearly identifiable 'heart' located at Rosebud Central and incorporating Village Green, with a community focus also near the corner of Boneo Road and Eastbourne Road.

Evolving into a permanent and strong sustainable community, Rosebud will continue as one of the Peninsula's key seaside retreats. The key historic and cultural values in terms of its relaxed lifestyle and heritage built form and cultural assets will be protected and enhanced.

OBJECTIVES

The future of the Rosebud Activity Centre is guided by three key themes:

1. **Land use and activity:** *these objectives relate to the key activities that are required to enable sustainable growth of the Rosebud Activity Centre and seek to define the principal locations for land use foci and identify key synergies and relationships.*

2. **Environment and place:** *these objectives relate to the key built form, environmental and urban image elements that contribute to the 'look and feel' of the Rosebud Activity Centre. They seek to define the quality of urban design ambition for the centre and the central environmental initiatives leading to a sustainable Activity Centre.*

3. **Function and interaction:** *these objectives seek to determine an appropriate means of movement to, through and around the Rosebud Activity Centre by a range of users and transport nodes.*

IMPLEMENTATION ACTIONS STATUS UPDATE

ACTION		LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS
A1	Link the Structure Plan to the Planning Scheme and include the Structure Plan as a Reference Document.	Council Strategic Planning	Complete	Amendment C206morn implemented the Rosebud Activity Centre Structure Plan, October 2017 by introducing new built form controls to the area. The amendment was gazetted on 22 November 2019.	Complete	N/A (action noted as completed during the previous review).
A2	Include a Local Policy for the Rosebud Activity Centre that reflects the policy directions of the Structure Plan.	Council Strategic Planning	Complete	Amendment C206morn introduced Clause 22.23 – Rosebud Activity Centre which is now reflected in Clause 11.03-1L-03 as a result of the Planning Policy Framework translation.	Complete	N/A (action noted as completed during the previous review).
A3	Change the zoning of the land fronting Point Nepean Road, between First Avenue and Seventh Avenue to a zone that reflects the policy directions of the Structure Plan for this area.	Council Strategic Planning	Complete	Amendment C206morn rezoned the land from General Residential Zone to Mixed Use Zone.	Complete	N/A (action noted as completed during the previous review).
A4	Introduce a Design and Development Overlay over (parts of) the Structure Plan area to reflect the policy directions regarding building height, setbacks and other	Council Strategic Planning	Complete	Amendment C206morn introduced Schedule 26 to the Design and Development Overlay providing height and setback requirements for the Activity Centre.	Complete	N/A (action noted as completed during the previous review).

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
	building design elements of the Structure Plan.					
A5	Remove the Design and Development Overlay 1 from generally the residential areas in Rosebud Parade/Gipps Street, Hope Street/Thomas Street, at the northern end of Second, Third and Fourth Avenues and from properties adjacent to Jetty Road, north of Point Nepean Road.	Council Strategic Planning	Complete	Amendment C206morn removed Schedule 1 to the Design and Development Overlay from this land.	Complete	N/A (action noted as completed during the previous review).
A6	Prepare Precinct Plans for the three key activity centre precincts identified in the Structure Plan.	Council Strategic Planning	Yet to be commenced.	Subject to budget and staff resourcing.	Yet to be commenced.	Subject to budget and staff resourcing.
A7	Prepare Design Guidelines for building projects in the Structure Plan area.	Council Strategic Planning	Yet to be commenced.	Subject to budget and staff resourcing.	Yet to be commenced.	Subject to budget and staff resourcing.
A8	Prepare detailed urban design plans for specific urban design projects for public areas within the key activity centre precincts.	Council Strategic Planning	Yet to be commenced.	Subject to budget and staff resourcing.	Yet to be commenced.	Subject to budget and staff resourcing.
A9	Prepare detailed urban design plans for the activity centre	Council	Yet to be commenced.	Subject to budget and staff resourcing.	Yet to be commenced.	Subject to budget and staff resourcing.

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
	gateways identified in the Structure Plan.	Strategic Planning				
A10	Prepare a Streetscape Framework Plan – in stages - to guide future public works for the identified Pedestrian Priority Zones.	Council Strategic Planning	Yet to be commenced.	Subject to budget and staff resourcing.	Yet to be commenced.	Subject to budget and staff resourcing.
A11	Prepare plans for intersection improvements at First Avenue and McCombe Street and Jetty Road and McDowell Street.	Council Traffic and Transport	Underway	The intersection of Jetty Road and McDowell Street was upgraded through the Blackspot Program and is signalised. Any intersection improvements for First Avenue and McCombe Street are subject to budget and staff resourcing.	Underway	Any intersection improvements for First Avenue and McCombe Street are subject to budget and staff resourcing.
A12	Undertake public realm improvements in accordance with approved precinct plans for the key activity precincts.	Council Infrastructure Services	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A13	Undertake gateway improvements.	Council Infrastructure Services	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A14	Undertake intersection improvements at First Avenue/McCombe Street and Jetty Road/McDowell Street.	Council Traffic and Transport	Complete	Works have been undertaken along the Rosebud Foreshore near the Boneo Road and Point Nepean Road intersection to complete a missing path link from the signalised pedestrian	Complete	N/A (action noted as completed during the previous review).

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
				crossing to a recently installed PTV bus stop.		
A15	Advocate the realignment of the eastbound lanes of Point Nepean Road to the south, between Third Avenue and Seventh Avenue.	Council Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A16	Advocate the identified additional pedestrian crossings in Point Nepean Road.	Council Traffic and Transport	Underway	The pedestrian crossing located on First Avenue is currently under construction.	Ongoing	The Pedestrian crossing at First Avenue Rosebud has been completed. Advocacy by the Shire to DTP continues.
A17	Advocate the intersection improvement at First Avenue and Point Nepean Road.	Council Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A18	Advocate the increase in public bus services.	Council Traffic and Transport	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula.	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula.

RYE TOWNSHIP PLAN PROGRESS REPORT (OCTOBER 2025)

Rye is a bayside township of approximately 8,000 permanent residents and a place where seasonal flux plays a significant role in how it functions. A popular destination during the warmer months, it sees a surge in residents, campers, visitors and day-trippers making the most of the coastal environment. However, this also puts pressure on the local facilities to the point where the congestion is both unsafe and undesirable. During the winter months, the pace and vibrancy of the township subsides considerably making it difficult for local businesses to survive.

The township of Rye is currently primarily residential with commercial ventures focused along Point Nepean Road. Recent trends in house purchases indicate that there is a steady increase in people moving to Rye to take advantage of the lifestyle benefits it has to offer.

The Township Plan needs to respond by providing a framework which supports greater housing diversity, and diversification of the commercial, retail, recreational and tourism offering throughout the Township as a whole. It needs to establish itself with a unique identity and sense of place that sets it apart from other townships on the Peninsula.

The Rye Township Plan was adopted by Council on 24 August 2015.

VISION

The vision of the Rye township is focused on the following principles:

- *Preserving the natural environment and promoting Rye as a demonstration Township for sustainability and eco-living,*
- *Improving connections for pedestrians and cyclists,*
- *Building on existing culture and heritage to promote a sense of place and local identity,*
- *Creating a revitalised public domain to establish a thriving destination across all seasons.*

OBJECTIVES

The objectives for the plan are underpinned by the following four themes:

1. **Support and enhance local coastal ecology**
   - Protect and re-vegetate the existing dune scape to prepare and adapt to sea level rise.
   - Expand coastal ecology and green corridors through planting of local indigenous vegetation within the streetscape to reduce hard

surfaces, improve bio-diversity and connectivity between existing green spaces.
- Enhance visual and physical connectivity to the Bay.
- Apply an integrated approach to water quality management and apply best practice standards to stormwater management for improved water quality, safety and aesthetics

2. **Maximise liveability by applying local adaptive climate improvements**
   - Provide carefully considered placement of plantings and furniture elements/ screens to reduce impact of strong northwesterly winds on Point Nepean Road, Foreshore Park and Napier Plaza.
   - Provide surfaces that limit summer heat build up and that promote sustainable infrastructure and the environment.
   - Manage micro-climates by providing canopy trees to improve pedestrian shade protection and canopy cover from the summer heat whilst maximising solar access through the year.
   - Promote adaptability to respond to peak parking and environmental pressure.

3. **Support and promote low emission activities and infrastructure**
   - Select materials with low embodied energy, high recycled content, local provenance, high durability, long service life and low maintenance.
   - Encourage design for pedestrian and bicycle use to minimise contribution to greenhouse gas emissions.
   - Promote integration of renewable energy sources into existing and new infrastructure.
   - Apply energy efficient fittings to existing and new infrastructure

4. **Apply best practice water quality solutions**
   - Improve the health and water quality of our waterways by applying best practice standards to education, collection, filtration and re-use of water.
   - Harvest stormwater to irrigate parks, reduce flooding and protect waterways.
   - Install water efficient fittings and water saving devices to existing and new council infrastructure to conserve ongoing water use.
   - Generate flood mapping information to inform planning decisions and reduce flooding risks.
   - Provide path access between the beach and foreshore camping/parking to protect the natural foreshore environment.
   - Minimise contaminants to stormwater eg. sewerage, wastewater and other nutrients, by tracing the contaminants back to their source and remediating
   - Improve stormwater run-off water quality with the application of Water Sensitive Urban Design (WSUD) approaches - bio-swales, and raingardens, and permeable surfaces - to meet best practice water quality objectives for reuse and/or discharge to receiving waters

IMPLEMENTATION ACTIONS STATUS UPDATE

PROJECT		PROJECT DETAILS	LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS
A1	Advocate for a new traffic distribution network	Establish action group, preparation of mud maps and a briefing for position plan for the Southern Peninsula.	Council Traffic and Transport	Underway	The traffic network distribution network will be further investigated as part of the Integrated Transport Strategy which is under development.	Underway	The traffic network distribution network will be further investigated as part of the Integrated Transport Strategy which is currently under development.
A2	Promote local pop-up events and markets	Appoint project manager and liaison officer.	Council Destinations, Recreation and Community Connections	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A3	Promote community implementation of aspects within Rye Township Plan	Appoint project manager and liaison officer.	Council Buildings Management Community Development	Yet to be commenced	Subject to budget and staff resourcing.	Ongoing	Council runs a Community Capital Infrastructure Projects program which facilitates community groups to undertake infrastructure works on behalf of Council, as well as issuing community grants via the Shire's Community Investment Funding

Project		Project Details	Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
							program, including for placemaking initiatives. These programs and grants apply Shire-wide and are promoted on the Shire's website.
A4	Establish and maintain advisory group to oversee township plan rollout	Appoint panel members and establish structure.	Council Infrastructure Projects	Complete	Community engagement is undertaken as part of each individual project.	Complete	No advisory group was established due to resourcing limitations, but community engagement was undertaken for each individual project.
A5	Rye Campground configuration	Creation of re-configured camping ground to include coastal re-vegetation/ tree planting/ lawn shelters/ lighting/ new amenities/ wayfinding.	Council Infrastructure Projects	Underway	A rationalisation of the Rye Western Camping area is to be undertaken to provide a higher standard of foreshore camping in the newly reconfigured area. Works include amended campsite layouts providing a larger area, new electrical and water services, new access roadway for compliant fire vehicle access and new firefighting services through the area. A Tender for construction has recently closed. It is anticipated this construction contract will be awarded early 2024, with works to commence	Underway	Works are nearing completion for the Rye West Campgrounds. New services and realigned campsites are completed. New environmental fencing has been installed on site and landscaping is currently underway as the final works item on site. These works will soon be completed, with an establishment period for grass seed & all installed landscaping to follow, to ensure campgrounds are vegetated & lush prior to the 25/26 Summer Camping period.

Project		Project Details	Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
					following the 23/24 Summer Camping Season.		
A6	Foreshore Promenade	Re-configure car parking and entries, creation of a promenade (incl. paving/decking/drainage/tree planting/lighting/electrical services/furniture/seats/bins/bubblers/wayfinding signage/art)	Council Infrastructure Projects	Underway	Detailed design of the Foreshore Promenade is currently underway with delivery planned to be commenced in 2024 following the summer tourist season. The Foreshore Promenade will provide a sense of arrival as the main 'gateway' to the foreshore.	Underway	Works are underway for the Rye Foreshore Park & Promenade area. Following a competitive tender for works, which was awarded by Council in December 2024, works have commenced on site to deliver these key activities within the Rye Township Plan. The existing carpark to the east of the Rye Promenade Walkway has now been removed, with the additional carparking space being constructed to the western area of the foreshore. New plaza space to the north end of the promenade is in construction, with new furniture and seating soon to be installed. The park area has had new connecting concrete footpaths installed and provides important accessible connections to key areas on the foreshore. Works will continue towards Point Nepean Road, where a second plaza space will be completed, which will provide a large space for the

Project		Project Details	Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
							community to travel through, or sit and enjoy food from nearby shops with increased provision of seating throughout the area. Works are anticipated to be completed by December 2025 for the Foreshore Park & Promenade area.
A7	Foreshore Park	Re-configure car parking and entries, upgrade of park (incl. paving/drainage/tree planting/lighting/electrical services/furniture/seats/bins/bubblers/wayfinding/signage/picnic shelters)	Council Infrastructure Projects	Underway	It is proposed to replace the eastern car park next to the pier with public open space. Works will include networks of paths, seating, BBQ facilities and landscaping. Detailed design is currently underway with delivery planned to be commenced in 2024 following the summer tourist season.	Underway	The works to deliver the Rye Foreshore Park have been combined with the Foreshore Promenade. Commentary above is applicable to both the Foreshore Park & Foreshore Promenade.
A8	Rationalise and maintain beach access paths	Path creation, community revegetation.	Council Infrastructure Projects	Ongoing	This action is ongoing through the development of the Rye Township Plan and operational programs to support community works on the foreshore.	Underway	Boardwalk extension and path construction commenced in August 2025. Planting of indigenous species into the dunes and coastal interface to follow.

PROJECT		PROJECT DETAILS	LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS
A9	Napier Street Plaza and Shareway	Creation of Shared Zone and Plaza (incl. paving/drainage/ tree planting (incl. pits/ tree grates/planting/WSUD/ sub-surface drainage/ lighting/ electrical services/ furniture (seats/ bins, cycle racks	Council Infrastructure Projects	Complete	The Napier Street Plaza has been completed. The works were undertaken in two stages with the latest works including lighting, drainage, carparking, paving and landscape works.	Complete	N/A (action noted as completed during the previous review).
A10	Town Square	Partial removal of existing carpark, creation of a Town Square (incl. paving/ drainage/ tree planting/lighti	Council Infrastructure Services	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing. Not included within Part A of the Township Plan works package.

PROJECT		PROJECT DETAILS	LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS
		ng/ electrical services/ furniture (seats/ bins, cycle racks, bubblers), wayfinding signage/ art/ kiosk/amenities.					
A11	Campbell Street Laneway/ Shareway	Creation of a Shared Zone (incl. paving/ drainage/ tree planting / pits/ tree grates/ planting/ WSUD/sub-surface drainage/ lighting/ electrical services/furniture/ wayfinding signage/ art.	Council Infrastructure Services	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing. Not included with Part A of the Township Plan works package.

Project		Project Details	Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
A12	Bimble/Collingwood/Sullivan Streetscape	Streetscape Upgrade/new at-grade shared crossing/traffic calming measures/ footpath upgrade/ tree planting (incl. plantings/ WSUD)	Council Traffic and Transport	Complete	A new roundabout has been delivered at Bimble Street as part of the Rye/Tootgarook blackspot project. Compact roundabouts have been constructed at Ozone Street, Field and Shirlow Avenue and Government Road and Waratah Street. There is also an area wide speed limit reduction which covers approximately the area between Dundas Street, Trumans Road Browns and Point Nepean Road and includes speed limit signage (40Km/h area wide), threshold treatments & associated linemarking.	Complete	N/A (action noted as completed during the previous review).
A13	Pop-up outdoor dining within selected on-street car parking areas	Temporary bollards and furnishing.	Council Destination experience and Peninsula events	Complete	Following a trial, the pop-up outdoor dining space within on-street carparking areas was removed.	Complete	N/A (action noted as completed during the previous review).
A14	Intersection widening and	Civil and infrastructure works.	Council Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.

PROJECT		PROJECT DETAILS	LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS
	upgrades to Lyons Street						
A15	Intersection widening and upgrades to Dundas Street	Civil and infrastructure works.	Council Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A16	Intersection widening and upgrades to Hygeia Street	Civil and infrastructure works.	Council Traffic and Transport	Complete	A compact roundabout has been constructed at Hygeia Street and Bimble Streets.	Complete	N/A (action noted as completed during the previous review).
A17	Temporary line marking to test traffic arrangements	VicRoads approval and linemarking	Council Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A18	Formal construction of road – changes on the back of the success for no.5 (above)	VicRoads approval and construction incl. reformed pedestrian pavements, tree planting and drainage	Council Traffic and Transport	Redundant	Approval was sought from the Department of Transport and Planning who did not support this construction.	Redundant	N/A (action noted as redundant during the previous review).
A19	Re-instate north south	Relocation and	Council	Redundant	Approval was sought from the Department of Transport and	Redundant	N/A (action noted as redundant during the previous review).

	Project	Project Details	Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
	pedestrian link between town square and foreshore	upgrading of signalised pedestrian crossing.	Traffic and Transport		Planning who did not support this construction.		
A20	Prepare public domain guidelines for the township area	Prepare RFP and develop guidelines	Council Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A21	Prepare urban design framework plan for the township area suitable for inclusion in the planning scheme	Prepare RFP and develop Urban Design Framework	Council Strategic Planning	Complete	The Rye Urban Design Guidelines have been completed and have been implemented into the Planning Scheme via Amendment C275morn which was gazetted on 7 July 2022.	Complete	N/A (action noted as completed during the previous review).
A22	Prepare a parking precinct plan	Prepare RFP and develop parking plan.	Council Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A23	Amend the Design and Development Overlay	Prepare overlay.	Council Strategic Planning	Complete	Amendment C275morn introduced Schedule 58 to the Design and Development Overlay to the commercial core of the Rye township. The overlay provides design objectives around building heights, setbacks, materials and	Complete	N/A (action noted as completed during the previous review).

Project		Project Details	Lead Agency	2024 Status	2024 Comments	2025 Status	2025 Comments
					interfaces with the public realm. The amendment was gazetted on 7 July 2022.		
A24	Rezone land within the township area	Prepare rezoning documents	Council Strategic Planning	Complete	Amendment C275morn rezoned residential land in the commercial core to Mixed Use Zone and Commercial 1 Zone as recommended by the Rye Township Plan. The amendment was gazetted on 7 July 2022.	Complete	N/A (action noted as completed during the previous review).

SOMERVILLE TOWNSHIP STRUCTURE PLAN PROGRESS REPORT (OCTOBER 2025)

Somerville township is located near the northern boundary of the Shire along the eastern coastline. With an estimated resident population of around 11,900 in 2018, it is the largest township along Western Port Bay in terms of population that is forecast to grow to 12,834 by 2036.

While a substantial portion of the township is in the green wedge or set aside for port-related special purpose use, the urban area boasts a lively commercial-industrial core that is surrounded by residential land which decreases in density towards the edges.

The activity centre is regarded a Large Township Activity Centre with a relatively large commercial floorspace that is predominantly retail. Although the centre features both street-based and mall-based shopping, it exhibits a relatively poor integration between various components due to the physical division of the railway line.

The Somerville Township Structure Plan 2019 was adopted by Council at its Planning Services Committee meeting on 15 July 2019.

VISION

Somerville will be a well-established rural town building on its long and celebrated history as an attractive and affordable place, providing a range of housing types and excellent facilities and services to support the community today and into the future. The town's rural appeal is maintained through large open spaces, trees, views to the surrounding countryside and good recreational facilities. An enhanced town centre and improved public spaces and connectivity has created a more cohesive community, while transport infrastructure ensures that residents can continue to enjoy the benefits of the township's rural location.

OBJECTIVES

The future of the Somerville Township will be guided by the following seven objectives:

1. **To provide a range of housing choices to meet current and future community needs.**

   Strategies

   Facilitate a greater diversity of housing stock particularly in and around the town centre and parks.

   Encourage housing that meets the needs of an ageing population and increase the diversity of household types.

2. **To create a more unified town centre through enhancements to the public and private realms.**

   Strategies

   Facilitate a more cohesive town centre, better connecting its eastern and western sides, and provide a seamless transition between the railway station and the town centre.

   Support development within the town centre that contributes to a greater range of retail and commercial spaces and offerings in the town centre.

   Encourage integrated mixed use development and community services and infrastructure in the area shown in Precinct 1 as 'opportunity areas for commercial, community, housing and open space'.

   Improve the public realm within the town centre to facilitate safe and convenient pedestrian access, amenity, public gathering and business performance.

   Encourage temporary uses which activate the railway reserve land and improve pedestrian connectivity between Frankston-Flinders Road and Edward Street.

3. **To ensure the continuing viability of the township's retail, commercial and industrial areas.**

   Strategies

   Reinforce the town centre as the focus for retail and commercial activities and in the north-eastern section of the township as the focus of industrial activity.

   Maintain a range of retail and commercial spaces and offerings in the town centre, and a range of employment opportunities in the industrial area.

   Support the economic activities of local businesses through improved promotions, programs and signage.

   Facilitate uses such as primary produce sales or other uses that support industry in the township and the green wedge on commercially zoned land.

4. **To ensure that community infrastructure meets the needs of residents of the township.**

   Strategies

   Support the provision of additional community facilities, including youth facilities and a fit for purpose library, to meet identified community needs preferably within the township.

   Provide for new public gathering areas and potentially a community garden, particularly within the railway reserve in the town centre, along with a range of temporary pop-up food and drink facilities and landscaping, paving and public furniture.

   Ensure that residents have adequate transport links to access community infrastructure provided in Somerville and surrounding townships.

5. **To ensure new built form is of a scale and form appropriate to the township's character.**

   Strategies

   Support development in residential areas that is consistent with Council's adopted Housing and Settlement Strategy 2017 (of up to a maximum of 2 storeys).

   Support development in residential areas that is consistent with Council's Neighbourhood Character Study & Guidelines (once adopted) in facilitating development that is in character with the township.

   Support development up to 3 storeys in commercial areas and up to 2 storeys in industrial areas.

   Support development that respects the existing heritage fabric of the township.

6. **To provide a range of attractive and functional open spaces in the township that support the community's recreation needs.**

   Strategies

   Facilitate a series of high quality open spaces integrated with the surrounding neighbourhood.

   Promote the semi-rural character of the township by maintaining, improving and complementing open spaces, trees and local views.

   Continue to build upon the existing and extensive range of recreation facilities in the township.

   Enhance the town centre and residential areas through additional tree planting and improvements to existing open spaces.

7. **To ensure residents are provided with a variety of movement options that are safe, accessible, integrated and do not depend on vehicle ownership within the township for equitable access to services.**

   Strategies

   Improve the township's existing road, off-road and public transport infrastructure to ensure residents have real choice about how they access local facilities and the surrounding region.

   Improve amenity, priority and safety for pedestrians and cyclists to and within the township with a focus on connecting the community to key destinations.

   Support the intensification of land use within the town centre and key corridors to reduce the scatter of trip generating uses beyond the town centre.

   Improve connectivity between key locations within the town centre including the eastern and western retail areas, the industrial/retail area to the north of Eramosa Road East and the three retail/community service areas to the west of the railway line.

   Simplify the design and operation of complex intersections to enhance cyclist safety and pedestrian priority.

   Monitor the number of truck movements to and through the township and review traffic speeds to provide for improved pedestrian and cyclist safety.

   New or enhanced links and potential intersection improvements are shown with green dashed lines and arrows on the township's movement framework in Figure 9 (page 25 of the Somerville Township Structure Plan).

IMPLEMENTATION ACTIONS STATUS UPDATE

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 comments
A1	Council will encourage mixed-use development as shown in Figure 12 (page 29 of the Somerville Township Structure Plan) for Precinct 1, providing new forms of housing to support the town centre through improved street activation, surveillance and integration.	Council Strategic Planning	Complete	Amendment C269morn was approved by the Minister for Planning in June 2022. The amendment applied DDO30 to Commercial 1 Zone land in the town centre to encourage mixed use development.	Complete	N/A (action noted as completed during the previous review).
A2	Council will encourage developers to work with housing associations or other agencies to deliver more diverse housing stock within the township, providing for the needs of an ageing population.	Council Planning Services Community Services	Ongoing	Council has prepared a draft Affordable Housing Development Contributions Strategy to help increase the supply of affordable housing on the Peninsula through the planning system. The draft Strategy is focused on social housing – being housing supplied by the State Government or Registered Housing Associations for eligible families and individuals at a subsidised, affordable rent.	Ongoing	Council prepared a draft Affordable Housing Development Contributions Strategy to give clear direction for how the Shire will support and enable the delivery of more affordable housing on the Peninsula through collection of contributions for certain types of development via the Planning Scheme. However, Council abandoned the project in December 2024. Where possible, officers continue to negotiate with planning permit applicants and proponents of privately led planning scheme amendments to

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 comments
				The draft Strategy proposes to introduce a mandatory requirement in the Mornington Peninsula Planning Scheme for most new development on the Peninsula to contribute towards the cost of delivering social housing within the Shire, subject to a range of exemptions. Community and stakeholder consultation on the draft Strategy commences on 29 April until 7 June 2024.		deliver affordable and diverse housing outcomes, including negotiating with developers to provide contributions to housing associations to deliver social and affordable housing on the Peninsula as per Council's adopted Triple A Housing Plan 2020-2030 and Social and Affordable Housing Policy.
A3	The Plan will provide for new, well designed, accessible and integrated mixed-use residential, community and commercial development as shown in Figure 12 (page 29 of the Somerville Township Structure Plan) for Precinct 1.	Council Strategic Planning	Complete	Amendment C269morn was approved by the Minister for Planning in June 2022. The amendment applied DDO30 to Commercial 1 Zone land in the town centre to encourage mixed use development.	Complete	N/A (action noted as completed during the previous review).
A4	The Plan will connect and better integrate the separate retail, community, commercial	Council Strategic Planning	Complete	Amendment C269morn was approved by the Minister for Planning in June 2022.	Complete	N/A (action noted as completed during the previous review).

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 comments
	and railway station areas to provide a more distinct and cohesive town centre as shown in Precinct 1 and Figures 5 and 6 (page 17 of the Somerville Township Structure Plan).			The amendment applied DDO30 to Commercial 1 Zone land in the town centre to encourage mixed use development. Funding was received for the Eramosa and Frankston-Flinders Road pedestrian crossing which has now been delivered.		
A5	Council will develop a streetscape masterplan for the town centre precinct identifying projects to be undertaken over the coming years to enhance amenity, accessibility and improve the quality of the public realm.	Council Strategic Planning	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A6	Council will undertake an audit of street lighting in the town centre to identify opportunities to enhance pedestrian movements.	Council Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 comments
A7	Any future redevelopment of Somerville Plaza and Somerville Central is to include vehicle and pedestrian access between the sites over the drainage reserve (subject to negotiation with Melbourne Water).	Council Strategic Planning	Complete	Amendment C269morn was approved by the Minister for Planning in June 2022. The amendment applied DDO30 to Commercial 1 Zone land in the town centre to encourage mixed use development.	Complete	N/A (action noted as completed during the previous review).
A8	Council will work with local businesses to support their economic activities through clustering, promotion and a business support program.	Council Economic Development	Underway	A survey of all businesses in the Somerville commercial area was undertaken in early 2021. Part of the survey involved questions on business support needs and an extended workshop program was developed which addresses these needs. This program was launched in July. Additionally, a business grants program which will provide grants to consortia of businesses in small	Underway	Council is implementing the Economic Development and Tourism Strategy that provides a framework for the Shire to support local business and their economic activities. Business surveys were conducted in September 2025. The survey included questions on business support needs. The resulting information will be used to prepare the following business resources and training program.

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 comments
				townships for revitalisation and promotion activities was launched in October. Surveys will be undertaken again later this year. Council adopted a new Economic Development and Tourism Strategy in May 2024. The Strategy provides a framework for the Shire to support local businesses and their economic activities.		
A9	Council will collaborate with traders to identify the need and location of suitable way finding signage within the township.	Council Economic Development	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A10	Council will investigate the need for additional community facilities, including public gathering areas, temporary facilities and a community garden in the railway reserve or surrounds, youth facilities and a fit for purpose	Council Community Infrastructure & Open Space Planning	Underway	Council is currently developing a new Community Facilities Infrastructure Strategy to guide decision making for the future planning, delivery and management of Council's community facilities. Using the principles in this Strategy, Infrastructure Investment Action Plans will be developed for each township.	Underway	Council has developed a Community Facilities Infrastructure Strategy to guide decision making for the future planning, delivery and management of Council's community facilities. Using the principles in this Strategy, Council is currently developing Infrastructure Action Plans for the Western Port region, followed by the Northern region and Southern region.

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 comments
	library within the township and advocate to the State Transit Authority for use of land for this outcome.					This plan will provide a strategic, needs based approach to provision of community infrastructure. The timing of these Action Plans will be subject to budget and staff resourcing.
A11	Council will advocate to Public Transport Victoria (PTV), the Victorian Government and private bus providers for additional public transport options to the township and to surrounding townships to better access community and support services.	Council Traffic and Transport	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula. Council has been successful in securing further State funding to improve the Hastings to Mornington route.	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula. Council has been successful in advocating to the Department of Transport and Planning who have provided funding for an East-West bus from Hastings to Mornington. It is expected to be operational late in the 25/26 Financial Year.
A12	Council will adopt the *Neighbourhood Character Study & Guidelines* (currently under preparation) to prepare further guidance on the built form character requirements for the residential areas of the township.	Council Strategic Planning	Complete	The Neighbourhood Character Study & Guidelines was adopted by Council in October 2019. The recommended controls to protect and enhance neighbourhood character are now proposed to be incorporated into the Mornington Peninsula Planning Scheme via Amendment C219morn.	Complete	The Neighbourhood Character Study & Guidelines was adopted by Council in October 2019. The recommended controls to protect and enhance neighbourhood character are being incorporated into the Mornington Peninsula Planning Scheme via Amendment C219morn.

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 comments
				Officers are working through the recommendations of an independent planning panel that reviewed Amendment C219morn and all community submissions in early 2023. Amendment C219morn will be finalised and presented to Council for adoption in mid-2024.		Amendment C219morn was adopted by Council in August 2024 and submitted to the Minister for Planning in September 2024 for approval. The Minister is still yet to decide whether to approve the amendment.
A13	Council will prepare precinct design guidelines, requirements and planning controls to set parameters for appropriate scale, height and intensity of development (see Section 9).	Council Strategic Planning	Complete	Amendment C269morn was approved by the Minister for Planning in June 2022. The amendment applied DDO30 to Commercial 1 Zone land in the town centre to encourage mixed use development of an appropriate height and design.	Complete	N/A (action noted as completed during the previous review).
A14	Council will undertake a strategic review of the distribution and role of all local parks within Somerville, with a view to improving their accessibility, attractiveness, amenity,	Council Community Infrastructure & Open Space Planning	Underway	Council is developing an Open Space Strategy to set a clear direction for achieving an open space network that meets the wide-ranging needs of a growing and diverse community.	Underway	The draft Open Space Strategy and draft Open Space Contributions Report was placed on public exhibition for 6 weeks between 25 August and 3 October 2025. The feedback is being reviewed with the Strategy to be

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 comments
	security, utility, maintenance and habitat.					finalised for Council adoption in December 2025.
A15	Council will plant additional trees and other locally appropriate vegetation within parks and open spaces to improve amenity and micro-climate.	Council Natural Systems	Yet to be commenced	Subject to budget and staff resourcing.	Underway	Approximately 80 trees were planted along Jones Road in Somerville in early 2025, as the first stage of delivery of the Urban Forest Strategy in September 2024. The trees will provide canopy and shade to the township, which was identified as one of the areas with highest vulnerability to urban heating. Ongoing planting will be done each year through our Tree Management contract, and funding for additional planting will be sought for FY26/27.
A16	Council will investigate opportunities to integrate parks within their surrounding neighbourhood to enhance public safety and comfort for users.	Community Infrastructure & Open Space Planning	Underway	Council is developing an Open Space Strategy to set a clear direction for achieving an open space network that meets the wide-ranging needs of a growing and diverse community.	Underway	The draft Open Space Strategy and draft Open Space Contributions Report was placed on public exhibition for 6 weeks between 25 August and 3 October 2025. The feedback is being reviewed and the Strategy will be finalised for Council adoption in December 2025.
A17	Council will increase the provision of shade trees in Somerville with the aim of achieving 40%	Council Natural Systems	Underway	This action will be considered as part of Council's Urban Forest Strategy which is currently under development. Community	Underway	Council adopted a new Urban Forest Strategy – 'Our Urban Forest: 2024-2034' in September 2024 which sets out the vision, strategic objectives,

	Action	Lead Agency	2024 Status	2024 Comments	2025 Status	2025 comments
	canopy cover of all public spaces and private parking areas by 2033.			consultation is expected to commence mid-2024.		targets and actions required to protect, manage and enhance our urban forest into the future. The strategy sets a target of 45% canopy cover in urban public spaces by 2034, and includes actions to deliver an annual tree planting program for each township across the Shire. Approximately 80 trees were planted along Jones Road in Somerville in early 2025, as the first stage of delivery of the Urban Forest Strategy in September 2024. The trees will provide canopy and shade to the township, which was identified as one of the areas with highest vulnerability to urban heating. Ongoing planting will be done each year through our Tree Management contract, and funding for additional planting will be sought for FY26/27.
A18	Council will utilise allocated $200K Federal funding once available for upgrades to sporting facilities at Barber Reserve, subject to	Council Infrastructure Projects	Complete	Council has delivered upgrades to the sporting facilities at Barber Reserve.	Complete	N/A (action noted as completed during the previous review).

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 comments
	confirmation on scope of works and timing.					
A19	Council will advocate to the Victorian Government to deliver improvements to the bus network throughout the region to provide for greater access to more destinations with higher frequency services.	Council Traffic and Transport	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula.	Ongoing / Underway	This action is ongoing. Council continues to advocate for better public transport on the Peninsula. Council has been successful in advocating to the Department of Transport and Planning who have provided funding for an East-West bus from Hastings to Mornington. It is expected to be operational late in the 25/26 Financial Year.
A20	Council will advocate to the Victorian Government to improve access and public amenity between the railway station and nearby bus stops.	Council Traffic and Transport	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula.	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula.
A21	Council will work with VicRoads to investigate pedestrian and cycling safety on the local and arterial road network, advocating for 40km/h speed limits in the Town Centre Precinct and	Council Traffic and Transport	Complete	The pedestrian crossing upgrade located on Frankston-Flinders Road has been delivered. A TAC grant has been granted for the Grant Road Pedestrian upgrade and the 40km speed reduction has been approved.	Complete	N/A (action noted as completed during the previous review).

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 comments
	priority for pedestrians and cyclists crossing all roads within the town centre.					
A22	Council will advocate to VicRoads and the Victorian Government to prioritise improvements to pedestrian and cycling priority, safety and greater opportunities to move within the township particularly at main roads and intersections as identified in Figure 9 (page 25 of the Somerville Township Structure Plan), with urgent focus on upgrades to the roundabout located at the intersection of Eramosa Road (East and West), Frankston Flinders Road and Grant Road.	Council Traffic and Transport	Underway	The Shire's Integrated Transport Strategy is under development which will assist advocacy for cycling improvements. The construction of new footpaths is guided by Council's Pedestrian Access Strategy 2024. Delivery is subject to budget availability.	Underway	The Shire's Integrated Transport Strategy is under development which will assist advocacy for cycling improvements. The construction of new footpaths is guided by Council's Pedestrian Access Strategy 2024. Delivery is subject to budget availability.
A23	Council will enhance pedestrian and cycling	Council	Underway	The Shire's Integrated Transport Strategy is under development which	Underway	The Shire's Integrated Transport Strategy is under development which

	Action	Lead Agency	2024 Status	2024 Comments	2025 Status	2025 comments
	links between precincts of the township and permeability within residential, commercial and industrial areas as identified in Figure 9 (page 25 of the Somerville Township Structure Plan).	Traffic and Transport		will assist advocacy for cycling improvements. The construction of new footpaths is guided by Council's Pedestrian Access Strategy 2024. Delivery is subject to budget availability.		will assist advocacy for cycling improvements. The construction of new footpaths is guided by Council's Pedestrian Access Strategy 2024. Delivery is subject to budget availability.
A24	Council will advocate for the Baxter Railway electrification project to consider extending the duplication and electrification project to Somerville and Hastings.	Council Traffic and Transport	Underway	In November 2023, the Federal Government withdrew funding for the upgrade of the Stony Point railway line which included the electrification project to Somerville and Hastings.	Underway	Council is currently advocating for Funding for rail electrification from Frankston to Stony Point, and integration of a bus transport hub to support this.
A25	Council will work with significant parking providers to monitor occupancy and availability of car parking across the centre trialling the use of sensor technology or other methods.	Council Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A26	Council will advocate to the State Government for shared funding to	Council	Underway	Funding for this alignment has been allocated under a State Government	Underway	Funding for this alignment has been allocated under a State Government

Action		Lead Agency	2024 Status	2024 Comments	2025 Status	2025 comments
	support the shared user path between Baxter and Somerville and will commence works along this missing link of the Western Port Bay Trail by accessing Federal funding committed during the 2019 election.	Traffic and Transport		program which is in addition to the Federal funding. The section is now fully funded as a result.		program which is in addition to the Federal funding. The section is now fully funded as a result.
A27	Council will work with VicRoads to convert all of the existing school/pedestrian crossings in Somerville into permanent Wombat crossings (raised zebra type crossings) and ensure that all roads have footpaths.	Council Traffic and Transport	Complete	It is noted that key pedestrian improvements are identified and prioritised by the Shire's Principle Pedestrian Network, including in the Somerville area. The school crossing located at the intersection of Frankston-Flinders Road and Eramosa Road West has been upgraded to a raised zebra crossing by the State Government.	Complete	N/A (action noted as completed during the previous review).
A28	Council will work with VicRoads to investigate an improved Frankston-Flinders Road crossing across Frankston-Flinders Road near the Park Lane intersection.	Council Traffic and Transport	Complete	The pedestrian refuge on Frankston-Flinders Road has now been delivered.	Complete	N/A (action noted as completed during the previous review).

WESTERN PORT COASTAL VILLAGES AND SURROUNDING SETTLEMENTS STRATEGY PROGRESS REPORT (OCTOBER 2025)

The Western Port Coastal Villages & Surrounding Settlements Strategy aims to address potential climate change impacts on the Western Port Bay coastline while protecting and enhancing township character. The Strategy delivers on Council's commitment to ensuring our community is resilient and adaptable to climate change.

The Strategy, adopted by Council in 2019, seeks to respond to the findings and recommendations of the Western Port Local Coastal Hazard Assessment (2014), and to prepare Design and Character Frameworks that seek to improve the design quality of each township. The Strategy applies to urban and foreshore land within settlements along the Western Port Bay and nearby areas including Balnarring, Balnarring Beach, Bittern, Crib Point, Flinders, Hastings, Merricks, Merricks Beach, Point Leo, Red Hill and Red Hill South, Shoreham, Somers and Tyabb.

VISION

The design and character of towns and villages will continue to make a crucial contribution to the sense of place for Western Port communities. The townships will retain and reflect their unique landscape and environmental setting.

The varied and special characteristics of all commercial, industrial, foreshore and residential areas will be retained and enhanced through the scale and siting of built form, landscaping and vegetation, harnessing existing views and exemplar design practices in both the public and private realm.

OBJECTIVES

The strategy outlines four design objectives:

1. **Character and Built Form**

   Protect the role and character of the Mornington Peninsula's settlements, towns and villages

2. **Coastal Hazard**

   Respond appropriately to the threat of erosion and slope failures

3. **Natural Environment**

   Respect and enhance the natural landscapes, foreshore and abundant open space

4. **Access/Public Realm**

   Encourage a public realm that enhances each townships' unique identity and supports local village life

IMPLEMENTATION ACTIONS STATUS UPDATE

Action		Lead Agency	2024 Status	2024 comment	2025 Status	2025 Comments
A1	Prepare the planning scheme amendment to implement the recommendations.	Council Strategic Planning	Underway	Amendment C271morn proposes to implement the recommendations from the Western Port Coastal Villages and Surrounding Settlements Strategy. The amendment was exhibited from 24 February 2022 until 6 May 2022. A total of 15 submissions were received. A planning Panel was held on 17-19 October 2022. The amendment was adopted with changes at a Council meeting on 4 April 2023 and has been referred to the Minister for Planning for approval.	Complete	Amendment C271morn was approved by the Minister for Planning and came into operation on 9 January 2025. The amendment implemented the recommendations from the Western Port Coastal Villages and Surrounding Settlements Strategy.
A2	Advocate to State government for funding or to undertake more detailed flood mapping due to sea level rise.	Council Strategic Planning Water and Coasts	Ongoing	The recent release of the Port Phillip Bay Coastal Hazard Assessment has emphasised the need for updated mapping in Western Port to meet the current best practice standards. Council has written to the Minister for Planning seeking clear planning guidance in the form of a State Government led coastal hazard planning zone and/or overlay that is specifically designed to address risks to land use and development around Port Phillip and Western Port Bay	Ongoing	The recent release of the Port Phillip Bay Coastal Hazard Assessment has emphasised the need for updated mapping in Western Port to meet the current best practice standards. Council has written to the Minister for Planning seeking clear planning guidance in the form of a State Government led coastal hazard planning zone and/or overlay that is specifically designed to address risks to land use and development around Port Phillip and Western Port Bay from predicted sea level

Action		Lead Agency	2024 Status	2024 comment	2025 Status	2025 Comments
				from predicted sea level rise and ensure that the control is applied and updated by State Government in response to the most up to date scientific evidence regarding sea level rise.		rise and ensure that the control is applied and updated by State Government in response to the most up to date scientific evidence regarding sea level rise. There has been a recent rerun on the Western Port Coastal Hazard Assessment which Melbourne Water aims to have completed over the next few months.
A3	Closely monitor the progress and outcomes of State Government initiatives regarding the refinement of coastal climate change adaptation policy and strategy, and respond accordingly, including making improvements to this Strategy as necessary.	Council Strategic Planning	Ongoing	Council closely monitors the progress of State Government initiatives relating to climate change adaptation policy and strategy.	Ongoing	Council closely monitors the progress of State Government initiatives relating to climate change adaptation policy and strategy.
A4	Continue to advocate and seek support from State Government to further refine and	Council Strategic Planning	Ongoing	As indicated above, Council has written to the Minister for Planning seeking a State Government led	Ongoing	Council has advocated to the Minister for Planning seeking a State Government led approach in relation to coastal hazard planning.

Action		Lead Agency	2024 Status	2024 comment	2025 Status	2025 Comments
	implement adaptation strategies arising from State Government initiatives.			approach in relation to coastal hazard planning.		The Asset Management Strategy 2026-2036, currently scheduled for adoption in December 2025, includes objectives and strategic directions to improve the resilience of our assets to current and future climate impacts. This will improve adaptation outcomes within the Westernport area, and support long term community wellbeing, risk management and service delivery
A5	Advocate for funding to make improvements to the foreshore areas to manage the impact of sea level rise.	Council Strategic Planning	Ongoing	The Shire have been successful with recent efforts in gaining funding through DEECA's Victoria's Resilient Coast funding program as well as Coastal and Marine Management Plan and Coastal Public and Risk Grant programs.	Ongoing	The Shire have been successful with recent efforts in gaining funding through DEECA's Victoria's Resilient Coast funding program as well as Coastal and Marine Management Plan and Coastal Public and Risk Grant programs.
A6	Provide information to the community about the impact of sea level rise and the investigations and actions that are underway to manage these impacts.	Council Water and Coasts	Underway	This action is underway as part of the community consultation process for Council's *Our Coast Our Future* which is currently under preparation. This project will enhance knowledge building within the community through the consultation process.	Underway	This action is underway as part of the community consultation process for Council's *Our Coast Our Future Coastal Strategy* which is currently under preparation. This project will enhance knowledge building within the community through the consultation process, including development of educational material.

Action		Lead Agency	2024 Status	2024 comment	2025 Status	2025 Comments
A7	Ensure that the planning requirements and guidelines in this report for the public realm are adopted throughout the organisation as a reference and for implementation through departmental business plans and budget allocations.	Council Water and Coasts	Ongoing	This is an ongoing action which will be addressed in further detail as part of Council's *Our Coast Our Future* which is currently under preparation.	Ongoing	This is an ongoing action which will be addressed in further detail as part of Council's *Our Coast Our Future Coastal Strategy* which is currently under preparation.
A8	Work with local real estate agents to convey appropriate information to future land buyers about Council requirements.	Council Strategic Planning	Redundant	Council requirements have been translated into planning provisions via Amendment C271morn. The amendment is currently with the Minister for Planning for approval. Once approved and gazetted, the planning provisions will be available on section 32 document indicating relevant planning controls to individual sites. Landowners will then be made aware of appropriate information and Council requirements.	Redundant	Council requirements have been translated into planning provisions via Amendment C271morn. Amendment C271morn was approved by the Minister for Planning and came into operation on 9 January 2025. These planning provisions are now available on section 32 land sale document which outline relevant planning controls affecting properties. Legal transparency of these controls negates the need for officers to liaise with real estate agents.

Action		Lead Agency	2024 Status	2024 comment	2025 Status	2025 Comments
A9	Undertake detailed studies of each foreshore area to determine the appropriate adaptation measures (identified in Sections 1.7 and 1.8) for the specific topographical, environmental and hazards conditions, including prioritisation of locations and measures.	Council Water and Coasts	Underway	This action will be undertaken as part of Council's *Our Coast Our Future* which is currently under preparation.	Underway	This action will be undertaken as part of Council's *Our Coast Our Future Coastal Strategy* which is currently under preparation. Foreshores have been prioritised based on risk with broader principles to be utilised to inform lower risk areas.
A10	Council Public Realm Manual - develop a consistent series of details addressing the landscape materials and elements likely to occur per typology.	Council Natural Systems	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A11	Way-finding Strategy - the way-finding strategy should	Council	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.

Action		Lead Agency	2024 Status	2024 comment	2025 Status	2025 Comments
	address the full public realm as a context for specific typology way-finding signage to be addressed: • Prepare precinct specific signage in accordance with signage guidelines applicable to all precincts, but with specific elements (colour, graphic logos etc.) reflective of local character and setting.	Natural Systems				
A12	Vegetation and Planting Schedule and Guidelines for the differing areas and typologies.	Council Natural Systems	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A13	Council Manual outlining a standard	Council	Redundant	A Council manual outlining a standard range of facilities for foreshore areas	Redundant	N/A (action noted as redundant during the previous review).

Action		Lead Agency	2024 Status	2024 comment	2025 Status	2025 Comments
	range of facilities for all Western Port foreshore areas.	Infrastructure Services		is not appropriate as each location is subject to individual provisions and requirements and a detailed assessment is required on a case by case basis.		
A14	Prepare master plans for Foreshore typologies and undertake works in accordance with the approved plan.	Council Water and Coasts	Complete	Council has recently developed the Hastings Foreshore Masterplan and Flinders Coastal and Marine Management Plan that outlines management of the foreshore reserves. These are the two main coastal areas under Council management.	Complete	N/A (action noted as completed during the previous review).
A15	Maintenance Schedules - also consisting of review periods and capital works priorities per typology.	Council Infrastructure Services	Ongoing	The Shire's maintenance level was set in 2012 by the agreed Service Level Agreements set out in the different maintenance contracts including what is planted and where. This is an ongoing action that is subject to case by case projects and applications	Ongoing	The Shire's maintenance level was set in 2012 by the agreed Service Level Agreements set out in the different maintenance contracts including what is planted and where. This is an ongoing action that is subject to case by case projects and applications.

Shape Page and Hard Copy Survey: Do you have any feedback regarding the draft Open Space Strategy?

Feedback	Response
Yes, I do now that 11a Allambi Ave parkland has been taken off the Open Space Strategy and given back to the community for recreation, health and wellbeing in an area that needs open space to meet the continued increase of population density in Capel Sound. It's important for local communities to have open space in their neighbourhoods that offer green spaces for friends, families, pets and community groups to unwind and socialize and to help stop the assault of over-development on the Mornington Peninsula in green spaces.	In accordance with the Council decision dated 12 August 2025, the draft Open Space Strategy was updated to retain approximately 2.19 hectares of Council owned land at 11A Allambi Avenue, Capel Sound as public open space with a Neighbourhood level playspace, in line with Neighbourhood public open space standards to address the identified gap in local provision and rezone the subject land to Public Park and Recreation Zone.
As a local resident, I appreciate the Draft Open Space Strategy 2025–2040 and the clear vision it presents. It's encouraging to see the Mornington Peninsula Shire recognising the importance of protecting, growing and optimising our open spaces, and I value the acknowledgment of the Bunurong as Traditional Custodians and the principle of People First and First People. The strong emphasis on equity, accessibility, and climate resilience shows that Council has listened to the community and is thinking about the long-term. I particularly support the focus on canopy cover, biodiversity, and climate adaptation, as well as the recognition that open space is vital for social connection, health and wellbeing. The engagement process also seems to have been broad and inclusive, which gives me confidence that community voices have shaped this strategy. Where I see room for improvement is in how the plan will be delivered. At the moment, it reads more like a vision than a roadmap. I'd like to see clearer timelines, priorities, and measurable goals so we can hold Council accountable and track progress over time. For example, setting targets for how many households will be within walking distance of a park or playground, or how canopy cover will increase in specific townships, would make the commitments stronger. I also feel more attention is needed to ensure equity between different precincts. Some areas, especially rural and coastal, don't have the same access to high-quality facilities as others. It's also important to provide for diverse needs — spaces for youth, families, older residents, off-leash dogs, and culturally diverse communities. Overall, I think this is a strong draft that captures what we value most about the Peninsula. With more detail on delivery, funding, and measurable outcomes, it could become a truly practical plan that protects what makes this place special while ensuring future generations enjoy even better access to nature, culture, and community.	For each action in the draft Open Space Strategy, a priority and timeframe has been identified. Priority: High = Actions with major impact on access, quality or equity. Medium = Actions with moderate or localised benefits. Low = Actions with minor or incremental improvements. Time frames: Horizon 1 = 1 – 3 years. Horizon 2 = 4 – 9 years. Horizon 3 = 10 – 15 years. Ongoing = Regular work programming The teams responsible for delivery are also nominated. An implementation plan for the draft Open Space Strategy is currently in development and will include indicative/high level costings, anticipated complexity, responsibilities, funding sources, priority, timeline, and measures of success. A template will also be developed for reporting on measures annually. The draft Open Space Strategy considers and recognises 3 different types of precincts across the Shire (Coastal, Residential and Rural Precincts). Each precinct has unique characteristics that shape the needs and priorities for open space. This was tested with the Community Assembly who were asked: Given limited resources, how should Council prioritise investment in open spaces across the Shire to ensure it aligns with the values and needs of our diverse coastal, suburban, and rural communities?

	Additional information is available via Appendix 5 of the Strategy regarding the Community Assembly. The draft Strategy will be edited to reinforce this process. Funding is addressed on page 38 and includes rates, user fees and chargers, state and federal grants, open space contributions, bequeathed land, public/private partnerships, rationalisation and redeployment of public open space. The Community Capital Program is addressed on page 39 (program that supports and part funds community - led initiatives). Should a 5.5% open space contribution rate ultimately be incorporated into the MPS Planning Scheme, this would result in Council receiving a 10% increase in revenue generated through this mechanism.
I am concerned that the present strategy primarily looks at what currently exists, rather than considers what the space needs to ensure the existing ecology can survive. I worry that the plan has been created without adequately consulting the groups that understand and look after these spaces. I notice, for example, that Sunshine Reserve, Hearn Creek and Mount Martha Park are currently shown on the map as "islands "surrounded by a sea of residential land. But what the map doesn't take into account is that some of the existing ecology, such as koalas, currently use the areas marked in white to travel between these spaces. This connectivity is vital for their long term survival in the area. Land which is currently marked in the plan as "residential", such as the Scout Park and the corner of Hearn Road and Forest Drive, are currently used as a wildlife thoroughfare. Developing all of this into residential land without provision made for any suitable nature corridors will have a significantly impact on their sustainability. It's the existence of the wildlife in the park that the local residents both currently value and enjoy. Consideration also needs to be given to the impact that development of this land would have on the associated creek waterways. Sunshine Creek, for example, is already under significant pressure from the overflow created by the Waterview Drive development. Developing the other side of the creek would significantly worsen this, potentially leading to more erosion and further damage that the existing ecology may not be able to withstand. If you are serious about maintaining the ecology in this open space, you have to rethink what you plan to do with the land that lies above it. In summary, it is vital for the long term health of the open spaces in Mt Martha to link them. It is also vital that consideration be given to the impact future development would have on the existing waterways. Please consider both in the development of your plan.	The draft Open Space Strategy was built on a comprehensive engagement process (3 phases). Please refer to Appendix 3 (Engagement Report), Appendix 4 (Citizens Panel Report) and Appendix 5 (Community Assembly Report). This included a workshop with friends/environmental stewardship groups on 22 July 2024. Habitat for wildlife is located within public open space, road corridors, private property etc. and all play an important role in the creation of wildlife corridors. Enhanced landscape connectivity is a key objective in Council's Biodiversity Conservation Plan (2019) which is supported by the draft Open Space Strategy (refer to action 1.4 – increase indigenous planting to boost canopy cover and biodiversity in priority areas). Development proposals are assessed to ensure compliance with the MPS Planning Scheme and the Planning and Environment Act 1987. Assessments consider vegetation removal and drainage. Objective 6.3 in the Biodiversity Conservation Plan states: In collaboration with Melbourne Water, determine measures required to improve waterway health and landscape connectivity in priority catchments and along waterways identified as part of the 'Healthy Waterways Strategy' and: a) Work with the Mornington Peninsula Landcare Network to encourage private landowners to undertake conservation works along priority waterways; and b) Undertake management works along priority waterways on Shire-managed land. It is noted that open space contributions generated through subdivision, can be used to buy land for use for public recreation or public resort, as parklands or for similar purposes inclusive of bushland reserves.
Mostly. Let's continue to enhance the Mornington peninsula. Looking at the maps provided colour coding all the various open spaces highlights the small conservation areas. Our	Action 1.4 in the draft Strategy is to develop and implement a planting strategy to increase indigenous species, prioritising tree planting in areas with low canopy cover (less than 30% as

conservation areas should be priority. We are a Tourist destination for our natural beauty. The Urban landscape is also changing at a fast rate. Chainsaws and chippers are the norm. Our urban forest strategy is lacking. Identifying open parks, roads to revegetate should be included in this Open space strategy. This is achievable with community engagement.	set in Plan for Victoria), high heat vulnerability and significant tree loss while aligning with the Biodiversity Conservation Plan (2019) and Urban Forest Strategy (2024). This action focuses on planting in open space reserves.
I would like to advocate for the Council to ensure that VicRoads abandon the MP freeway extension and repurpose the land they own on the freeway easement for use as a Bio-link and community pathway. A walking and bike path along the easement would be a huge drawcard and asset to the area - properly revegetated it would rival New York's Highline! There is significant community support for this project and local Landcare groups have resources to support revegetation.	The unconstructed freeway reservation runs through Capel Sound, Boneo, Fingal, Tootgarook, Rye, and Blairgowrie between Boneo Road in the east to Melbourne Road in the west. This land is covered by Public Acquisition Overlay 1 and the acquiring authority is the Roads Corporation. The Department of Transport and Planning is reluctant to make changes to the status of the freeway reservation due to its long-term strategic transport potential. In line with the Council resolution dated 13 June 2017, MPS will continue to advocate for the removal of the PAO in line with the Council decision and this action will be included in the draft Strategy (Precinct 7, 8 and 9). This matter will be further investigated and considered as a function of the Integrated Transport Strategy which is currently in development. The Council resolution is as follows (items in bold relate to this issue specifically): 1. That Council provides in principle support to the proposal to widen the intersection at Truemans Road and Point Nepean Road. 2. That Council provides in principle support to the upgrade of the existing arterial road freeway extension to freeway standards. 3. That Council supports the development of a proposal to address safety and congestion improvements at the freeway terminal at Jetty Road. 4. **That Council requests that the existing Public Acquisition Overlay for the Mornington Peninsula Freeway reserve extension between Boneo Road and Melbourne Road be investigated for removal from the Mornington Peninsula Planning Scheme.** 5. That Council will not support a reclassification of Point Nepean Road as it would remain a through road with heavy traffic despite any new or upgraded inland road construction. **6. That Council is concerned with the potential environmental impacts of a freeway extension through the Tootgarook Wetlands and requests further investigation be undertaken by VicRoads to explore viable alternatives.** **7. That a letter be written to VicRoads outlining the above to make clear Council's position in relation to the Point Nepean Road Study.**
YES, I previously wrote to Council (on Sunday 3rd August this year) regarding the complete lack of Park furniture at the Saltaire Lane/Alameda Ave park. There is no seating at all at this park/playground. A park bench or picnic table would be most appreciated by the numerous residents and families who use the park.	A project proposal will be prepared for Council consideration (2026/27 budget) for park seating at Alameda Reserve. MPS will work towards delivering infrastructure across open space in line with the development standards detailed on page 57 and 58 of the Strategy.

The open space at Flinders Street should be rehabilitated and revegetated. The open space of the freeway reserve through the Tootgarook wetlands, Rye and Blairgowrie should be abandoned and converted to a bio-link.	The Rye index (page 181) will be updated to reference Moonah Waren Bushland Reserve (not Milton Reserve) and the primary function will be changed to Conservation and the secondary function will be changed to Recreation with due regard to the small playground. The hierarchy will remain as local. Action 1.7, task 1 (page 177) includes: Prioritise open space for revegetation and habitat restoration using climate-resilient indigenous species to strengthen ecological corridors and buffer vulnerable habitats, working with ecologist, land managers, and Traditional owners to map high priority areas. The unconstructed freeway reservation runs through Capel Sound, Boneo, Fingal, Tootgarook, Rye, and Blairgowrie between Boneo Road in the east to Melbourne Road in the west. This land is covered by Public Acquisition Overlay 1 and the acquiring authority is the Roads Corporation. The Department of Transport and Planning is reluctant to make changes to the status of the freeway reservation due to its long-term strategic transport potential. In line with the Council resolution dated 13 June 2017, MPS will continue to advocate for the removal of the PAO in line with the Council decision and this action will be included in the draft Strategy (Precinct 7, 8 and 9). This matter will be further investigated and considered as a function of the Integrated Transport Strategy which is currently in development. The Council resolution is as follows (items in bold relate to this issue specifically): 1. That Council provides in principle support to the proposal to widen the intersection at Truemans Road and Point Nepean Road. 2. That Council provides in principle support to the upgrade of the existing arterial road freeway extension to freeway standards. 3. That Council supports the development of a proposal to address safety and congestion improvements at the freeway terminal at Jetty Road. 4. **That Council requests that the existing Public Acquisition Overlay for the Mornington Peninsula Freeway reserve extension between Boneo Road and Melbourne Road be investigated for removal from the Mornington Peninsula Planning Scheme.** 5. That Council will not support a reclassification of Point Nepean Road as it would remain a through road with heavy traffic despite any new or upgraded inland road construction. 6. **That Council is concerned with the potential environmental impacts of a freeway extension through the Tootgarook Wetlands and requests further investigation be undertaken by VicRoads to explore viable alternatives.** 7. **That a letter be written to VicRoads outlining the above to make clear Council's position in relation to the Point Nepean Road Study.**

Leave the small reserves and linking green recreation reserve areas in Mt Eliza the way they are. They add to the rural and bush nature of the area and are pleasant and evocative places to walk through. Unique, and rarely seen elsewhere, which makes them not only unusual but gives the Woodland part of Mt Eliza something remarkable and unequalled anywhere else in the World. Don't change want 'aint broke.	Noted. There is no intention to change the landscape character and/or amenity of the open space network in Mt Eliza and all actions for this precinct will include future consultation and engagement with the local community.
Recent participation statistics highlight the need for the Strategy to better reflect how people actually engage with sport. Only 13% of Australians aged 15+ participate through sporting clubs, while 62% take part in casual, non-club activities (ASC, 2024). For females, participation in club settings is even lower at 20% (Eime, 2016). Informal sport delivers major health and social benefits, with estimates of $3.24m in annual health savings per 10,000 participants. Equivalent to formal sport no's. Despite this, the draft Strategy continues to privilege formal sport provision. Informal participation is mentioned but not treated as a core element of planning, nor is it being considered as sport. Gaps include: -Small-sided flexible sporting facilities with auto lights. Booking and access systems remain designed for clubs, excluding informal users? -Limited recognition of safety, lighting and enclosed spaces that are particularly important for female participants. Females are less likely to play in open spaces like parks. -Informal sport is positioned as a side activity rather than an integrated mode of recreation as part of the overall sporting strategy. -No systematic collection or use of informal participation data to guide facility planning. Most informal participants do not need full-size fields or club infrastructure. But they do require adaptable, multi-use designed spaces that allow pick-up games, casual play and smaller formats of popular sports with lighting. By treating informal sport as something that occurs “off to the side,” the Strategy risks failing to meet the needs of the majority of local residents, particularly women and those disengaged from traditional clubs. To genuinely deliver inclusive and future-focused open space, informal sport must be central in the planning framework, not tacked on to the side as an afterthought without consideration of facilities. [redacted]	Increased use of open space for informal recreation (casual physical activity) and the demand for open space for sport is addressed on page 34 of the Strategy. Text on page 34 identifies that there is a trend away from traditional organised sports towards less formal recreation facilities that do not require participants to attend weekly training sessions or fixed match times. Casual active recreation is identified in the experience standards on page 56 of the Strategy including a minimum service standard to ensure easy access to all residents. Open space design principle 7 (page 60) advocates for a connected and multi-functional open space network and principle 8 aims to ensure a divers and well distributed range of open space experiences that reflect the Shires’s unique character and that meets the varied needs of its communities. The development standards (page 57 and 58) identify the assets appropriate for the different hierarchies and functions of open space inclusive of play, skate/BMX, half ball courts, fitness equipment, irrigated turf, lighting, paths etc that accommodate informal sporting opportunities. Sports Capacity Plan Volume 1, 2 and 3 considers how residents of MPS engage with sport and is the overarching document guiding sports provision across the Shire.
I receive the Peninsular wide magazine and am quite downhearted to see Council efforts in Nepean Ward going into such mundane initiatives as Cricket nets and netball courts which although somewhat necessary, suit a very small percentage of the ward community, possibly needed, but so little thought being given to what is really wanted to upgrade our marvellous township environment.	Planning for street trees in road reserves is not a focus of the Open Space Strategy, however, Action 1.4 in the draft Strategy is to develop and implement a planting strategy to increase indigenous species, prioritising tree planting in areas with low canopy cover (less than 30% as set in Plan for Victoria), high heat vulnerability and significant tree loss while aligning with the Biodiversity Conservation Plan (2019) and Urban Forest Strategy (2024). This action focuses on planting in open space reserves.

Proper environmental planning for overall development of our old and dowdy streets is far overdue! The Mornington Council don't seem to have anything much in foresight or planning to get the townscapes properly landscaped. i.e. Where are the plans for grand avenues of trees along the entrances to our townships? Where is Landscape planning for shade trees along our major tourist routes to the beaches? Does the council have any environmental planning foresight, or environmental planners, and if not, why not implement and/or plan something for every hamlet and township in Nepean Ward? I have lived in Sorrento (off and on) for almost forty years and haven't ever seen a new street-tree planted despite several attempts to get former CEO's or Managers to put funds aside for such initiatives. How about an effort by Council to get some avenues of trees along our major township approach roads, and beach access roads? Where are your plans for the future environmental aspects of the approaches to out townships and beaches?	It is noted that VicRoads is the road authority for numerous entrances into townships and adjacent to multiple beaches across the Shire and have a role to play in tree planting along roads.
Water based activities are a major part of everyday life for locals and tourists on the peninsula. As such, council should consider the creation of an enclosed safe bathing precinct such as the current facilities at Geelong Sea Baths. This would not only provide an enhanced safe water experience for everyone but also provide local jobs. We are surrounded by water on both sides yet have no such facility anywhere on the peninsula. Massive opportunity for improvement both for the local communities and as an additional draw card for tourists. For example, Mt Martha or Dromana would be perfect sites as they already have existing life-saving clubs on both foreshores. Would also be a major contributor to the local economy. Strongly encourage council to explore this. Thank you.	Marine areas are a State Government responsibility (not Council) and as such this proposal would require alignment with State legislations (Marine and Coastal Act (2018) and Marine and Coastal Policy (2020)). This idea can be forwarded to DEECA for consideration advice.
Garden Square, in Somers, is in desperate need of refurbishment. The basketball court needs resurfacing, and the lines repainted. The tennis court also needs resurfacing, new lines painted, and the addition of pickle ball lines painted on the court. The surrounding area of plants, furniture and amenities all need to be regularly maintained.	A project proposal will be prepared for Council consideration (2026/27 budget) for the resurfacing and line marking of the tennis court and half court at Garden Square. Concern regarding maintenance of vegetation and park infrastructure to be forwarded to the Parks and Roadside Team.
Please ensure lots of native planting.	Action 1.4 (page 72) involves developing and implementing a planting strategy to increase indigenous species and aligning with the Biodiversity Conservation Plan (2019) and Urban Forest Strategy (2024).
There is no evidence of them having been applied to Mornington - the Mornington Peninsula's most urbanised area.	Please refer to written submissions.

Yes, I think it is a good idea to rezone 11a Allambie Ave to PPRZ eventually, for the good of the Capel Sound community and students of Eastbourne primary as Capel Sound does not have enough open space.	The Rosebud Inset map identifies a gap in open space provision in Capel Sound (page 167). Action 1.1 (page 71) involves undertaking a planning scheme amendment to rezone 11A Allambi Avenue from GRZ1 to PPRZ.
The reason people need cars as opposed to greater Melbourne is public transport is sufficient for the community e.g. the first bus from Mornington to Frankston is 5.30am not early enough given the change in the train timetable until mid-2026. No transport system that works. Council needs to take this on board as a reason for people having cars.	The Integrated Transport Strategy (in development) will consider walking, cycling, driving and public transport. Public transport is not a focus of the Open Space Strategy.
As noted it is unlikely to have the required amount of land for Open Space against the projected population. Hence this Strategy will have to be flexible. Housing is important and land for future growth in areas of infrastructure and industry has to be worked in to this model.	The open space contribution rate has been developed with regard to Victorian Government housing targets, forecast population and an industry per capita open space standard (30m2). Section 20(2) of the Subdivision Act 1988 stipulates what Council must do with payments towards public open space including: - buy land for use for public recreation or public resort, as parklands or for similar purposes; or - improve land already set aside, zoned or reserved (by the Council, the Crown, a planning scheme or otherwise) for use for public recreation or public resort, as parklands or for similar purposes; - with the approval of the Minister administering the Local Government Act 2020, improve land (whether set aside on a plan or not) used for public recreation or public resort, as parklands or for similar purposes. Improvements must: - Enhance the experience of those using the public open space; or - Make the public open space more appealing; or - Allow more people to use the public open space.
There is not much open transparent information on what will be done at the 11A Allambi site.	Action 1.1 (page 71) involves undertaking a planning scheme amendment to rezone 11A Allambi Avenue from GRZ1 to PPRZ. In line with the Council decision dated 12 August 2025, a task under Action 2.1 (page 80) is to develop approximately 2.19 hectares of Council owned land at Allambi Avenue, Capel Sound as public open space with a neighbourhood level playspace in line with neighbourhood public open space standards to address the identified gap in local provision and rezone the subject land to Public Park and Recreation Zone. Development standards for a neighbourhood open space are detailed on page 57 and 58. Design of the open space at 11A Allambi Avenue will be subject to a future project proposal and ultimately will involve consultation and engagement with the local community.

Priority One for Precinct 9, where I live (p.177) is: "Proactively plan for the impact of future climate change on open spaces." I agree with this priority. The stated plan is to: "Prioritise open spaces for revegetation and habitat restoration using climate-resilient indigenous species to strengthen ecological corridors and buffer vulnerable habitats, working with ecologists, land managers, and Traditional Owners to map high-priority areas." I agree with this plan. This has a High Priority rating and a 1 to 3-year timeframe (p.177) The quickest, simplest and cheapest way to achieve this priority 1 plan would be to convert the never-will-be-built freeway extension easement that runs right across Precinct 9 from the Boneo Road roundabout to the Canterbury Jetty/Melbourne Road roundabout into an environmental bio-link with a shared use gravel pathway. That would be a win for the environment and a win for the health and open space needs of the whole community. It would also be a far more productive and worthwhile use of this untouched land, which is presently inaccessible.	The unconstructed freeway reservation runs through Capel Sound, Boneo, Fingal, Tootgarook, Rye, and Blairgowrie between Boneo Road in the east to Melbourne Road in the west. This land is covered by Public Acquisition Overlay 1 and the acquiring authority is the Roads Corporation. The Department of Transport and Planning is reluctant to make changes to the status of the freeway reservation due to its long-term strategic transport potential. In line with the Council resolution dated 13 June 2017, MPS will continue to advocate for the removal of the PAO in line with the Council decision and this action will be included in the draft Strategy (Precinct 7, 8 and 9). This matter will be further investigated and considered as a function of the Integrated Transport Strategy which is currently in development. The Council resolution is as follows (items in bold relate to this issue specifically): 1. That Council provides in principle support to the proposal to widen the intersection at Truemans Road and Point Nepean Road. 2. That Council provides in principle support to the upgrade of the existing arterial road freeway extension to freeway standards. 3. That Council supports the development of a proposal to address safety and congestion improvements at the freeway terminal at Jetty Road. 4. **That Council requests that the existing Public Acquisition Overlay for the Mornington Peninsula Freeway reserve extension between Boneo Road and Melbourne Road be investigated for removal from the Mornington Peninsula Planning Scheme.** 5. That Council will not support a reclassification of Point Nepean Road as it would remain a through road with heavy traffic despite any new or upgraded inland road construction. **6. That Council is concerned with the potential environmental impacts of a freeway extension through the Tootgarook Wetlands and requests further investigation be undertaken by VicRoads to explore viable alternatives.** **7. That a letter be written to VicRoads outlining the above to make clear Council's position in relation to the Point Nepean Road Study.**
Dog friendly very important to me. Would like a dog friendly water activity zone.	The draft Open Space Strategy recognises the importance of balancing the needs of dog owners and other users of public open space (see open space design principle 6 on page 60). Action 3.2 (page 85) includes investigation of the provision of dog off-leash areas based on community feedback in alignment with the MPS Dogs in Public Places Policy (2024) to ensure access targets are met across all precincts. The Dogs in Public Places Policy provides guidelines on what infrastructure must and should be provided in different sized areas and assesses the impact (low/moderate/high) on various factors. There are several dog controls that apply to beaches on the Mornington Peninsula as Council does not manage all the beaches across the Peninsula coastline, however, there a numerous dog off leash beaches across the municipality that provide opportunities for water activities.

This open place strategy is full of bureaucratic [redacted]! Millions spent on Emil Madsen in Mt Eliza for the wealthier. NO SKATE PARK IN MORNINGTON PARK . Yours faithfully [redacted] Second rate citizens	The draft Open Space Strategy has been developed with regard to Planning Practice Note 70 - Open Space Strategies (DEECA) which provides guidance to councils on preparing an Open Space Strategy. Expenditure at Emil Madsen Reserve is guided by the adopted Emil Madsen Reserve Master Plan (2019) and delivery of the various actions, upgrades and improvements are subject to budget priorities. The Council approved Skate and BMX Strategy (2008) guides the provision of skate facilities across the Shire and identifies one skate park in Mornington. Existing skate facilities in Mornington are located at Civic Reserve. There is currently no plan to install skate facilities at Mornington Park.
It's very complete but the reality is that Council does not have the resources to do it all (people, money, process) so perhaps a far narrower focus could help in the immediate and reset expectations. Say next 3 years focus on.... and accept that some others will be in the waiting list. I'd suggest that local committees might be able to step up and do more but for that they need to be properly empowered to do things. Also, I think our historical aged population reality may not take into account that child friendly areas are good for us too! We want to see our kids play!	Funding is addressed on page 38 and includes rates, user fees and chargers, state and federal grants, open space contributions, bequeathed land, public/private partnerships, rationalisation and redeployment of public open space. Priorities and timeframes for each action have also been identified and an implementation plan is being developed post public exhibition. The Community Capital Program is addressed on page 39 (program that supports and part fund community - led initiatives. Action 3.4 (page 86) aims to improve play opportunities for all ages and abilities across the Shire and recommends a review of the MPS Playspace Strategy 2015 - 2020 (this document provides a framework for the ongoing planning, design and management of the Shire's public playgrounds). This review has been funded in the 2025/26 financial year. Open space design principle 5 (page 60) centres around youth focused and future ready spaces that are active, engaging and educational.
There is no mention of meeting places. For example: in the Melbourne CBD it is common for people to meet up under the clock at Melbourne Central. The Peninsula needs such defining features as a gathering point. I suggest fountains would do well for this. "Meet you at the fountain". Would be great for people who are dating, meeting family or friends.	Meeting points are helpful in strengthening community/social connection. Additional text will be included in Section 4.8 of the draft Strategy (open space design principles).
Play areas need to be nicer. Look at the housing estates further away all so good and no dangerous hazards. Undercover areas and a toilet or washing area at the least.	Action 3.4 (page 86) aims to improve play opportunities for all ages and abilities across the Shire and recommends a review of the MPS Playspace Strategy 2015 - 2020 (this document provides a framework for the ongoing planning, design and management of the Shire's public playgrounds). This review has been funded in the 2025/26 financial year. Open space design principle 5 (page 60) centres around youth focused and future ready spaces that are active, engaging and educational. Development standards for open space are detailed on page 57 and 58 of the draft Strategy.
Can you please explain your population calculations for Precinct 9, where I live.	Page 174 of the final draft will be updated to identify a growth rate of 0.15% up until 2041 (not 2.7%). The numbers identified on the bar chart on page 175 have been reviewed and the

On page 174, the report says: "Population growth is forecast to remain steady at an average of 2.7% per year over the next two decades." At the rate of 2.7% p.a., the total growth over 20 years is 71.8%. Applying that increase to the reported population today (said on page 174 to be 19,341, although that figure is the 2021 population. Page 175 gives a 2026 projected figure of 19,692. However, the difference is marginal.), the 2041 projected population should be 33,228. Instead, the bar chart at the top of page 175 projects a population of 19,944 in 2041, a rate of increase of only 0.15% p.a. Which of these numbers is correct?	population figures match the population forecasts by .id community. This revision will not impact the broader findings or directions of the Strategy.
I would like to see more emphasis on the protection of native fauna and their habitats in the guiding principles, they are as important as the people.	Principle 4 on page 67 includes enhancing environmental outcomes by preserving and growing biodiversity. The definition of biodiversity is included on page 14 (the variety of life in a particular habitat or ecosystem, genetic diversity and ecosystem diversity). This includes fauna and their habitat. This issue is also addressed under Direction 1: Protect our inherited legacy. Open space design principle 3 (page 59) requires open space to be designed to protect and enhance natural systems, support biodiversity and to contribute to long-term environmental resilience.
Allambi 11a should be kept for public housing.	Additional open space (approximately 2.19 hectares) will be provided at 11A Allambi Avenue in Capel Sound as per the Council decision dated 12 August 2025. Public housing will not be provided at this site.
I can freely go, walk, swim and enjoy any Mornington Peninsula Space without alleged/perceived Indigenous or environmental claims. [redacted] off I am Australian too!	MPS's Innovate Reconciliation Action Plan 2025-27 (RAP) outlines the organisation commitment to building respectful relationships and creating meaningful opportunities with Aboriginal and Torres Strait Islander peoples. The Strategy has been developed with due regard to this Plan which aims to understand, respect, value and celebrate Aboriginal and Torres Strait Islander peoples, histories, arts and cultures as part of the intrinsic identity of the Mornington Peninsula for the benefit of the whole community. The Bunurong Land Council Aboriginal Corporation has reviewed key sections of the draft Strategy, and all recommendations will be incorporated into the final document.
Need to make sure spaces are multi use with no one group allowed exclusive access or control. Don't lock away natural areas in the name of protection. People will only value what they can see and enjoy.	Open space design principle 8 (page 60) requires a diverse and well-distributed range of open space experiences that reflect the Shire's unique character and meets the varied needs of its communities. This includes ensuring that each township has access to core open space types, natural areas, casual recreation, family-friendly parks, and dog zones.

Fix the roads so people can get to and from safely.	The repair and upkeep of roads is not a focus of the Open Space Strategy. Please refer to the MPS Road Management Plan 2022 (Management Systems to Inspect and Repair Public Roads. Standards of Performance for Road Management Functions).
Definitely need more open space in Capel sound. The 'scrub' along the Nepean Hwy is an eyesore. It's messy and needs a good clean up and thinning out. And plant better vegetation that isn't going to get over-grown. It would be nice if you could actually see a bit of the water like at Dromana. It's beautiful and tidy there.	Additional open space (approximately 2.19 hectares) will be provided at 11A Allambi Avenue in Capel Sound as per the Council decision dated 12 August 2025. Maintenance of vegetation along Point Nepean Road (foreshore side) is undertaken by both MPS (east of Chinamans Creek) and Capel Sound Foreshore Committee of Management (west of Chinamans Creek). Concern regarding maintenance of vegetation to be forwarded to Council's Parks and Roadside Team.
There appears to be continual reference in the strategy to the number of tennis courts per population, quoting Tennis Australia provision ratios. It must be advised that this provision ratio is no longer application to Tennis, having been antiquated for several years (therefore outdated). A network planning approach to tennis alongside the state sporting body Tennis Victoria must be undertaken in order to identify appropriate future needs for the sport.	The provision for tennis will be guided by Sports Capacity Plan Volume 3 (Other Sports). A note in the Strategy indicates that the tennis court benchmarks identified in the Precinct Overviews are based on industry-average provision ratios and are intended as a guide only.
Page 116. Old info. Bembridge Golf Club no longer there. Now a memorial garden.	The draft Open Space Strategy will be amended. Bembridge Golf Course is now Mornington Green Living Legacy Gardens. Council's GIS team has been updated.
No. Better luminous signage around coastlines and car parks. Road and street signage in poor condition and this could be the same around coastal car parks and also bushlands all over the Peninsula.	The development standards on pages 57 and 58 of the draft Strategy include wayfinding, interpretive and regulatory signage within public open space. Signage in open space is installed pending a demonstrated local need and assessed on a case-by-case basis in alignment with Council's Signage Policy (2024). Council's Road Corridors Service Contract includes repair and maintenance of Council's road and street signage. Council's current provider is Fulton Hogan Industries.
No. Warringine Park tall gate has been removed at the front entrance. This bushland at Pound Road, Hastings requires more native trees inside to soak up flooding in winter i.e. swamp gums or swamp melaleucas. Illegal dumping going on. Regular patrols needed.	Action 1.7 (page 74) involves proactively planning for the impact of future climate change on open space. A task associated with this action is to prioritise open spaces for revegetation and habitat restoration using climate-resilient indigenous species to strengthen ecological corridors and buffer vulnerable habitats working with ecologists, land managers and Traditional owners to map high priority areas.
More consideration to be given to the elderly and disabled. Better seating where there is no seats at bus stops all over Western Port and the Peninsula. At this moment in time "it falls on deaf ears'" at 3 tiers of government.	Open space design principle 1 (page 59) requires open spaces to be designed to be welcoming, safe and usable by people of all ages, abilities and backgrounds. This involves: - Providing continuous, accessible paths of travel that support use by people using mobility aids, prams and wheelchairs. - Incorporate universal design features such as varied seating, clear signage and accessible toilets.

	- Include sensory play and quiet areas for neurodiverse users. - Design for intergenerational use, supporting both play and relaxation. Bus stops (located in road reserves) are not a focus of this Strategy.
No. Better tree management required. Pruning and cutting down of native trees on private farms is an absolute disgrace! More agroforestry should be taught to [redacted] farmers and horse stud owners. Climate Report – All world temperatures up 5%.	Illegal tree removal on private land is not a focus of the Open Space Strategy. The MPS Planning Scheme guides and regulates tree/vegetation removal on private land. Council's Planning and Asset Compliance Team is responsible for complaints and breaches of the Planning and Environment Act 1987 inclusive of illegal vegetation removal.

Shape Page and Hard Copy Survey: Do you have any feedback regarding the draft Open Space Contributions Report?

Feedback	Response
Where I think the plan could be strengthened is in the practical delivery detail. Right now, it reads more like an inspiring vision than a clear roadmap. It would give the community greater confidence if there were specific timelines, priorities, and measurable goals attached to the actions. For example, setting targets such as "all residents within a 10-minute walk of a local park by 2030" or "increase shaded playgrounds in heat-affected townships by X%" would demonstrate real accountability and commitment.	This comment relates to the draft Open Space Strategy. For each action in the draft Open Space Strategy, a priority and timeframe have been identified. Priority: High = Actions with major impact on access, quality or equity. Medium = Actions with moderate or localised benefits. Low = Actions with minor or incremental improvements. Time frames: Horizon 1 = 1 – 3 years. Horizon 2 =4 – 9 years. Horizon 3 = 10 – 15 years. Ongoing = Regular work programming The teams responsible for delivery are also nominated. An implementation plan for the draft Open Space Strategy is currently in development and will include indicative/high level costings, anticipated complexity, responsibilities, funding sources, priority, timeline, and measures of success. A template will also be developed for reporting on measures annually.
5.5% should be the minimum contribution.	The 5.5% open space contribution rate is considered a reasonable rate based on a justifiable open space provision standard of 30m2 per capita and with due regard to State government

Developers should also be required to submit a plan that will result in ZERO impact on the ecology that exists in any surrounding nature reserves.	housing targets and population growth. This approach has previously been tested and supported at panel. Impacts of development are considered as a function of planning application assessments and the requirements of the MPSP Planning Scheme and the Planning and Environment Act 1987.
A stronger & more deliberate focus on promoting and strengthening our natural biolinks. Currently, many of our creek lines and bushland reserves exist in isolation, acting as fragmented "islands" that provide little safe passage for wildlife. Our native fauna depends on connected natural corridors across the landscape to survive & thrive. As a community, we value our wildlife and must also consider their needs in planning decisions. This requires a broader, long-term perspective—one that addresses the cumulative impacts of land clearing and intensifying urbanisation, particularly in once-green suburbs such as MM. Tree decline is increasingly evident, & w/o stronger protections against the removal of old-growth trees—alongside the pressures of climate change—our conservation areas risk losing their role as vital carbon sinks. The acquisition of key properties to restore & strengthen ecological connectivity should be a strategic priority. At present, only 30% of natural bushland remains on the MP, 60% of this critical habitat located on private property. This highlights the importance of partnerships and the role that all landholders, including Council, can play. i.e., Shire-managed assets such as golf courses and sporting grounds could be reimagined to contribute to habitat connectivity and biodiversity support. Particular attention must also be given to areas of highest ecological significance, such as those supporting critically endangered species. The MM Bundy, for i.e., is at a tipping point where immediate, coordinated action is needed to prevent further decline. A collective approach, informed by science and community collaboration, is essential to secure the survival of such species. By prioritising connectivity, strengthening protections, and recognising the role of both public and private land in ecosystem health, MPS has an opportunity to safeguard biodiversity, strengthen climate resilience, & protect the natural character of the Peninsula for future generations.	Habitat for wildlife is located within public open space, road corridors, private property etc. and all play an important role in the creation of wildlife corridors. Enhanced landscape connectivity is a key objective in Council's Biodiversity Conservation Plan (2019) which is supported by the draft Open Space Strategy (refer to action 1.4 – increase indigenous planting to boost canopy cover and biodiversity in priority areas). Development proposals including vegetation removal are assessed to ensure compliance with the MPS Planning Scheme and the Planning and Environment Act 1987. Facilitating biodiversity conservation on private Land is a key objective in the Council's Biodiversity Conservation Plan inclusive of: - Provide incentives for the local community to manage land for conservation. - Encourage landowners to undertake works that contribute to biodiversity conservation. - Build capacity within the community to improve conservation outcomes. - Partner with organisations, such as the Mornington Peninsula Landcare Network, to develop and promote a program of educational events for private landholders (e.g. workshops, field days, site tours, open days) with an emphasis on peer-to-peer learning.
I would like to see more focus on the natural biolinks throughout the landscape. This requires a dedicated strategy to support the corridors and consider safe passages of wildlife.	Enhanced landscape connectivity is a key objective in Council's Biodiversity Conservation Plan (2019) which is supported by the draft Open Space Strategy (refer to action 1.4 – increase indigenous planting to boost canopy cover and biodiversity in priority areas).
Absolutely, but my research suggests that these are poorly done by developers - they tend to build large open cricket/AFL ovals that are windswept and underutilised - They do this	The open space contributions are collected and expended by Council (not developers).

because it's the cheapest option. Consider using the money to create flexible small-sided sporting spaces with functional auto -on-off sensor lighting (they do this well in WA), small sided play spaces (adaptable for different sports, 5 a side games), utilising toilet and change facilities with access to water. Running tracks, pump tracks, and cycling paths are also important for physical activity. Put these in places where community surveillance is high. https://www.monash.edu/__data/assets/pdf_file/0012/3486738/Supporting-informal-sport-participation.pdf	Section 20(2) of the Subdivision Act 1988 stipulates what Council must do with public open space. The Council must use any payment towards public open space it receives under the Subdivision Act 1988 or has received under section 569B(8A) of the Local Government Act 1958 but has not applied under subsection (8C) of that section or the proceeds of any sale of public open space to: - buy land for use for public recreation or public resort, as parklands or for similar purposes; or - improve land already set aside, zoned or reserved (by the Council, the Crown, a planning scheme or otherwise) for use for public recreation or public resort, as parklands or for similar purposes; - with the approval of the Minister administering the Local Government Act 2020, improve land (whether set aside on a plan or not) used for public recreation or public resort, as parklands or for similar purposes. Advice obtained from Maddocks Lawyers on 26 October 2022 provides guidance with respect to what it means to improve public open space. Improvements must: - Enhance the experience of those using the public open space; or - Make the public open space more appealing; or - Allow more people to use the public open space. Open space contributions can be used to acquire land for playing sport and to fund projects that deliver sporting facilities as sport is a form of "public recreation". Public open space contributions cannot be used for sport sponsorship or the like. There is no precedent that the expenditure of open space contributions must target projects that deliver the greatest benefits to the greatest proportion of the community. Council is free to prioritise expenditure as it sees fit (Council can choose to spend open space contributions on a sporting facility that benefits a relatively small percentage of the community over an informal passive project that delivers benefits to a higher percentage of the community). Decisions as to where to spend open space contributions are ultimately political.
what is it? Does it include proper planning for the approaches to our townships and beaches with appropriate avenues of trees along approach roads?	The purpose of the Open Space Contributions Report is to provide Council with an evidence based open space contributions analysis and new recommended open space contribution rate for most of the Shire. There are no actions in this report around tree planting and/or avenue planting. Planning for street trees in road reserves is not a focus of the Open Space Strategy, however, Action 1.4 in the draft Strategy is to develop and implement a planting strategy to increase

	indigenous species, prioritising tree planting in areas with low canopy cover (less than 30% as set in Plan for Victoria), high heat vulnerability and significant tree loss while aligning with the Biodiversity Conservation Plan (2019) and Urban Forest Strategy (2024). This action focuses on planting in open space reserves.
Garden Square in Somers, is a forgotten space that requires attention. If cared for correctly by the council, then families in the area would be able to share and enjoy the space. I have seen gatherings of people, who are drinking and lighting a fire in the area and do not clean up their mess. People are parking their cars on the basketball court, stopping others from using the area.	A project proposal will be prepared for Council consideration (2026/27 budget) for the resurfacing and line marking of the tennis court and half court at Garden Square. Concern regarding maintenance of vegetation and park infrastructure to be forwarded to the Parks and Roadside Team (but not relevant to the draft Open Space Contributions Report).
Please see a separate email as this space does not accept the content as it exceeds 2000 characters.	Please refer to written submissions.
Strategic consideration given to increased tourism, lack of accessible public transport, impacting the usage of open spaces during these time - often to the detriment of the local residential population.	Mornington Peninsula is a major tourist destination (approximately 7.95 million visitors per year with the population increasing by up to 30% in the summer and holiday periods). The 30m2 open space per capita standard was questioned during the development of the Open Space Contributions Report (is 30m2 open space per capita metric sufficient to accommodate the high fluctuations in population and accommodate the open space needs of both those living and visiting the Shire?). SGS Economics and Planning indicated that the open space per capita metric should be retained at 30sqm otherwise it would result in the double counting of where people live (and the open space they require) and then where they travel (and the open space they require). This is the same logic applied for the worker population (their open space needs at home and work are not counted). Public transport is considered as part of the Integrated Transport Strategy (currently in development).
Yes, i think it is a good idea to rezone 11a Allambie Ave to PPRZ eventually, for the good of the Capel Sound community and students of Eastbourne primary as Capel Sound does not have enough.	Noted. Supports the action to rezone 11A Allambi Avenue to PPRZ (but not relevant to the draft Open Space Contributions Report).
5.5% appears to be a reasonable figure, it would need to be attainable without making other areas of land opening not being hindered to reach this figure. The peninsula is growing at a significant rate, when I came here in 1974 Mornington was a country town, now it is more like part of the Melbourne city environs. We have to be careful to not destroy the area as it is unique and has many open spaces, and it is important to assess all of these in this strategy.	The new 5.5% public open space contribution rate is calculated as a percentage of the land value being subdivided. The 5.5% open space contribution rate has been developed using a service standard of 30m2 of open space per capita.
There is not much open transparent information on what will be done at the 11A Allambi site.	The purpose of the Open Space Contributions Report is to provide Council with an evidence based open space contributions analysis and new recommended open space contribution rate. There are no implications for the land at 11A Allambi Avenue as it is not proposed to subdivide this land.

	Action 1.1 (page 71) of the draft Open Space Strategy involves undertaking a Planning Scheme amendment to rezone 11A Allambi Avenue from GRZ1 to PPRZ. In line with the Council decision dated 12 August 2025, a task under Action 2.1 (page 80) is to develop approximately 2.19 hectares of Council owned land at Allambi Avenue, Capel Sound as public open space with a neighbourhood level playspace in line with neighbourhood public open space standards to address the identified gap in local provision and rezone the subject land to Public Park and Recreation Zone. Development standards for a neighbourhood open space are detailed on page 57 and 58. Design of the open space at 11A Allambi Avenue will be subject to a future project proposal.
See my comments and suggestions above.	N/A
Get rid of [redacted].	N/A
Still going through it.	N/A
Not yet.	N/A
I don't support collection on contribution unless it directly goes into areas it's collected from, local parks. It shouldn't be saved up for big ticket projects like sports ground which benefit businesses like AFL. AFL, A-League , NBL should be made to contribute to sport ground development as it directly benefits there business model.	Advice obtained from Maddocks Lawyers on 26 October 2022 identifies that there is no requirement that open space contributions be spent in the area/precinct from where the funds were collected. Council is free to spend open space contributions anywhere within the municipal district. See Paul & Anor -v- Melbourne City Council 2 PABR 8; Warringah Shire Council -v- Armour. Historically, Council has endeavoured (noting that this was not always possible) to expend open space contributions in the ward from which they were collected. The intent was to use the contributions to fund open space projects within the general geographic area that development occurred, and new population live There is no precedent that the expenditure of open space contributions must target projects that deliver the greatest benefits to the greatest proportion of the community. Council is free to prioritise expenditure as it sees fit (Council can choose to spend open space contributions on a sporting facility that benefits a relatively small percentage of the community over an informal passive project that delivers benefits to a higher percentage of the community). Decisions as to where to spend open space contributions are ultimately political. Open space contributions can be used to acquire land for playing sport and to fund projects that deliver sporting facilities as sport is a form of "public recreation". Public open space contributions cannot be used for sport sponsorship or the like. Action 2.4 in the draft Open Space Strategy is to develop and implement policies to ensure consistent, transparent and accountable open space funding and use. More specifically, develop and implement an Open Space Contributions Policy to guide the collection,

	allocation and transparent use of public open space contributions in accordance with the Subdivision Act 1988.
Make sure the homeless people are supported and not kicked off public areas.	Homelessness is not a specific focus for the Open Space Strategy or Open Space Contributions Report. MPS works closely with a network of local support services to respond to rough sleeping across the Shire. If a report of homelessness is received, MPS will notify homeless support services, an outreach worker will visit the location, and the individual will be engaged to understand their housing, health and support needs. If the person is displaying aggressive or antisocial behaviour, Victoria Police will be contacted to assist. Refer to the Sleeping Rough information on Council's web site.
More litter fines to be issued to culprits who throw litter anywhere. More communication with environmental groups. No action taken for better bus shelters. Bus shelters need replacing.	Litter fines are issued through Council's Litter Prevention Investigation Team (see local laws and the Public Health and Wellbeing Act 2008). Litter fines are not a focus of the draft Open Space Strategy or draft Open Space Contributions Report. Action 1.10 of the draft Open Space Strategy involves continuing to foster community engagement and participation. This includes continuing to foster inclusive engagement, participation and education in local environmental and cultural initiatives to build awareness, ownership and stewardship. Bus shelters (located in road reserves) are not a focus of this Strategy.
No. Better quality pond at the top end. Needs draining and better water quality for wildlife. In 2018. # EPA officers had piles of rubbish inside Warringine Park. Pen pushers in Planning Department in Melbourne accused me of trespassing – [redacted]!	Warringine Park has a very high biodiversity significance rating and includes Coastal Saltmash, Grassy Woodland, Heathy Woodland, Mangrove Shrubland, Swamp Scrub and Urban and Paddock Trees Ecological Vegetation Classes and is managed for its biodiversity values as a bushland reserve. Existing wetlands will not be drained.
Tanti Park/Mornington Park. More recreation on the Narambi Reserve. Skatepark badly needed. Too much attention given to the higher ups in Mt Eliza and Mt Martha. Young people say other skate parks are too far away. More communication with the Councillor!	The Council approved Skate and BMX Strategy (2008) identifies one skate park in Mornington. Existing skate facilities in Mornington are located at Civic Reserve. There is currently no plan to install skate facilities at Tanti Park, Mornington Park and/or Narambi Reserve (not relevant to the draft Open Space Contributions Report).
Poor country roads for many years. Potholes, signage, rubbish and dead branches everywhere especially around Hastings. Better air quality required. Large graffiti removal. Better servicing to fire hydrants. Poor maintenance of fire equipment. Run down tennis court, hastings tennis club. Better footpath, drains and kerbs overdue.	The repair and upkeep of roads is not a focus of the Open Space Strategy. Please refer to the MPS Road Management Plan 2022 (Management Systems to Inspect and Repair Public Roads. Standards of Performance for Road Management Functions). The Environmental Protection Authority is responsible for air quality in Victoria. Council's graffiti policy guides its approach to managing graffiti. Council has engaged a graffiti management specialist to actively monitor graffiti hotspots and as well as undertake reactive graffiti removals from Council assets.

	South East Water is responsible for fire hydrants in the Mornington Peninsula Shie (installation and ongoing maintenance). Draft Sports Capacity Plan Volume 3 – Other Sports recommends courts 5 and 6 at Hastings Tennis Club are resurfaced and investigation of DDA non-compliances issues. The Pedestrian Access Strategy (2024) considers footpaths and key objectives include: - Improve the safety and accessibility of the footpath network. - Create a connected and integrated township network for pedestrians. - Enhance the user experience to facilitate and encourage safe pedestrian movement. 4. Promote participation in active transport for key daily tasks and activities. Council's Road Corridors Service Contract includes repair and maintenance of kerbs, channels and drains. Council's current provider is Fulton Hogan Industries.
Page 118. Lack of nature walk areas – agree.	Noted. This response relates to the draft Open Space Strategy.

Written Submissions (External)

Feedback	**Response**
It is a very comprehensive 188 pages of descriptive content and intent, about our open space, but using the example of Mornington, the Strategy fails to deliver anything towards its vision, or the three strategic directions (protect, grow, and optimise) that it talks about. Although it talks a lot about better access and connection, it is hard to find where, and how, it delivers, or will deliver this, in Mornington, the largest urbanised area in the Shire. With regard to the Strategic Directions in the Plan, Mornington seems to present 1. little area to protect (it has nearly all been consumed by development), or 2. grow (only with very expensive buy backs) but 3. some opportunity to optimise. But he best the draft can say is (p98) that there might be opportunity to make better use of Mornington's open space! Using Mornington, part of Precinct 1, as an example there is a great map on page 104 that identifies most of the current parks and illustrates the dearth of open space in this Urban Area, especially on the coast (northern) side of the Nepean Highway.	Provision of footpaths in laneways is outside the scope of the Open Space Strategy as this involves road reserves not public open space. The draft Strategy (Precinct 1) will be updated to better acknowledge and support the delivery of the Peninsula Trail Masterplan inclusive of the preferred alignment between Moorooduc to Mornington including the link between Mornington Park Primary School and the foreshore (subject to detailed design and further investigation). Additionally, the Strategy will be updated to include an action for Precinct 1 to investigate and improve pedestrian connectivity between Reserve 20 (Barkly Street Reserve), Reserve 46 (Murray Street Reserve), Reserve 79 (Edward Berry Reserve) and Reserve 6 (D R Morell Reserve). It is noted that the pedestrian connection proposed in this submission is aligned along land that serves a drainage function (swale above a 1350mm diameter Council drain) and may be problematic to deliver. The Integrated Transport Plan (in development) will focus on: - Connecting our community: Making it easier to travel between townships and key destinations.

It also seems to lack recognition of the many laneways, easements etc that provide the opportunity for connections. It rightly identifies the following small open space areas that could be so readily connected with a path. (numbers refer to the map references) 6. Morrell 79 Berry 46 Murray 20 Barkly (assumed to be Gateway Park as labelled in the park itself) 97 Elizabeth 115 Tanti Reserve ill defined if this includes the reserve at Mornington Station, coloured as recreation) 11 Grevillea 13 Narambi This would transform the urban area of Mornington and deliver fabulous open space. It would certainly and immediately deliver the strategic direction of optimisation. There is no recognition of the value and ease of connecting them all these open spaces with a path to greatly enhance Mornington's open space and access to it. This is despite all the stated intent about access and connectivity This is in stark contrast to other specific actions such as in Precinct 6, Red Hill, to build a specific trail (p152), and on p79 an intent to work with VicTrack for access to develop a new a local park and path adjacent to the railway line in north Hastings. This is despite 1. The obvious simplicity, low cost and immediacy of this opportunity 2. Plentiful previous feedback in previous consultations on this opportunity 3. Mornington Rotary having approval and started to plant trees and enhance this open space – the Mornington Rotary Greenway. 4. The connection already being identified in Council's Plan for the Peninsula Trail. The draft does recognise the overall - lack of pathways (p26) - trend towards less organised recreation (p 34) - benefits of connecting parks, schools, homes etc with paths for cycling and walking (p56, 60, 78) - but again, seems to do nothing to action these in Mornington.	- Supporting sustainable transport: More options for walking, cycling, public transport, micromobility and reducing our environmental impact. - Safety for everyone: Ensuring transport routes are safe and accessible for all. - Making life easier: Cutting down on travel time and easing congestion while supporting local businesses. - Future-proofing: Planning for population growth and adapting to emerging transport technologies. Policy and strategy context is detailed on page 46, 47 and 48 inclusive of a description of the various documents. The rail corridor is not public open space and is not owned or managed by Council. The State Governments Draft Frankston to Mornington Parklands Plan is yet to be endorsed by the Minister and has no status. The draft was completed in 2022. An update has been requested from DEECA. For each action in the draft Open Space Strategy, a priority and timeframe have been identified. Priority: High = Actions with major impact on access, quality or equity. Medium = Actions with moderate or localised benefits. Low = Actions with minor or incremental improvements. Time frames: Horizon 1 = 1 – 3 years. Horizon 2 =4 – 9 years. Horizon 3 = 10 – 15 years. Ongoing = Regular work programming The teams responsible for delivery are also nominated. An implementation plan for the draft Open Space Strategy is currently in development and will include indicative/high level costings, anticipated complexity, responsibilities, funding sources, priority, timeline, and measures of success. A template will also be developed for reporting on measures annually.

It is distressing that it does not integrate more completely with other Council Strategies like the Urban Forest, or Plans and Priorities like the Peninsula Trail, although they are at least referenced. Incidentally, it seems to omit the old railway reserve which is highly visited and valued open space. It also sems to omit the area, adjacent to Mornington Station with 15000 pa coming there on the heritage steam train. This is particularly frustrating as Mornington Rotary has made multiple applications to Council to further improve on its previous planting in this area and has been rejected. (this station area may in fact be part of Tanti Bushland Reserve, which is referenced in the draft, but it is understood to be Council owned, which the creek surrounds are not). Remarkably it does not appear to reference the State Governments Draft Frankston to Mornington Parklands Plan, which is entirely about connecting our valued open space in this area, extending to Mt. Eliza. This has been raised on many previous occasions. Finally, the absence of well-defined action plans, with specific timeframes and accountabilities, with reporting back to the community, and any budgets or estimates seems to leave the whole plan open to inaction. If the detailed scrutiny applied to Mornington is also true of other areas it is hard to see how this plan succeeds.	
Here is the link to the golf course/ cemetery My question is "Is this still considered part of Somerville's Open Space"? Haha	The draft Open Space Strategy will be amended. Bembridge Golf Course is now Mornington Green Living Legacy Gardens. Council's GIS team has been updated.
Along with many family members and friends, I walk and cycle regularly all over the Peninsula. I am also active in a number of MornPen volunteer environmental groups which are affiliated with the MornPen Landcare Network (and Landcare Victoria). Creating bio-links is one of our big priorities, as it is also for the Shire. I live in Blairgowrie and many of us recognise the need for an ecological bio-link between the Western end parks (Pt Nepean and Morn Pen National Parks) and the Arthurs Seat/Greens Bush/Cape Schanck parks and reserves. We reckon there is an excellent opportunity to create a bio-link and shared walking/cycling path using the nearly 60y.o. easement for the never-will-be-built freeway extension from the Boneo Road roundabout to the Canterbury Jetty/Melbourne Roads roundabout (see attached map). There are many reasons to believe the MP freeway extension will never be built. The very low population growth projections for Precinct 9 (the reason why I was concerned about the	The unconstructed freeway reservation runs through Capel Sound, Boneo, Fingal, Tootgarook, Rye, and Blairgowrie between Boneo Road in the east to Melbourne Road in the west. This land is covered by Public Acquisition Overlay 1 and the acquiring authority is the Roads Corporation. The Department of Transport and Planning is reluctant to make changes to the status of the freeway reservation due to its long-term strategic transport potential. In line with the Council resolution dated 13 June 2017, MPS will continue to advocate for the removal of the PAO in line with the Council decision and this action will be included in the draft Strategy (Precinct 7, 8 and 9). This matter will be further investigated and considered as a function of the Integrated Transport Strategy which is currently in development. The Council resolution is as follows (items in bold relate to this issue specifically): 1. That Council provides in principle support to the proposal to widen the intersection at Truemans Road and Point Nepean Road. 2. That Council provides in principle support to the upgrade of the existing arterial road freeway extension to freeway standards.

calculations when I read the Draft Strategy) make it well-nigh impossible to imagine that the Vic Gov't would ever spend hundreds of millions of dollars (at least) in order to advantage the January residents and visitors to the pointy end of the Peninsula. No government could ever justify that expenditure for the <6,000 residents of, and the transient summer visitors to, that part of the Peninsula. The proposed freeway extension would also be an environmental disaster for the Tootgarook Wetland, which is of national significance. Opposition to degrading the Wetland would be immense. So we reckon the extension will never be built. Do you think MPS would support our efforts to convert the easement into a bio-link and shared walking/cycling path? Much of the land is owned or controlled by VicRoads/Vic Gov't and MPS itself. It would be a win/win for the MPS Open Space strategy, the health and well-being of the whole MPS community and for the biodiversity of the local environment. We are keen to know if MPS would support our efforts to convince VicRoads/Vic Gov't to hand this land back to the MP community for these purposes.	3. That Council supports the development of a proposal to address safety and congestion improvements at the freeway terminal at Jetty Road. 4. **That Council requests that the existing Public Acquisition Overlay for the Mornington Peninsula Freeway reserve extension between Boneo Road and Melbourne Road be investigated for removal from the Mornington Peninsula Planning Scheme.** 5. That Council will not support a reclassification of Point Nepean Road as it would remain a through road with heavy traffic despite any new or upgraded inland road construction. **6. That Council is concerned with the potential environmental impacts of a freeway extension through the Tootgarook Wetlands and requests further investigation be undertaken by VicRoads to explore viable alternatives.** **7. That a letter be written to VicRoads outlining the above to make clear Council's position in relation to the Point Nepean Road Study.**
A group of us have formed a new friends group to push for the dedication of the freeway easement land for use in perpetuity as a biolink and public path. We are hoping to get MPS behind this ambition. We reckon it would be a win for all MP species (including the human beings!)	The unconstructed freeway reservation runs through Capel Sound, Boneo, Fingal, Tootgarook, Rye, and Blairgowrie between Boneo Road in the east to Melbourne Road in the west. This land is covered by Public Acquisition Overlay 1 and the acquiring authority is the Roads Corporation. The Department of Transport and Planning is reluctant to make changes to the status of the freeway reservation due to its long-term strategic transport potential. In line with the Council resolution dated 13 June 2017, MPS will continue to advocate for the removal of the PAO in line with the Council decision and this action will be included in the draft Strategy (Precinct 7, 8 and 9). This matter will be further investigated and considered as a function of the Integrated Transport Strategy which is currently in development. The Council resolution is as follows (items in bold relate to this issue specifically): 1. That Council provides in principle support to the proposal to widen the intersection at Truemans Road and Point Nepean Road. 2. That Council provides in principle support to the upgrade of the existing arterial road freeway extension to freeway standards. 3. That Council supports the development of a proposal to address safety and congestion improvements at the freeway terminal at Jetty Road. 4. **That Council requests that the existing Public Acquisition Overlay for the Mornington Peninsula Freeway reserve extension between Boneo Road and Melbourne Road be investigated for removal from the Mornington Peninsula Planning Scheme.**

	5. That Council will not support a reclassification of Point Nepean Road as it would remain a through road with heavy traffic despite any new or upgraded inland road construction. **6. That Council is concerned with the potential environmental impacts of a freeway extension through the Tootgarook Wetlands and requests further investigation be undertaken by VicRoads to explore viable alternatives.** **7. That a letter be written to VicRoads outlining the above to make clear Council's position in relation to the Point Nepean Road Study.**
Further to yesterday's email, here is an example of what we are hoping to do with the unused MP freeway extension easement.	Example noted.
This would be a great thing for MPS too, I reckon. https://www.darebin.vic.gov.au/travelsmart?cmid=8ae4be39-bbf1-4d5a-a159-5caa084e0b98	Travel Smart maps show on-road bike lanes, off-road riding trails and safe bike-riding routes, as well as walking paths, public toilets and public transport information. These maps are not included in the scope of the Open Space Strategy project. The Integrated Transport Strategy (in development) will contain the Principal Pedestrian Network (Urban Footpaths) and Principal Bicycle Network (On-Road Cycling) and the Peninsula Trails Strategy details the active transport networks for the Peninsula that the Shire aims to deliver.
Rye Community Group Alliance (RCGA) appreciates the opportunity to make comment on the above draft strategy. First, we would like to compliment the Open Spaces team on producing such a substantial body of work – well done. Our comments largely relate to, no doubt, unintended omissions in the document with a particular focus on, and for all abilities open spaces future and the town of Rye. Open spaces for all: Accessibility and inclusivity is mentioned early in the document as a value (refer p42) but there is little practical mention in the main body of the report. Accessibility and universal design must be central to any discussion and decisions around new spaces or upgrading existing spaces. Explicit action should focus on amenity – outdoor furniture, toilets, wayfinding and paths (which don't always have to be concrete) to name a few. While ever accessibility/universal design remains on the sidelines as an option rather than a must have, people with a disability will remain marginalised and prevented from enjoying public open spaces. A right that everyone should have.	The Universal Design Policy which guides the provision of inclusive and equitable access to buildings, services, employment, information, events and public spaces is referenced on page 48. Additionally, open space principle 1 (page 59) requires open space to be accessible and inclusive for all including: - Design open spaces that are welcoming, safe and usable by people of all ages, abilities and backgrounds. - Provide continuous, accessible path of travel that support use by people using mobility aids, prams and wheelchairs. - Incorporating universal design features such as varied seating, clear signage and accessible toilets. - Include sensory play and quiet areas for neuro-diverse users. - Design for intergenerational use, supporting both play and recreation. This principle is applicable to all hierarchies and functions of open space. Direction 3 (page 84) also addresses accessibility and inclusivity to ensure open spaces are accessible to all, including people with disabilities and communities experiencing vulnerability or disadvantage. The intent is to ensure barriers are removed and design supports full participation.

It is worth noting the MPS has a universal design policy - hHps://www.mornpen.vic.gov.au/About-Us/Strategies-Plans-Policies/Policy-LisCng/UniversalDesign-Policy The implementation of the policy has been unnecessarily protracted but explicit mention within the strategy action lists would certainly be very appropriate for an open spaces strategy. Rye and Open Spaces (Precinct 9): Rye Foreshore: In the context of coastal open space mention is made of Sorrento with it identified as a priority location for coastal planning and risk assessment in part due to concern about loss of tourism dollars. Rye is not mentioned at all, yet its open coastal bay spaces also contribute significantly to Shire revenue. Rye has the most overnight stays on the Peninsula, and the town foreshore and Pier are packed with locals, campers, other holiday makers, day-trippers and overseas tourists during the summer holiday and weekend periods. The southern peninsula generated $1.06B of tourist income in 2024 and Rye would have contributed significantly to that revenue. See - hHps://www.morningtonpeninsulatourism.org/Resources-Insights/Industry-Performance The reason for raising the above is that Rye also has serious coastal issues on the most popular Bay foreshore on the Peninsula. It has a major issue around sand drift. Unless the Shire acts quickly. large tracts of the town foreshore will be buried by sand within 4-5 years. This will have huge economic implications both for local businesses and Shire revenue. Neither the Rye Foreshore Plan or the Rye Township Plan make mention of climate change/mitigation issues, and this should be highlighted as a priority action. In addition, there are large areas of weed filled spaces up near the Yacht Club which if carefully cleared would provide much needed additional open space amenity, with shade. This area is essentially a waste land. To the east of the Pier there is a foreshore area which was finally has been designated non camping. It offers lovely Bay views and some shade and is another reason Rye Foreshore should be a high priority for risk assessment and recreational amenity development. RCGA would appreciate the omission of Rye to be rectified within the strategy with a recommendation that sand mitigation strategies and amenity development be addressed as a matter of urgency. Foreshore area for conservation: There is one part of the foreshore that should be highlighted as a conservation area. Specifically, this is the Whitecliffs Hill area near the lime kiln. This area is	Additional text will be included on page 176 focusing on Rye to ensure better alignment with the Rye Township Plan (2020) including the four key principles around: - Preserving the natural environment and promoting Rye as a demonstration Township for sustainability and eco-living, - Improving connections for pedestrians and cyclists. - Building on existing culture and heritage to promote a sense of place and local identity. - Creating a revitalised public domain to establish a thriving destination across all seasons. Additionally, Action 1.7 (page 177) will be updated to include an additional task around investigating and implementing outcomes to mitigate/minimise sand drift at Rye and other impacts of climate change for this specific location. It is noted that the Water and Coasts Team is in the process of developing a Sand Management Strategy to address this recognised issue. The weed infested location referenced in proximity to the Yacht Club is addressed as a task under Action 1.7 (page 177): Prioritise open spaces for revegetation and habitat restoration using climate-resilient indigenous species to strengthen ecological corridors and buffer vulnerable habitats working with ecologists, land managers and Traditional owners to map high priority areas. Concerns with regard to foreshore amenity to be forwarded to the Parks and Roadside Team and Natural Systems Team for review and action. The portion of the Rye foreshore in proximity to the lime kiln (east) that is managed by MPS is a bushland reserve that has a primary focus on biodiversity conservation (refer to Rye Inset map and index (page 180 and 182). The land to the west is managed by the Whitecliffs to Camerons Bight Committee of Management. The Rye index (page 181) will be updated to reference Moonah Waren Bushland Reserve (not Milton Reserve) and the primary function will be changed to Conservation and the secondary function will be changed to Recreation with due regard to the small playground. The hierarchy will remain as local. The service standards for the different hierarchies and functions of open space are detailed on page 57 and 58. These service standards apply across the Shire and support consistent and high-quality open space. Picnic tables and seating are appropriate infrastructure to be installed in conservation reserves subject to local needs, community preferences and/or site-specific opportunities and constraints.

remnant Moonah Woodland and has rare and endangered native orchids (e.g. leafy greenhood) and other indigenous species. The area also has cultural heritage significance with middens found to date back 5000 years. The areas close by the Bay also have remnants of endangered ecological vegetation classes (e.g. coastal headland and coast dune scrub). The need to protect what is called the Rye Foreshore, Whitecliffs area should be highlighted. Non-Coastal Open Spaces: We believe bushland reserve areas such as Moonah Warrain should be highlighted. This an area with open grassed space with a small playground and a precious tract of moonah woodland. There is the opportunity to develop recreational facilities such as all accessible picnic tables so that the area is more welcoming to walkers and visitors to the area. While part of the land is hilly where the picnic facilities could be installed it is quite flat and accessible. This would not be a huge financial outlay but would give much needed bush open space. The other major space in Rye is the French Street Reserve – the site of the old Rye tip. This site has a considerable area of open space. It also has an area of moonah woodland. The French Street Reserve Master Plan was adopted by Council in 2020 after significant community consultation. Virtually nothing including the dog leash free area has been implemented. This reserve should be a top priority for action. This reserve has huge potential including part of it becoming a BMX bike track. Pocket and other Parks: It is worth noting that Rye has an increasing number of permanent residents including the highest number of under 15-year-olds when compared to Blairgowrie, Sorrento and Portsea (see 2021 census). Therefore, it is essential that the Shire prioritise the provision of alternative open green spaces, (e.g. the Lyons Street Eat and Grow Pocket Park) to accommodate the increasing number of families and their visitors. Finally, RCGA members anticipate you will see the logic and value in incorporating the above areas into the Open Spaces Strategy. We look forward to seeing the final strategy.	The supporting plans associated with Precinct 9 (page 176) will be updated to reference French Street Master Plan (2020) and the Recreational Facilities for Mountain Bike and BMX Strategy (2023). Additionally, task 3.1 (French Street Reserve page 177) will be updated to prioritise delivery of these strategic documents (inclusive of dog leash free area and bike facility).
Local Environment and Friends Groups Omitted We support action (1.7) for Precinct 1 to "Prioritise open spaces for revegetation and habitat restoration using climate-resilient indigenous species to strengthen ecological corridors and buffer vulnerable habitats, working with ecologists, land managers, and Traditional Owners to map high-priority areas". However, we believe that local indigenous species should be specified as the priority for selection. We are concerned that action (1.7) does not specify working with local environment, landcare	Action 1.7 specifically references the use of "climate-resilient indigenous species". Action 1.4 also aims to develop and implement a planting strategy to increase indigenous species, prioritising tree planting in areas with low canopy cover. This action identifies additional planting in townships with the lowest canopy cover, however, this is general principle. The first bullet point associated with action 1.7 to be updated to read: **In partnership with local environmental, landcare and reserve friends-groups**, prioritise open space for revegetation and habitat restoration using climate-resilient indigenous species to

and reserve friends groups. Collectively, these groups have already contributed substantial volunteer time, care and labour in revegetation and habitat restoration of Council's open spaces. These stakeholders should be specifically mentioned. High Priority Parcels to Rezone to PCRZ We wish to expand the list of "high priority parcels to rezone to PCRZ" (p. 76) in Precinct 1, to include other reserves in Mount Martha that will provide conservation support for the critically endangered Mount Martha Bundy Eucalyptus carolaniae. These include reserves shown in Fig.1 including (21, 70, 86, 88, 105, 120) and other unlisted reserves in the Hopetoun Creek catchment. Zoning of the council lands surrounding Hopetoun Creek should be improved to enhance conservation efforts for the critically endangered (Victorian Flora & Fauna Guarantee Act) Eucalyptus carolanie. Council 'bushland reserves' (Fig. 5) are an informal classification and do not equate to tenure designation or zoning categorisation for conservation purposes. Several reserves surrounding Hopetoun Creek are currently zoned as Public Park and Recreation Zone (PPRZ), such as Hearn Creek Linear Reserve (Hove Road Bushland Reserve) and Somerset Drive Reserve (Fig. 2), but are recommended for transfer to Public Conservation and Resource Zone (PCRZ). These should also be included a 'bushland reserve'. Mornington Peninsula Planning Scheme – Local Provision Amendment C241morn https://planning-schemes.app.planning.vic.gov.au/static/maps/C241morn/morn/morningtonpeninsula12zn.pdf. New Open Space The Strategy includes consideration of acquiring new open space including the "potential for repurposing underutilised… land for new parks and green spaces" (also Action 2.1, 2.3). We wish to highlight the prioritisation for new green spaces on the Mount Martha Public Golf Course. This Council-owned parcel has significant strategic location, connectivity and extreme environmental values including a significant proportion of the critically endangered Mount Martha Bundy Eucalyptus carolaniae and the entire upper catchment of Hopetoun Creek. We wish to see integration of habitat and waterway corridors as core to the ongoing management of this land. This parcel is of essential for conservation of E. carolaniae to prevent its extinction in the wild. The Friends of Hopetoun Creek are preparing a conservation report on the species to support this claim. This parcel does not provide equitable and flexible use and has an impact on the Hopetoun Creek waterway. There is opportunity for versatile and multi-use open space that meets environmental and community needs. Relevant actions might include 3.1, 3.3, 3.5, 3.7, 3.8, 3.9, 3.10. The MMEA encourages the acquisition of the parcel of land at the corner of Forest Drive	strengthen ecological corridors and buffer vulnerable habitats, working with ecologists, land managers, and Traditional Owners to map high-priority areas The below list identifies additional bushland reserves for priority rezoning to PCRZ. - Belar Road Bushland Reserve - Clearwater Bushland Reserve - Dimmicks Bushland Reserve - Finlayson Bushland Reserve - Greenfield Way Bushland Reserve - Gunyong Creek Bushland Reserve - Harrap Creek Bushland Reserve - Jack Ritchie Track Bushland Reserve - King Creek Bushland Reserve – South - Old Cape Schanck Road Bushland Reserve – North - Old Cape Schanck Road Bushland Reserve – South - Peninsula Sands Bushland Reserve - Quinton Court Bushland Reserve - Seaside Creek Bushland Reserve - South Sea Foreshore Reserve - Sunshine Creek Bushland Reserve – Upper - Tanti Creek Bushland Reserve - Tyrone Bushland Reserve - Warringine Park – Coastal - Warringine Park – Creek - Warringine Park – Woodland - Waterfall Gully Bushland Reserve Action 1.1 (page 71) and priority parcels to rezone to PCRZ (page 77) to be updated. The above list includes 7 bushland reserves in Mount Martha. The priority sites for rezoning (28) comprise Council owned land embellished as open space but not zoned PPRZ or PCRZ. It is intended that these sites are rezoned as part of the Planning Scheme amendment undertaken to adjust the open space contribution rate in Clause 53.01. A supplementary planning scheme amendment will be undertaken for balance parcels that require further detailed investigation and community/stakeholder consultation. This is addressed in Action 1.1 which includes: Undertake a future amendment to address additional parcels potentially suitable for disposal or rezoning subject to further investigation, consultation and funding. Mount Matha Public Golf Course is zoned PPRZ and is classified as restricted public open space (available on a fee-paying basis). The northern portion of the golf course (including

and Hearn Road Mount Martha (Veales estate) above the Sunshine Creek Bushland Reserve. This parcel has strategic location, connectivity and high environmental values including the upper catchment of Sunshine Creek and its tributaries. Precinct 1 to Include Issues Raised in this Report We wish to see the issues raised here added to the Precinct 1 actions. Waterway Corridors Waterways and waterway corridors are mentioned throughout the strategy, however, there should be reference to supporting implementation of relevant water and catchment strategies such as: - Water for Victoria – Water Plan (DELWP 2016) - Healthy Waterways Strategy (Melbourne Water Corporation 2018a) - Co-Designed Catchment Program for the Westernport and Mornington Peninsula Region (Melbourne Water Corporation 2018b) - Port Phillip and Western Port Regional Catchment Strategy 2021-2027 (Melbourne Water 2024) - Integrated Water Management Plan (MPSC 2021) - Our Water Future (MPSC 2021) Biolink Corridors Important biolink corridors have been identified by the Mount Martha Biolink alliance. These include the upper catchments of Sunshine, Hearn and Hopetoun Creeks, as well as important remnant vegetation on the Mount Martha Public Golf Course and Forest Drive. This biolink is of state significance and national significance as it include Eucalyptus pauciflora snow gum which can be found on the golf course, Mt Martha Park and Forest Drive which "represents the largest known stand of lowland snow gum grassy woodlands on the Mornington Peninsula, and one of the few remnants of this vegetation type in the state" (Ecological Horticulture, Carr,McMahon & Bedford, 1992). Their health hasn't been going so well lately especially on Forest Drive. When wildlife corridors are discussed and promoted ,as they should be ,attention is also given to wildlife safety and welfare as a priority. With actual workable and effective measures put into place as a priority. Not great to marginalise them in pockets of Bushland and have them run over when they move about. Or stopped by fences or attacked by dogs. Integration with Shire Plans Better integration with existing Shire Plan's including specific priorities such as threatened	a section of Hopeton Creek) is managed as a bushland reserve given its biodiversity values. The bushland reserve includes Damp Sands Herb-rich Woodland, Grassy Woodland and Urban and Paddock Trees EVC's. There is no planned change of use for the golf course. The subject land is owned by Scouts Victoria (Bay Park Scout Camp) and provides opportunities for young people to enjoy and interact with nature. This site is not being investigated for acquisition. The plans and strategies identified will be added to relevant sections in the draft Strategy (State Policy Guidelines page 47 and Other Local Strategies and Plans page 48). Biolinks are located within public open space, road corridors, private property etc. and all play an important role in the creation of wildlife corridors. Enhanced landscape connectivity is a key objective in Council's Biodiversity Conservation Plan (2019) which is supported by the draft Open Space Strategy (refer to action 1.4 – increase indigenous planting to boost canopy cover and biodiversity in priority areas). Open space design principle 3 (page 59) requires open space to be designed to protect and enhance natural systems, support biodiversity and to contribute to long-term environmental resilience. Biodiversity includes wildlife. The Strategy has been designed to integrate with other plans and strategies (refer page 46, 47 band 48 - Policy and Strategy Context).

species (Biodiversity Conservation Strategy) would help strengthen the integrity of this report.	

Written Submissions (Internal)

Feedback	Response
Coastal hazards - The content you have included from the Coastal Strategy throughout the document is greatly appreciated and clearly describes the risk.	**Page numbers in the feedback column are pdf page numbers.** Noted.
Page 90, Action 3.6 - Is there opportunity to promote Hastings Foreshore Masterplan with consideration of reference in action 3.3.	Task section under action 3.6 to be updated to include the Hastings Foreshore Masterplan and French Street Reserve Masterplan (page 87).
Page 100, Supporting Plans - Update Mt Eliza 2004 coastal plan to: Mount Eliza Coastal and Marine Management Plan (2023).	Mount Eliza Foreshore Reserve Coastal Management Plan (2004) to be replaced with Mount Eliza Coastal and Marine Management Plan (2023) on page 97.
Page 100, Supporting Plans - Update Mt Martha coastal plan (2011) to: Mount Martha Coastal and Marine Management Plan (2019).	Mount Martha Foreshore Coastal Management Plan (2008) to be replaced with Mount Martha Coastal and Marine Management Plan (2019) on page 97.
Page 132, Action 1.3 - To confirm which area of the Hastings Foreshore is this referring to? Is it in alignment with the Hastings Foreshore Masterplan and/or landfill restrictions at the site? Want to make sure the action deliverable and not opposing other adopted plans or legislation.	Task in action 1.3 (page 129) to be updated to read: Prioritise the following reserves: Hastings Foreshore Reserve (6 and 12), Hastings (ensuring alignment with Hastings Foreshore Masterplan 2023).
Page 143, Supporting Plans - Update 2008 Flinders coastal plan to: Flinders Coastal and Marine Management Plan (2023).	Flinders Foreshore Reserve Coastal Management Plan (2008) to be replaced with Flinders Coastal and Marine Management Plan (2023) on page 140.
Page 143, Supporting Plans - Flinders Pier Masterplan is now redundant and can be removed.	Reference to Flinders Pier Master Plan (2008) to be deleted (page 140).
Page 143, Supporting Plans - Add: Flinders Foreshore Precinct Conservation Management Plan (2023).	Flinders Foreshore Precinct Conservation Management Plan (2023) to be referenced (page 140).
Page 160, Supporting Plans -Add: Safety Beach Coastal Management Plan (2016) and Rosebud Coastal Management Plan (2015).	Safety Beach Coastal Management Plan (2016) and Rosebud Coastal Management Plan (2015) to be referenced (page 157).
Page 163, Action 3.3 - Capel Sound CoM have recently installed a new playspace on the foreshore at the end of Truemans Road which may address an element of this action.	Please retain task for Capel Sound as part of action 3.3 (page 86).
Page 179, Supporting Plans -Update 2004 plan to: Portsea Coastal and Marine Management Plan (2024).	Portsea Foreshore Reserve Coastal Management Plan (2004) to be replaced with Portsea Coastal and Marine Management Plan (2024) on page 176.
Add: Sorrento Coastal and Marine Management Plan (2018), Sorrento Foreshore Masterplan (2023).	Sorrento Coastal and Marine Management Plan (2018) and Sorrento Foreshore Masterplan (2023) to referenced under supporting plans (page 176).
Remove: Rosebud coastal plan in wrong precinct.	Delete reference to the Rosebud Coastal Management Plan (2015) on page 176 and include this Plan in Precinct 7 (page 157).

Drainage reserves were originally created to manage water: controlling flooding and improving water quality. Some of these reserves contain obvious drainage infrastructure such as pipes, channels or retarding basins. Others have no visible assets but still act as overland flow paths that carry stormwater during heavy rain. Because these areas often look like open space, the community may see them as primarily recreational or conservation land. In reality they are a vital part of the drainage network and protect homes and businesses from flooding. Many have been given other primary or secondary purposes. That is not necessarily a problem, but their drainage role should always be recognised and considered in planning. For example, Grant Road Reserve has been given a primary function of Conservation, a secondary function of Recreation. There are no drainage assets. As shown below is serves a critical function of conveying flood waters.  Most drainage reserves are already doing their job, which makes it hard to increase their capacity further. It is important not to rule out the use of other reserves for drainage purposes where this would provide benefits. Some non-drainage reserves already carry flow paths or provide informal storage. In these cases, it may be worthwhile to formalise the water-management function to improve protection for residents. For example Morell Reserve is not a drainage reserve, but also serves a critical purpose of providing a flow path for flood waters. 	Noted. Many open spaces provide drainage functions. Edits to be made to the Strategy to clarify that the primary and secondary functions identified are not the only functions provided by each open space (Open Space Function page 24 and 52). Noted. The Strategy will be updated to address the importance of the role open space plays with respect to drainage and the need to consider this in planning and design. Additional text be included under Open Space Design Principles to address this consideration. Noted. As per the above, additional text be included under Open Space Design Principles to address this consideration.

The *Open Space for Everyone* strategy describes encumbered open space and defines areas where their primary use is a retarding basin as encumbrances. In practice many retarding basins have multiple uses or shared amenities. It would be clearer to: Classify basins with no other primary use, or only minor mixed amenity, as encumbrances (primary drainage purpose). Classify basins with another clear primary purpose as secondary or tertiary drainage uses, while still recognising their drainage function. These retarding basins would not be considered an encumbrance. We would like this sentiment to be included in the strategy.	Open Space for Everyone (2021) was developed by DEECA and approved by the Minister for Energy, Environment and Climate Change. The classifications of open space functions utilised in the Strategy align with current best practice open space planning approaches including the Australian Park Life Project which describes a protocol to standardise the capture and collation of public open greenspace spatial data across Australian cities. The Strategy has been aligned with the classifications detailed in the Australian Park Life Project to enable consistent national analysis.
David McFarlane Reserve, for example, is primarily used for sport and recreation. Because the site is prone to flooding, it also contains a retarding basin and a Melbourne Water wetland. This infrastructure provides significant ecological benefits and does not detract from the character of the reserve. Rather than diminishing the primary purpose, the retarding basin supports it and should not be considered an encumbrance. 	The draft Strategy identifies David MacFarlan Reserve as a district reserve with a primary function of sport and a secondary function of recreation. As detailed above, the primary and secondary functions identified are not the only functions provided by each open space. A reserve may have multiple functions, but this Strategy has considered only primary and secondary function. It is acknowledged that David MacFarlan Reserve also has a water management function.
Integration of WSUD (including retarding basins) should be reflected in the table. These assets should be identified as “maybe” for all location types, if not “yes” in all cases. This is particularly important if a “yes” classification captures or allows for these assets, and a “no” classification effectively excludes them.	The development standards (page 57 and 58) to be updated to identify WSUD as a “May Have” asset for all hierarchies and functions of open space. These assets will be reviewed on a case-by-case basis in all scenarios.
The current definition is “areas exclusively for the retention, storage and drainage of stormwater.” This wording is too narrow. Removing “exclusively” would better reflect the multiple benefits provided by water-management areas.	The definition for water management (Open Space Function page 52) will be updated to read: Areas for retention, storage and drainage of stormwater.
A landscape character has been provided for Water Sensitive Urban Design (WSUD). Retarding basins are not technically part of WSUD, so it would be preferable to create a separate category for them. If that is not possible, inclusion within WSUD would be acceptable as a second choice.	The definition for water sensitive urban design (Landscape Character page 53) to be updated to read: Bioswales, constructed wetlands, retarding basins and other systems designed to manage and treat rainwater using vegetation.

Recognise all drainage reserves as part of the drainage network even when they have other listed purposes. Do not preclude the use of other reserves for drainage and consider formalising existing informal flow paths and storage areas. Refine the way retarding basins are classified: primary drainage as encumbrance, not encumbered where there is another primary use. Include WSUD (including retarding basins) into the Development Standards for Open Space Remove "exclusively" from the water-management definition to reflect multiple benefits. Create a separate landscape character category for retarding basins or clearly state how they are included within WSUD.	As above. As above. As above. As above.
I'm just wondering if we need to mention the summer population boom from visitors in the Open Space Contributions Report. Helps to paint the picture.	Mornington Peninsula is a major tourist destination (approximately 7.95 million visitors per year with the population increasing by up to 30% in the summer and holiday periods). The 30m2 open space per capita standard was questioned during the development of the Open Space Contributions Report (is 30m2 open space per capita metric sufficient to accommodate the high fluctuations in population and accommodate the open space needs of both those living and visiting the Shire?). SGS Economics and Planning indicated that the open space per capita metric should be retained at 30sqm otherwise it would result in the double counting of where people live (and the open space they require) and then where they travel (and the open space they require). This is the same logic applied for the worker population (their open space needs at both home and work are not counted). No revision to the Open Space Contributions Report.
Thanks for the opportunity to review the Draft Open Space Strategy currently on public exhibition. While I haven't had the chance to go through the full report in detail, I wanted to flag an important item for amendment prior to finalising the document for Council adoption. This relates to **Action 1.1** and the proposed rezoning of high-priority parcels to **PPRZ or PCRZ** (see highlighted text in the screenshot below). The list of 28 high-priority parcels on pages 76–77 (also copied below for reference) includes only 3 parcels proposed for rezoning to PCRZ. This selection doesn't reflect what we would consider a balanced or representative approach to protection—particularly in the context of this action sitting within Direction 1 – Protection, with the stated objectives to "Preserve natural and cultural heritage, biodiversity, and sensitive ecosystems. This includes safeguarding heritage sites, conserving native vegetation, protecting critical habitats like Ramsar wetlands, and ensuring open spaces are not lost to development."	The below list identifies the additional bushland reserves for priority rezoning to PCRZ. - Belar Road Bushland Reserve - Clearwater Bushland Reserve - Dimmicks Bushland Reserve - Finlayson Bushland Reserve - Greenfield Way Bushland Reserve - Gunyong Creek Bushland Reserve - Harrap Creek Bushland Reserve - Jack Ritchie Track Bushland Reserve - King Creek Bushland Reserve – South - Old Cape Schanck Road Bushland Reserve – North - Old Cape Schanck Road Bushland Reserve – South - Peninsula Sands Bushland Reserve - Quinton Court Bushland Reserve - Seaside Creek Bushland Reserve

With 25 parcels proposed for PPRZ and only 3 for PCRZ, the list appears skewed toward recreation rather than conservation. We recommend revising this to better reflect a balanced approach to protecting open space for both purposes. Given the significance of this action as a key mechanism for protecting open space (as per our previous feedback in May, copied below), we'd welcome the opportunity to work with you to develop a revised list of high-priority parcels for rezoning to PCRZ. I understand this may require a quick turnaround, but I'm confident we can assist in preparing a suitable list promptly.	- South Sea Foreshore Reserve - Sunshine Creek Bushland Reserve – Upper - Tanti Creek Bushland Reserve - Tyrone Bushland Reserve - Warringine Park – Coastal - Warringine Park – Creek - Warringine Park – Woodland - Waterfall Gully Bushland Reserve Action 1.1 (page 71) and priority parcels to rezone to PCRZ (page 77) to be updated.


OUR
OPEN SPACES
Mornington Peninsula Shire
Open Space Strategy 2025 - 2040
FINAL REPORT NOVEMBER 2025
MORNINGTON
PENINSULA
Shire

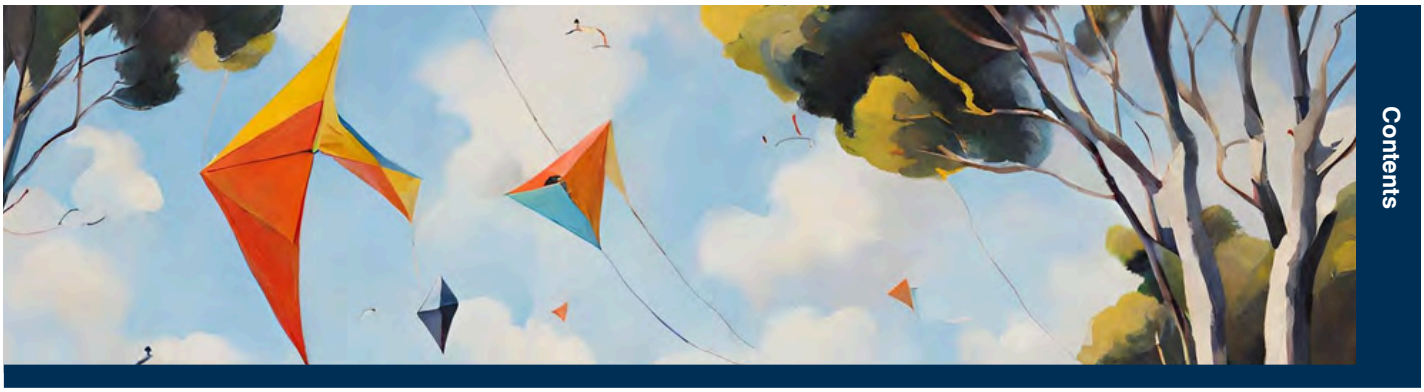
Mornington Peninsula Open Space Strategy prepared for:
Mornington Peninsula Shire Council
By Project Consultants: Emerge Associates

ACKNOWLEDGEMENTS:
A special thank you to the community, key stakeholders and Council officers for their commitment and valuable contributions to the Open Space Strategy development process. This Strategy has an important unified and local focus, and has been driven by evidence of need and stakeholder insights.

DISCLAIMER:
This report has been prepared in good faith and in conjunction with Mornington Peninsula Shire Council. The information contained in this document has been provided and relied upon from the existing strategy and policy documentation, stakeholder and community consultation and anecdotal evidence, data, research and contributions from existing Mornington Peninsula Shire Council related plans and strategies. Information contained in the Report is current as at the relevant dates stated in the Report and may not reflect any event or circumstances which occur after the stated date. The report along with any illustrative plans, perspectives and imagery contained within are indicative impressions to illustrate conceptual ideas only and all recommendations will be subject to further planning, consultation, detailed design, cost planning and approvals. The document is solely for the use of Mornington Peninsula Shire Council and is not intended to, and should not be used or relied upon, by anyone else. Neither Emerge Associates nor its servants, consultants, agents or staff accept any duty of care or shall be responsible in any way whatsoever to any person in respect to the report, including errors or omission therein.
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MORNINGTON PENINSULA Shire



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Appendices

Appendix 1 - Discussion Paper
Appendix 2 - Use and Trends Report
Appendix 3 - Community Engagement Report
Appendix 4 - Performance Assessment Guide

Explainer Note: Variance Between Population Figures in Reports
Population and dwelling figures used in this strategy may differ from those presented in the Open Space Contributions Report, May 2025. This is due to the use of different data sources and forecasting methodologies, each selected for its specific purpose.

Open Space Contributions Report (SGS Economics and Planning)
This report uses VIF23 (2026) projections and dwelling estimates based on ultimate build-out capacity. The population forecast considers the theoretical maximum number of people that could be accommodated in the Shire if all zoned residential land is developed to its full capacity. This approach supports long-term infrastructure planning and helps determine the upper limits of developer contribution requirements.

Open Space Strategy, 2025 (This Document)
This Strategy uses population forecasts provided by ID Consulting, which are based on realistic, staged growth projections informed by current planning policy

Acknowledgement of Country

Mornington Peninsula Shire acknowledges the Bunurong peoples, who have been the custodians of this land for many thousands of years and continue to care for Country today; and pays respect to their Elders past and present.

We acknowledge that the land is the place of age-old ceremonies, celebrations, initiation and renewal; and that the Bunurong peoples' culture and knowledge continues to play a unique role in the life and health of this region.



Bunurong Peoples: The Traditional Owners of this land

The Bunurong peoples are the Traditional Owners of the land on which Mornington Peninsula is located. The Bunurong Land Council Aboriginal Corporation is the Registered Aboriginal Party (RAP) for all Country within Mornington Peninsula Shire Council.

Bunurong peoples are barripbarrip biik (Sea Country) peoples, they sourced food from the Bunurong barripbarrip biik coastal zones, water bodies (including local wetlands) and waterways. The culturally modified / scarred trees and shell middens that remain along the foreshore and creek systems are tangible evidence of the time Bunurong peoples spent on Country.

Bunurong peoples' connection to Bunurong Country includes Mornington Peninsula Shire's lands, rivers, skies and seas. Through rich storytelling, Bunurong peoples have a deep understanding of how Country has changed over time and they share their knowledge of important places of community, ceremony and daily life. They also teach us how to care for this Country, as they have for thousands of years.

Bunurong peoples were devastated by colonisation because their land was taken from them and they were no longer able to care for Country as they had done for generations. This led to significant changes to the landscape and seascape. This included the draining of wetlands and the alteration of local waterways.

Traditional Owners maintain a strong and ongoing connection to Country. They continue to play a vital role in the stewardship and management of the land, water, and natural landscapes.

The Open Space Strategy acknowledges the shared responsibility for caring for the land, which is a collective effort by Mornington Peninsula Shire, and other agencies such as Parks Victoria, Melbourne Water, and local community groups. This strategy seeks to honor this responsibility, ensuring the land's future is managed with respect to both its natural heritage and the cultural significance it holds.



Executive Summary

Our Open Spaces: Mornington Peninsula Open Space Strategy 2025–2040

The Mornington Peninsula is a region defined by its natural beauty, rich biodiversity, and vibrant communities. It offers a unique blend of coastal, rural, and urban landscapes that provide essential social, recreational, ecological, and cultural benefits to residents and visitors alike.

With over 70% of the Mornington Peninsula designated as 'green wedge' land and more than 3,500 hectares of Council-managed open space, the Shire is well-endowed with natural assets. However, population growth, shifting demographics, climate pressures, and evolving community needs mean that open space planning must be more adaptive, inclusive, and visionary than ever before.

The Mornington Peninsula Open Space Strategy 2025–2040 ("Our Open Spaces") provides a clear and actionable roadmap to guide the planning, provision, management, and enhancement of open space over the next 15 years. It is underpinned by extensive evidence, best-practice planning principles, and a deep understanding of community values and expectations.

This Executive Summary presents the core elements of the Strategy; its purpose and scope, the current state of open space, key challenges and opportunities, the engagement approach, a shared vision and guiding principles, the strategic directions, and the anticipated long-term impact.

The visual representation of the vision and strategic framework complements the text and is provided in the pages that follow.

Purpose and Scope

The Strategy aims to ensure that Mornington Peninsula's open space network continues to support health and wellbeing, biodiversity, community connectedness, cultural recognition, economic vitality, and climate resilience.

It provides a strategic framework for the development, renewal, and management of open space assets across the Shire, aligned with the Council Plan, Community Vision, the Planning Scheme, and other related strategic documents.

It responds to a clear mandate to protect, optimise, and grow the open space network in a way that meets the diverse and changing needs of the community.

Importantly, it seeks to embed fairness, access, sustainability, and cultural inclusion at the heart of future decisions.

Engaging Our Community

The Strategy was built on a comprehensive engagement processes. A multi-phased approach ensured both breadth and depth of input:

- Phase 1 focused on broad consultation to understand current usage, barriers to access, values, and aspirations.
- Phase 2 used deliberative engagement to explore complex trade-offs, including access standards, equity, service and experience priorities.
- Phase 3 shared the draft reports for public exhibition and further refinement before adoption.

Engagement activities included surveys, stakeholder interviews, workshops, pop-up sessions, a deliberative panel, a youth AI design competition, schools and targeted outreach to underrepresented groups.

This community-led foundation ensures that the Strategy reflects real needs, fosters shared responsibility, and is supported by those it seeks to serve.



Overview of Open Space Provision

The Mornington Peninsula has a relatively high proportion of open space compared to many Victorian municipalities, but access and quality vary significantly across the Shire. Currently, Council owns or manages approximately 2,751.4 hectares of public open space, with an additional 4,753 hectares of non-Council-managed open space contributing to the network.

The Peninsula's open spaces range from national and state parks, coastal reserves, and bushland to sportsgrounds, playgrounds, and local neighbourhood parks.

Open space on the Peninsula serves four core functions:

Total Open Space: 2751.4 ha

Council Owned Land
161 sqm per person

- Conservation: 2135.7 ha
  77.6% - 125 sqm/person
- Sport and Active Recreation: 238.7 ha
  8.7% - 14sqm/person
- Recreation and Leisure: 192.6 ha
  7% - 11sqm/person
- Other Connecting Functions: 184.4 ha
  6.7% - 11sqm/person

Non Council Managed Open Space: 4753 ha

It is important to note that while conservation areas are protected areas that enhance biodiversity and ecological processes, these areas still offer recreation and leisure opportunities such as walking trails, some play spaces, bird watching, and other pursuits.

While quantity is a strength, issues of uneven distribution, limited accessibility, inconsistent amenity, ageing infrastructure, and funding constraints persist.

The Strategy establishes the foundations for addressing these gaps and ensuring a more equitable, connected, and high-quality open space network.

Key Challenges and Opportunities

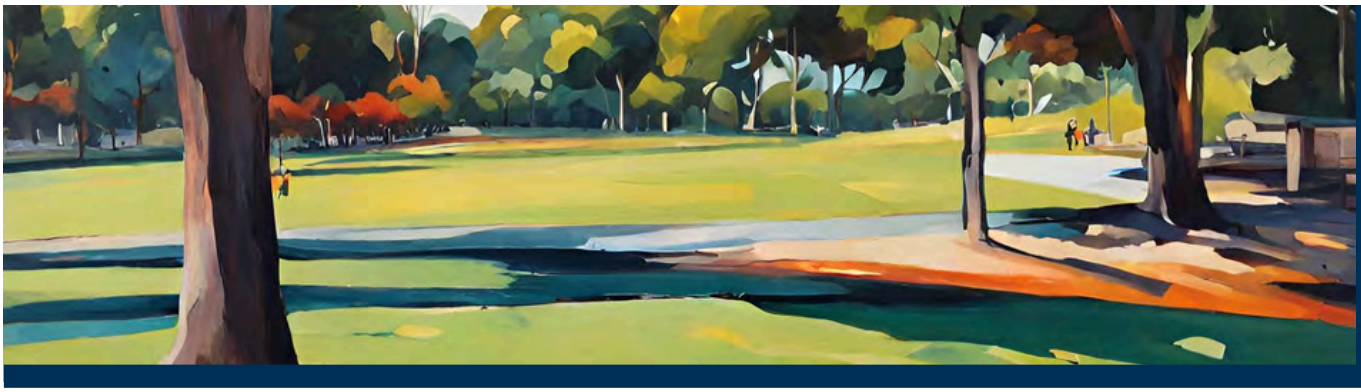
The Strategy is informed by a detailed analysis of social, environmental, economic, and planning trends and influences.

A summary of key challenges include:

- Population growth and urban expansion placing pressure on existing parks and requiring new spaces in growth areas.
- Demographic change, particularly an ageing population and increasing cultural diversity, requiring more inclusive, accessible, and universally designed spaces.
- Climate change impacts such as coastal erosion, storm surge, sea level rise, heat stress and biodiversity and ecosystem loss.
- Increased visitation and tourism, especially in coastal areas during peak periods.
- Funding and infrastructure renewal constraints, with many spaces requiring upgrades and masterplans yet to be implemented.
- Contested space and competing user needs, particularly for dog areas, sports, events, connection to nature, and quiet recreation.

Despite these challenges, the Shire also has significant opportunities:

- A large existing land base and green wedge protection.
- A strong local identity and community pride in place.
- An engaged and values-driven community.
- Potential for multifunctional, climate-resilient, and culturally rich spaces.
- Partnerships with Traditional Owners, community groups, and other public land management agencies.
- Maturing smart technology and data to support planning and performance monitoring.



Our Shared Vision

Our open spaces connect people to nature, culture, and each other. They are inclusive, welcoming, sustainable, and reflect the unique character of the Mornington Peninsula.

This vision acknowledges open space as essential community infrastructure that enhances livability, nurtures biodiversity, and supports physical, mental, and social wellbeing. It seeks to protect what makes the Mornington Peninsula special while preparing for a dynamic and more resilient future.

This vision, shaped by community engagement, has evolved alongside the development of the strategy to reflect the community's values, aspirations, and long-term goals for open space on the Mornington Peninsula.

Guiding Principles and Values

Developed with the community, six principles underpin the Strategy and will shape decision-making. They help align collective goals, prioritise actions, ensure consistency, reflect values, and guide strategic outcomes.

The guiding principles are essential for guiding decisions and provide a framework for decision-making and direction for planning, design, and management of open space, ensuring sustainability, promoting equity and inclusiveness, and achieving long-term community and environmental benefits. They help create a clear, consistent approach to planning and managing open spaces that aligns with both local needs and broader shire objectives.

A core value that transcends the Strategy is the commitment to focus on 'People First and First People', meaning to be user centric and engaging of all people, working with community and Traditional Owners to care for country.

The following Plan on a Page provides a clear overview of the strategic framework that forms the foundation of the Open Space Strategy. These principles and directions are underpinned by a robust action plan, detailed provision standards, and precinct-specific profiles that ensure tailored responses for each part of the Shire.

> **A connected, vibrant and thriving open space network that celebrates nature, culture, and community.**
>
> Accessible and sustainable, these spaces will foster recreation, connection, and environmental stewardship, ensuring future generations experience the beauty and heritage that define our region.

Strategic Directions and Priorities

The Strategy is structured around three overarching strategic directions, each supported by objectives and targeted actions:

Direction 1: Protect our inherited open space legacy.

- Safeguard environmentally and culturally significant landscapes.
- Strengthen biodiversity corridors and ecological health.
- Manage risks from climate change and intensive use.

Direction 2: Grow the open space network.

- Address gaps in access and equity, especially in growth and under-serviced areas.
- Plan for future population needs.
- Secure new open space through acquisition, partnerships, and innovative funding models.

Direction 3: Optimise the open space network.

- Improve the functionality, safety, and performance of existing open spaces.
- Promote inclusive and multi-use design.
- Invest in maintenance, renewal, and amenity upgrades.

From Plan to Practice

The Pillars - Directions
What we are focusing on

PROTECT
Protect our inherited open space legacy

GROW
Grow the open space network

OPTIMISE
Optimise the open space network

The DNA - Principles
Why it matters

PRINCIPLES

Principle 1: Community Involvement

Principle 2: Traditional Owner and Cultural Values

Principle 3: Climate Resilience and Readiness

Principle 4: Environmental Leadership

Principle 5: Quality of Life, Health and Wellbeing

Principle 6: Equity, Inclusivity and Adaptability

PEOPLE FIRST AND FIRST PEOPLE

Be user centric and engaging of all people

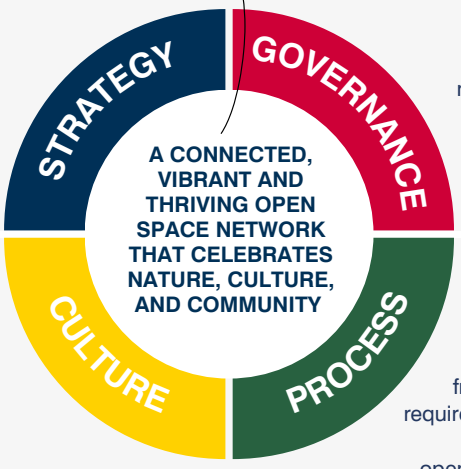
STRATEGIC DIRECTIONS AND PRIORITIES

This plan ensures everyone is working from the same foundation. It aligns the Strategy with broader policy settings, statutory requirements, and the communitys expectations of quality open space. By clearly defining the Shire's long-term intent, protecting biodiversity, growing the network, and optimising quality, the implementation program is anchored in a unified understanding of why decisions are made and what success looks like.

Establish Common Ground

Governance and Coordination

The Heart - Vision
At the heart of it all



The Enablers - Implementation
How it sticks - from Plan to Practice

AUTHORISING ENVIRONMENT

Effective implementation requires clarity of role, mandate and coordination.
This plan establishes the governance architecture that provides strategic oversight, cross-organisational alignment and empowered decision-making. It establishes the conditions for collaboration, accountability and consistency, with clear mandates, responsibilities and decision pathways that enable implementation to be coordinated, transparent and confidently led across Council.

CULTURE, ENGAGEMENT AND CHANGE ENABLEMENT

Sustainable implementation is not just about tools, it's about people. This plan supports the cultural shift required to embed the new approach, by building internal capability, enabling ownership, and facilitating change. Through engagement, enablement, and handover, we consolidate learning, foster champions, and ensure the road map lives beyond the strategy.

Engagement and Enablement
Consolidation and Handover

DECISION-MAKING TOOLS AND INTEGRATION PATHWAYS

Turning strategy into action relies on the right tools. This plan embeds the frameworks, tools and system linkages required for consistent, evidence-based and transparent delivery. It establishes the operational architecture, from prioritisation criteria to integration pathways, that translates strategic intent into clear, coordinated decision-making, enabling informed choices and connected delivery across departments.

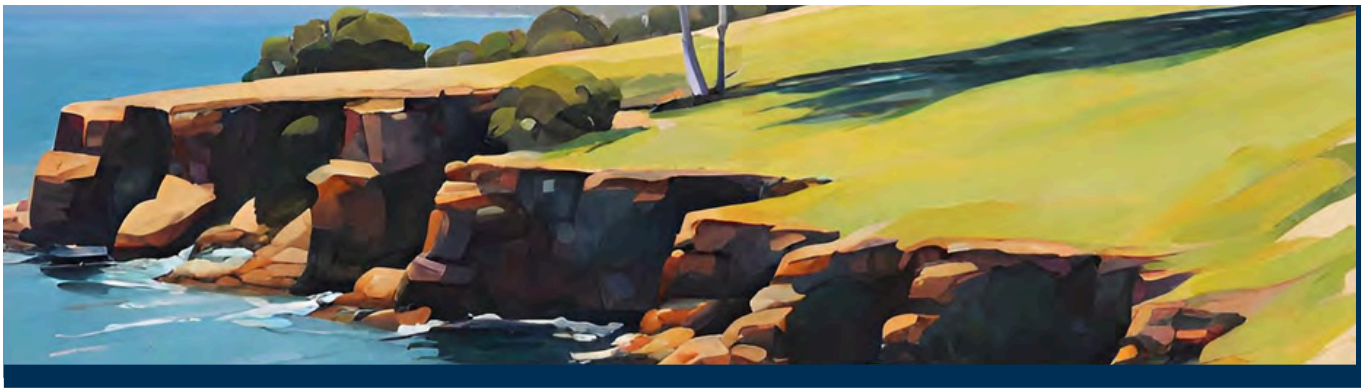
Frameworks and Tools
Systems and Processes

PRIORITISED ACTION AND IMPLEMENTATION PLAN

The Horizons - *Timeline - When it happens*

The Implementation - Actions - *What happens*

HORIZON 1	HORIZON 2	HORIZON 3	ONGOING
1 - 3 YEARS	4 - 9 YEARS	10 - 15 YEARS	Regular Programming



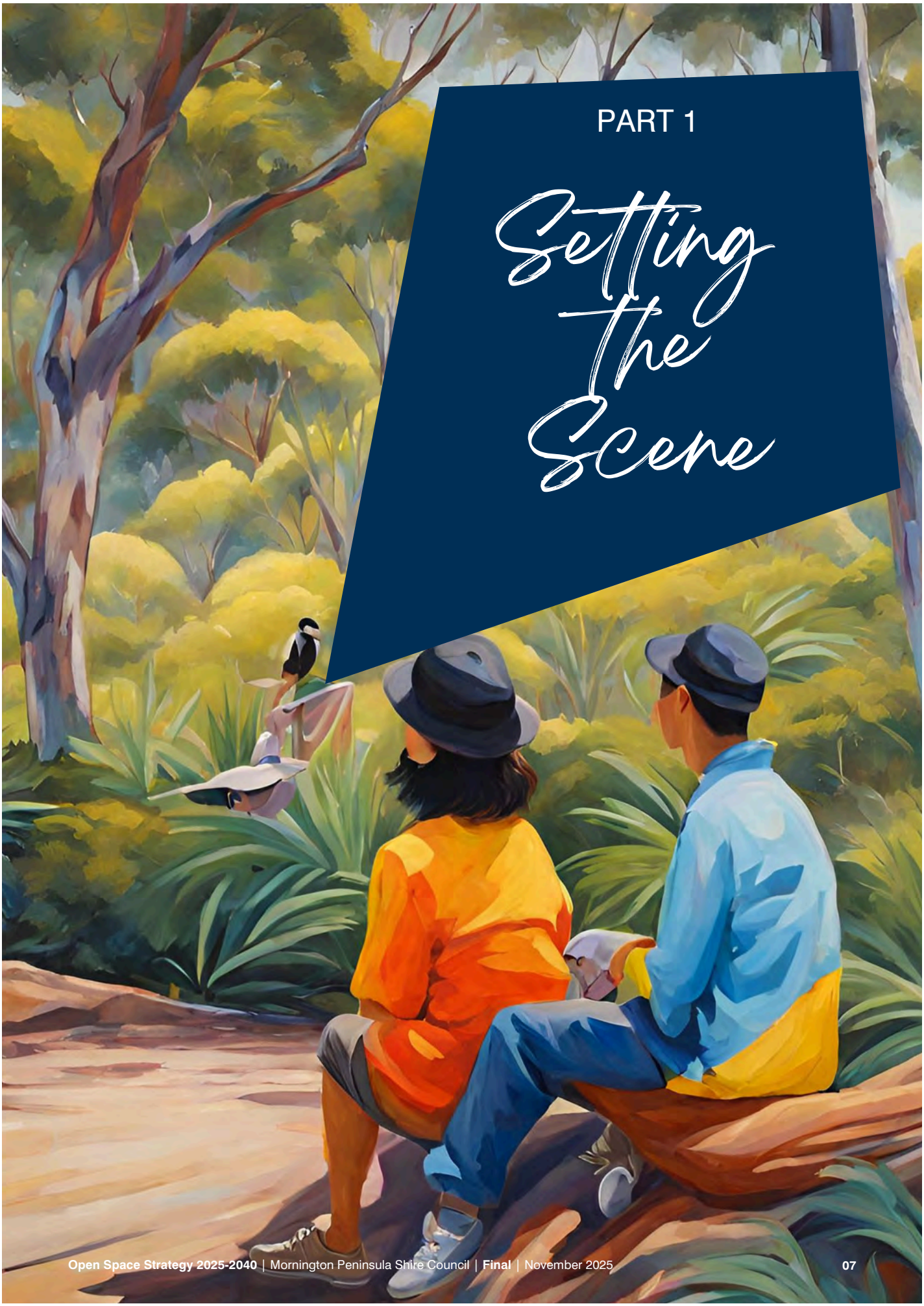
Executive Summary

VISION

A connected, vibrant and thriving open space network that celebrates nature, culture, and community.

Accessible and sustainable, these spaces will foster recreation, connection, and environmental stewardship, ensuring future generations experience the beauty and heritage that define our region.

DIRECTION		PRINCIPLE	DESCRIPTION
PEOPLE FIRST FIRST PEOPLE	**CORE VALUE** Be user centric and engaging of all people	**Principle 1: Community Involvement**	Involve residents and stakeholders in planning processes and maintain transparent communication to reflect collective goals. Partner and collaborate with Bunurong Land Council Aboriginal Corporation and Traditional Owners, community, and stakeholders to co-design and manage open space.
PROTECT	Protect our inherited open space legacy	**Principle 2: Traditional Owner and Cultural Values**	Ensure open spaces support reconciliation. Recognise Bunurong peoples' ongoing connection to Country by protecting cultural sites, reflect and respect the area's Traditional Owner cultural and environmental heritage, while incorporating Traditional Owner's knowledge into the management and preservation of natural spaces.
		Principle 3: Climate Resilience and Readiness	Focus on climate adaptation and risk management to ensure the long-term sustainability of our open spaces, coastlines, and ecosystems. Prioritise actions that reduce climate vulnerability and prepare communities for increasing environmental hazards.
GROW	Grow the open space network	**Principle 4: Environmental Leadership**	Enhance environmental outcomes by preserving natural areas, growing biodiversity, using sustainable and circular materials, and incorporating climate-adaptive features. Design cool, green spaces with large canopy trees and integrate green and water-sensitive infrastructure to reduce environmental impacts.
		Principle 5: Quality of Life, Health and Wellbeing	Ensure open spaces enhance physical and mental health by promoting active lifestyles, reducing stress, and fostering social connections. Plan for open space in line with urban growth by identifying, expanding, and enhancing land, parks, trails, and waterway corridors. Ensure vibrant, walkable, and connected communities through accessible and adaptable spaces.
OPTIMISE	Optimise the open space network	**Principle 6: Equity, Inclusivity and Adaptability**	Ensure all residents have equitable access to open spaces, with inclusive designs that accommodate people of all ages, genders, abilities, economic status, and cultural backgrounds. Spaces that are multifunctional and adaptable, ensuring they meet the diverse needs of the community.


PART 1
Setting the Scene



1.1 Purpose

The Mornington Peninsula Open Space Strategy is a 15-year plan that helps the Council make informed decisions on the use, development, management, and maintenance of open spaces, including parks and playgrounds.

This Open Space Strategy provides a clear framework for developing a thriving and interconnected network of open spaces that meets the diverse needs of a growing and evolving community.

It seeks to protect and enhance the Peninsula's valuable natural spaces, while addressing challenges such as climate change, population growth, urban expansion, shifting recreational needs, greater cultural inclusion, vegetation loss, and increasing tourism.

Aligned with the Community Vision and Council Plan, it also supports related strategies including the Sports Capacity Plan and the Urban Forest Strategy and will shape the Mornington Peninsula Planning Scheme.

This strategy guides the planning, design, and management of both existing and future open spaces over the next 15 years, until 2040.

Intended Impact and Legacy

The Open Space Strategy is a long-term investment in the health, identity, and resilience of the Mornington Peninsula. The document establishes a comprehensive approach to open space planning and development, ensuring alignment with community values while respecting regulatory and budgetary constraints.

Its implementation will:

- Improve equity of access to high-quality open space across all precincts
- Guide sustainable infrastructure delivery and renewal
- Enhance canopy cover, climate resilience, and biodiversity
- Deliver spaces that reflect Traditional Owner values, community diversity and cultural heritage
- Support stronger partnerships and more transparent decision-making, and
- Optimise open space contributions and investment.

Over time, the Strategy will enable the Shire to better meet the needs of a growing and changing community, while preserving the natural and cultural assets that define the Mornington Peninsula.

1.2 Development Process

The comprehensive Mornington Peninsula Open Space Strategy has been developed over a two-year period, commencing in December 2023. Each phase of the process has built upon the last, drawing on community insights, aspirations, and ideas, while exploring and testing opportunities to enhance and expand open space across the region.

DEC 2023	**Discussion Paper** Highlights the current challenges that are likely to influence open space
JAN 24 - FEB 24	**Phase 1 Engagement** Understand needs, priorities, uses, and values
MAR 2024	**Open Space Use and Trends Report** Overview of open space on the Peninsula and options to address challenges
MAY 24 - SEP 24	**Phase 2 Engagement** Exploring the key issues with the deliberative panel
JUN 24 - DEC 24	**Open Space Planning Framework** Develop the open space planning framework to guide open space planning, provision and development
DEC 24 - JUN 25	**Draft Strategy** Incorporate all research, engagement and frameworks into a draft strategy
AUG 25	**Phase 3 - Engagement** Public Exhibition
NOV 25 - DEC 25	**Final Open Space Strategy**



1.3 Strategy Components and Context

State Government Guidance

Plan for Victoria 2025	**Plan Melbourne** 2017-2050	**Practice Note 70** (under review)	**Open Space for Everyone** 2021

Council Drivers

Community Vision	**Council and Wellbeing Plan** 2021 - 2025	**Asset Plan** 2022 - 2032	**Financial Plan** 2022 - 2032	**Mornington Peninsula Planning Scheme**

Open Space Strategy

Strategy, Framework, Actions



Precinct Profiles



Appendix 1 - 4

Discussion Paper



Use + Trends Report



Engagement Report



Performance Assessment Guide



Council Delivery

Open Space Strategy Implementation Plan	**Open Space Framework and Standards**	**Mornington Peninsula Planning Scheme**	**Open Space Contributions Report**
Open Space Design Guidelines Action 1.5	**Open Space Master Plans**	**Structure Plans**	**Open Space Contributions Policy** Action 2.4
Annual Plan and Budget	**Maintenance Plan and Contracts**	**Public Amenity and Play Space Strategy**	**Contributions Plan**



Open Space Strategy Components

Part 1: Setting The Scene

This section provides an overview that sets the scene and context for the Open Space Strategy 2025 - 2040. It covers the purpose, development process, components and context, definitions, roles and responsibilities and planning precincts.

Part 2: Our Open Spaces

This section provides an overview of the Shire-wide open space network, it's provision, performance and factors that are expected to impact the future needs, provision, design, and management of open space across the municipality.

Part 3: Informing Our Planning

This section summarises Mornington Peninsula Shire key issues, opportunities, trends and influences identified through plans, strategies, and consultation findings, which inform the strategy, framework, directions and action plans.

Part 4: Our Planning Framework

This section sets the planning framework for open space provision, covering key targets, classifications, hierarchy and local standards for provision, experience and development. It examines function types, landscape character, access levels, and land use types, and provides guidelines for the creation of new open spaces.

Part 5: Our Vision and Directions

This section outlines the key directions in response to open space needs, challenges and opportunities, focusing on protecting its inherited legacy, optimising the existing network, and growing it to meet future needs.

Shared Vision

Core Value: People First + First People
Design inclusive, community-driven open spaces that respect cultural and environmental heritage.

Strategic Directions

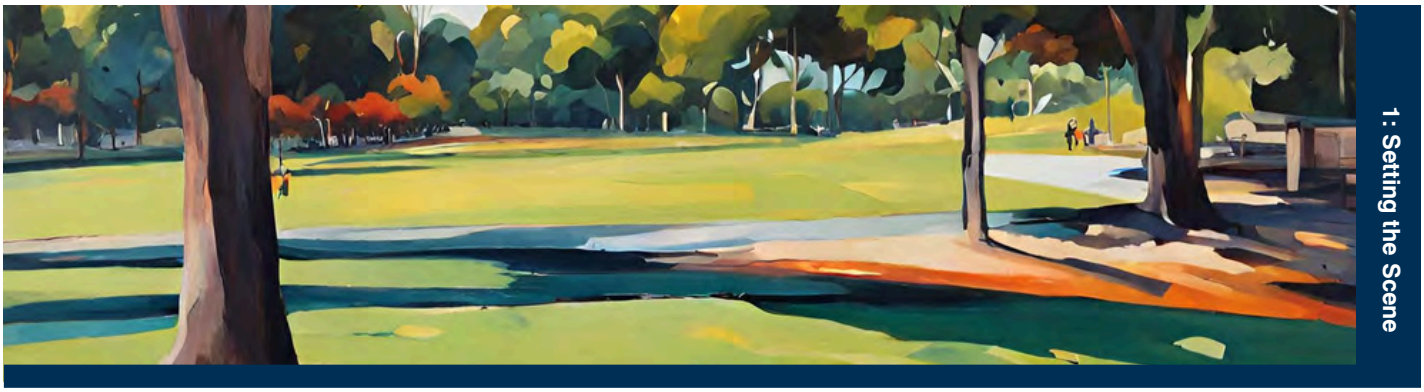
Direction 1: Protect	**Direction 2:** Grow	**Direction 3:** Optimise

Part 6: Implementation and Action Plan

This section outlines the actions and tasks associated with addressing the collective priorities to implement the strategy.

Part 7: Our Precinct Profiles

This section provides precinct profiles, including open space provision, maps and a table of open space per area. It highlights key challenges and actions for each precinct to address local needs and enhance open space outcomes.



1.4 What is Open Space?

Open space can be defined in various ways, and understanding this definition helps frame the scope of this strategy. By clarifying what constitutes open space, we ensure a focused approach to managing and enhancing these areas for the benefit of the community and the environment.

We have used the industry standard definition below and adapted them to suit Mornington Peninsula.

Mornington Peninsula Definition of Open Space

For this Strategy, "open space" refers to publicly owned land designated or potentially designated for:

- Formal and informal sport and recreation
- Preservation of natural environments
- Provision of green space
- Urban stormwater management

This includes:

- Land zoned as Public Park and Recreation Zone (PPRZ)
- Land zoned as Public Conservation and Resource Zone (PCRZ)
- Publicly owned land used as open space, even if not zoned PPRZ or PCRZ
- Additionally, schools, cemeteries and golf courses are shown in addition to the open space network to recognise their potential contribution as unofficial open space.

Although this definition applies broadly to all open spaces, regardless of management responsibility, the parcels classified and analysed in the Strategy are limited to those managed directly by the Shire or by committees of management under the Shire's oversight.





1.5 Definitions

Term	Definition
Biodiversity	The variety of life in a particular habitat or ecosystem, including species diversity, genetic diversity, and ecosystem diversity.
Blue - Green Infrastructure	Includes natural and constructed systems such as vegetation, WSUDs, community gardens and coastal dunes that support clean air and water, climate regulation, biodiversity and recreation.
Blue Infrastructure	Water-related urban infrastructure and ecosystems, including rivers, lakes, and wetlands, that offer multiple ecosystem services.
Circular Approach	Using durable, reusable, and low-impact materials, and designing adaptable spaces that minimise waste and support long-term sustainability.
Community Engagement	The process of involving the community in decision-making regarding the planning, development, and management of open spaces.
Connectivity	The degree to which different open spaces are linked through pathways, trails, or natural corridors, enhancing accessibility and movement.
Cultural Heritage	Tangible physical artifacts and intangible values and attributes of a group or society, including sites, practices, and values that are significant to a community. Specifically in relation to the Bunurong Land Council Aboriginal Corporation in the context of the Mornington Peninsula.
Ecologically Sensitive Areas	Locations with significant environmental values that require special management to protect biodiversity and ecosystem functions.
Hierarchy of Open Space	A classification system that organises open spaces based on their function, size, and level of service, ranging from local parks to regional reserves.
Mornington Peninsula	For the purposes of this document, the term Mornington Peninsula refers to the Mornington Peninsula Shire.

Term	Definition
Open Space, Active	Areas designed for active recreational activities, including sports fields, playgrounds, and courts.
Open Space, Passive	Areas intended for relaxation, contemplation, and informal recreation, such as gardens, parks, and natural reserves.
Open Space, Private	Land that is not publicly accessible and is usually owned by private individuals or organisations, such as gardens or private parks.
Open Space, Public	Open space that is owned or managed by public authorities and is available for community use.
Open Space, Restricted	Public land that could provide an open space function that is not freely accessible to the community due to leases, agreements, specialised sporting infrastructure or conservation protection overlays.
Play Space	Areas specifically designed for children's play, often including equipment like swings, slides, and climbing structures
Recreational Needs Assessment	A study to determine the recreational needs of a community, including the types and levels of facilities and open spaces required.
Sustainability	The ability to maintain ecological balance, meet present needs without compromising future generations, manage resources responsibly, and adapt to the current and increasing impacts of climate change.
Universal Design	The design of products, environments, programs, and services to be usable by all people to the greatest extent possible, regardless of age, ability or disability.
Urban Heat Island Effect	A phenomenon where urban areas experience higher temperatures than their rural surroundings due to human activities and infrastructure.



1.6 Roles and Responsibilities

Mornington Peninsula Shire Council (MPSC) and the community both play key roles in managing and preserving open spaces on the Mornington Peninsula.

While Council oversees most sport and recreation parks, partnerships with organisations like Parks Victoria (PV) and Department Energy, Environment and Climate Change (DEECA) manage larger conservation areas. Committees of Management also collaborate with Council to manage some open spaces.

The community contributes through consultations, advisory committees, volunteer programs, and partnerships with local organisations, shaping policies, guiding development, and supporting park maintenance.

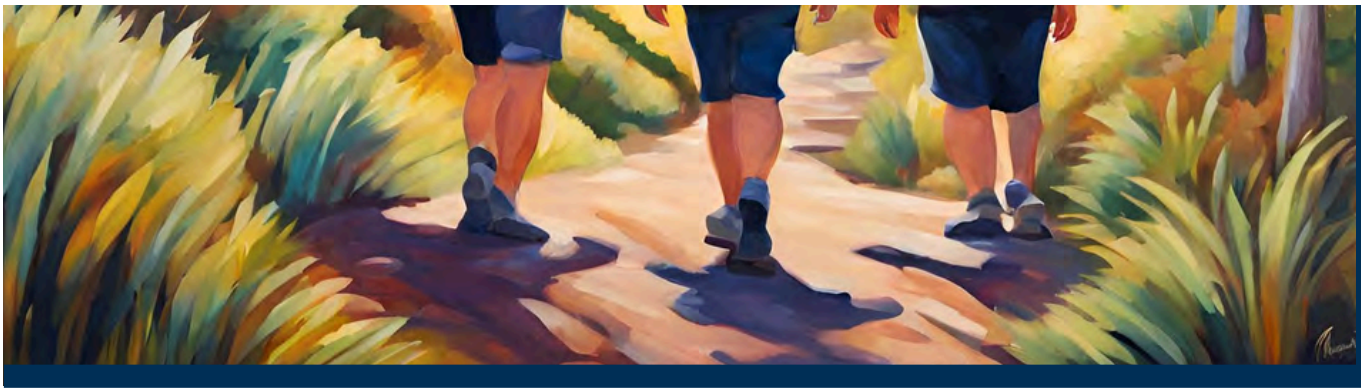
Together, Council and the community work to enhance the quality, accessibility, and sustainability of open spaces for current and future generations.

Community's Role in Open Space

Community Role	Description
Advisory Committees	Participation in community advisory committees, such as Friends of Parks, to influence open space policies.
Committees of Management	Collaborating with Council and other stakeholders to manage and oversee open spaces and ensure their effective use and development.
Community Engagement	Engaging in consultations and providing input to identify recreational needs and guide the development of open spaces, including playgrounds and sports fields.
Volunteer Program	Engagement in volunteer initiatives for park maintenance, tree planting, and habitat restoration, fostering a sense of ownership.

Council's Role in Open Space

Council's Role	Description
Advocate and Leader	Advocates for investment in open space and recreation projects, ensuring needs are addressed in state planning and funding. Facilitates issue resolution with stakeholders.
Cultural Heritage Recognition	Collaboration with local Traditional Owner communities to incorporate traditional knowledge and cultural values in planning.
Environmental Steward	Protects and enhances biodiversity in partnership with community groups.
Information Provider	Provides community information about recreation opportunities and open spaces through promotions and communications.
Partner and Planner	Manages and plans open space in collaboration with organisations like Parks Victoria, DEECA, Melbourne Water, along with community groups, schools and clubs to meet community needs.
Regulator	Ensures compliance with relevant policies, laws, and standards in the provision, use, and maintenance of open spaces and recreation facilities.
Service Provider	Designs, constructs, enhances, and maintains Council-owned parks and open spaces, ensuring accessibility. Includes planning, funding, asset provision, management, and renewal.



1.7 Planning Precincts

Planning Precincts

Open space is a defining feature of the Peninsula's landscape, offering vital social gathering points, opportunities for both formal and informal sport and recreation, spaces for nature to thrive, areas for play, scenic trails, tourist attractions, sites of cultural significance, and a diverse range of experiences that support healthy lifestyles.

Dividing the Shire into precincts with shared characteristics is essential for effective planning. This approach enables more targeted and responsive land use strategies, resource distribution, and community provision.

By identifying precincts based on dominant characteristics such as coastal, rural, or urban, we can develop strategies tailored to the unique needs of each area. For instance, coastal precincts, which often experience seasonal population fluctuations due to their appeal as holiday destinations, require different infrastructure and open space planning than residential precincts, where higher numbers of children necessitate more recreational facilities. Likewise, rural precincts focused on agriculture need specific planning to protect open space and sustain farming activity.

This precinct-based approach ensures that each area receives the attention and resources it needs, while still supporting the overall cohesion and vision for the broader region.

It's important to note that these precinct types are generalisations, and land use can vary significantly within each one. For example, although Precinct 5 is not classified as rural, it contains extensive areas of green wedge Zoned land, which should be managed in a manner consistent with rural precincts. Due to these variations, catchment analysis has been limited to urban areas, where land use is more consistent and data is more applicable.

The following page provides an overview of the nine planning precincts that underpin the open space strategy.

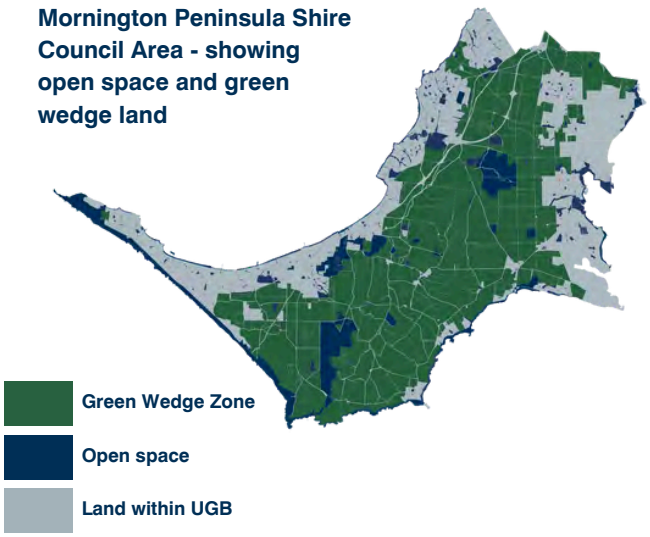
The Green Wedge

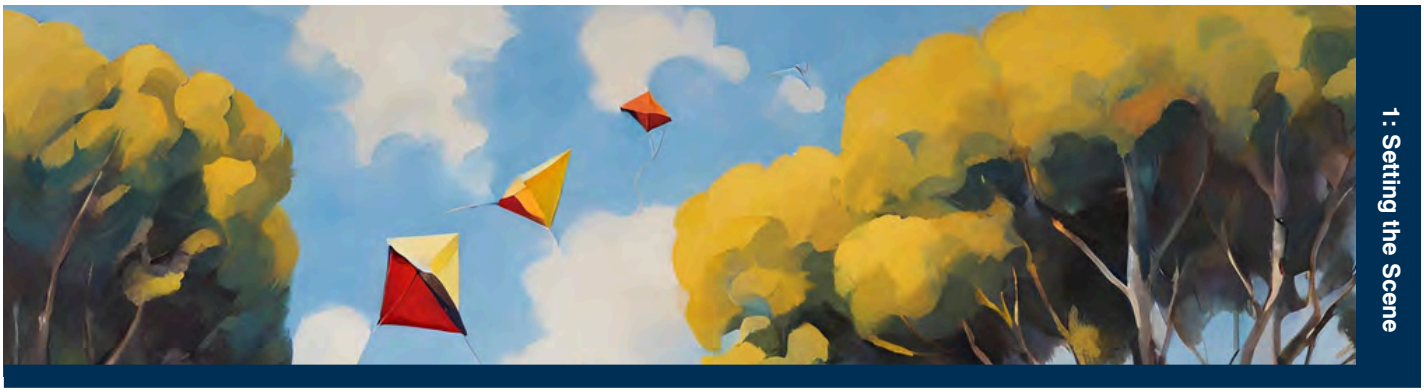
The Green Wedge is one of Victoria's most important assets comprising a significant portion of Mornington Peninsula Shire. Over 70% of the Peninsula is classified as "green wedge" by the State Government codified as the Green Wedge Zone (GWZ) in the Planning Scheme. Land within the green wedge cannot be intensively developed for housing or other urban uses. The zone protects the habitat, biodiversity, landscape quality and rural character of the Peninsula. Land outside the green wedge zone is considered part of Urban Growth Boundary and is generally designated for residential, commercial, and other urban uses.

The Mornington Peninsula Green Wedge Management Plan (2019) guides the future planning of land within the GWZ.

The Mornington Peninsula is also specifically identified as an environmentally sensitive area with significant recreational value under the Victoria Planning Provisions Policy Framework (PPF) (clause 12.05 - Significant Environments and Landscapes) and is designated as one of four 'distinctive areas and landscapes' in the state.

Mornington Peninsula Shire Council Area - showing open space and green wedge land





Precincts & Township Areas

The following map shows the nine precincts across the Shire, delineated by thick black lines. It identifies 40 townships across the precincts, with symbols indicating township size.

Urban areas are overlaid in grey, including land within the Urban Growth Boundary (UGB) as well as residentially zoned land outside the UGB. This provides a useful visual reference for understanding population distribution in relation to open space provision.

COASTAL PRECINCT
Residential areas with fluctuating seasonal occupancy due to popularity as holiday areas.

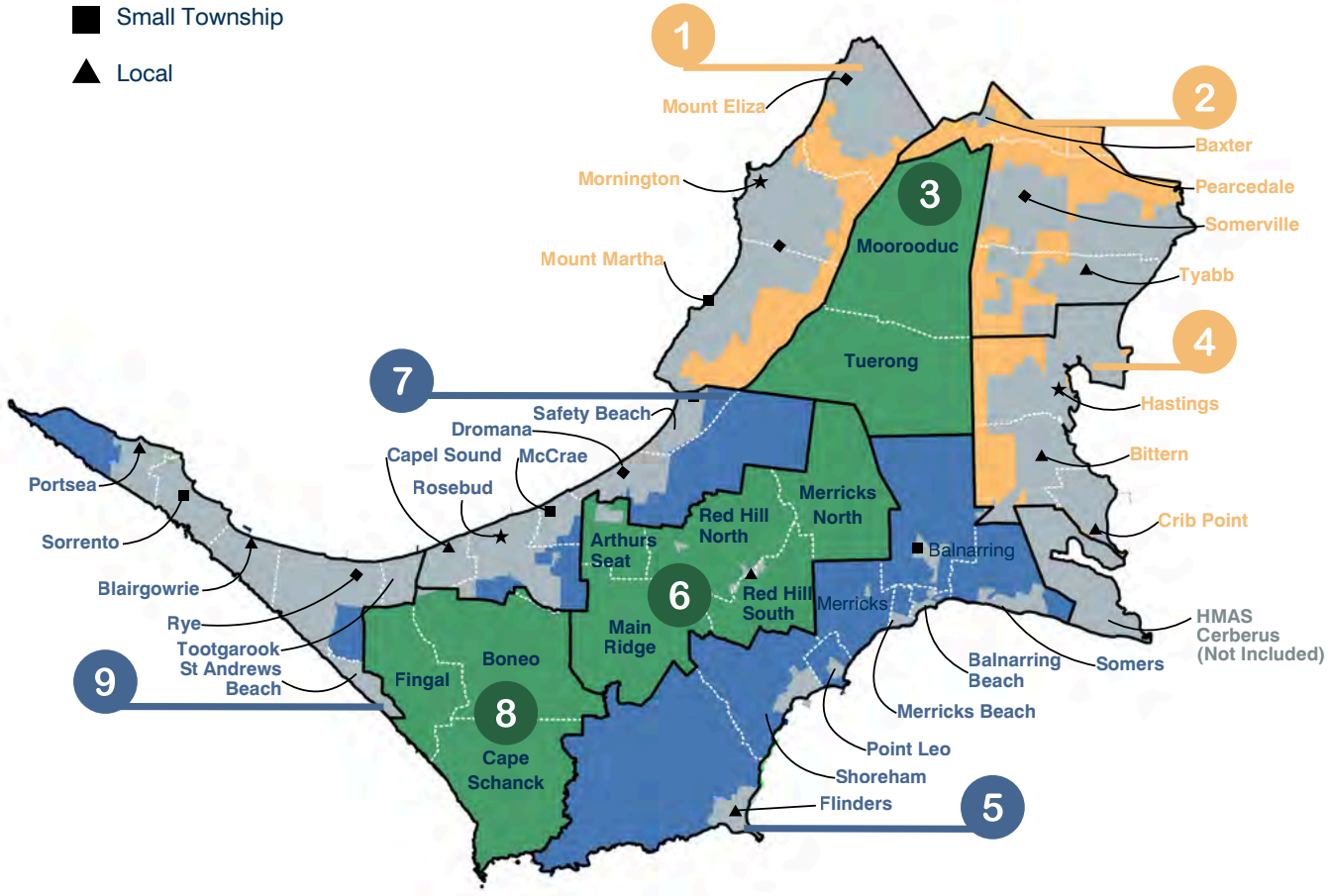
RESIDENTIAL PRECINCT
Medium density residential areas with a higher proportion of children.

RURAL PRECINCT
Rural areas with agricultural/rural residential.

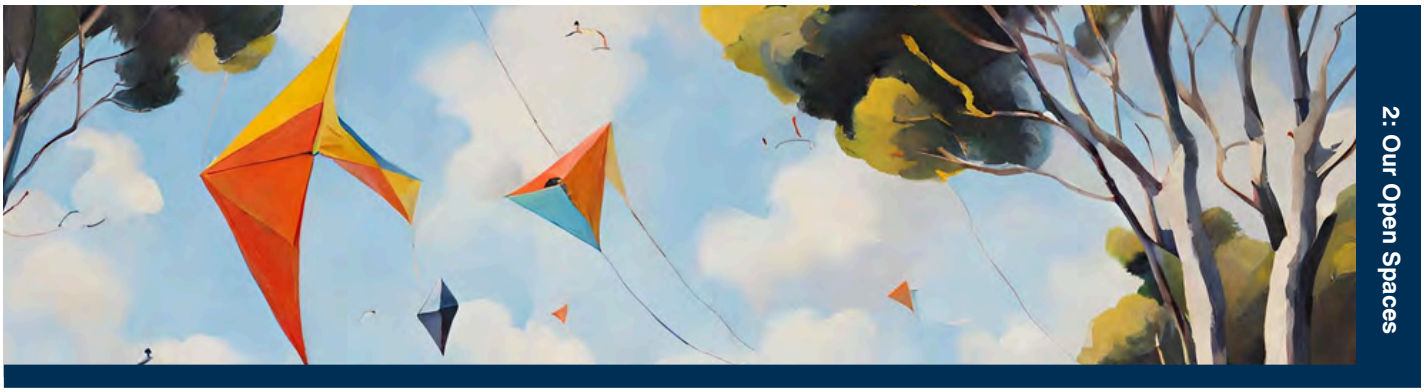
URBAN EXTENT
Land within the urban growth boundary or zoned residential but located outside the urban growth boundary.

Activity Centres

- ★ Major
- ◆ Large Township
- ■ Small Township
- ▲ Local




PART 2
Our Open Spaces



2.1 Overview

Mornington Peninsula at a Glance

The Mornington Peninsula, the traditional lands of the Bunurong peoples, is one of Victoria's most popular recreational destinations, attracting tourists and day visitors with its scenic landscapes, beaches, rich biodiversity, cultural heritage, and productive rural land.

Its unique coastal and rural setting drives a thriving tourism and recreation economy, offering ample opportunities to connect with nature. The southern beaches and foreshores are among Melbourne's busiest in summer, ideal for camping, walking, swimming, fishing, and boating, while inland vineyards, restaurants, farm-gate activities, and world-class golf courses are major draws.

With almost every town set against a rural landscape, no location is more than a 10-minute drive from a major reserve, bushland, or coastline.

Covering 720 square kilometres and bordered by Frankston and Casey the Peninsula stretches across 192 km of coastline along Port Phillip, Western Port Bays, and Bass Strait. The region is home to 174,000 residents, projected to grow to 227,000 by 2041.

Key towns include Mornington, Rosebud, Rye, Sorrento, Somerville, Hastings, Crib Point, Flinders, and Cape Schanck, and the Peninsula's diverse community includes many residents from the United Kingdom, New Zealand, and other parts of Australia.

As an 'interface Council,' the Mornington Peninsula Shire faces challenges in providing metropolitan-level services, requiring some residents to travel outside the municipality for certain needs.

The region's thriving tourism, agriculture, and coastal industries are complemented by an increasing focus on environmental sustainability and open space preservation. These efforts are essential to support the growing population and rising visitor numbers, with future planning for the open space network addressing the Peninsula's unique geography, population growth, and access to services.



Source: Port Phillip & Western Port Regional Catchment Strategy



2.2 Mornington Peninsula Profile

Open space use in the Mornington Peninsula is shaped by population growth, demographics, and evolving community priorities. The following section outlines key factors influencing future open space needs, design, and management.

Overview

Situated at the edge of Melbourne's outer southern suburbs, the Mornington Peninsula Shire is a region of growing communities, rich cultural heritage, and diverse natural landscapes.

The Shire is an urban and rural area, with resort towns, tourist development and some commercial, industrial and port areas. The Shire is one of Melbourne's major holiday and retirement areas.

The Shire encompasses a total land area of 723 square kilometres, including over 190 kilometres of coastal boundaries. The majority of the population is clustered along the coastline of Port Phillip Bay, between Mount Eliza and Dromana.

Many beach holiday homes are based along the Port Phillip coastline, with the population swelling by up to 30% in the summer months. Much of the rural area is used for farms, orchards and market gardens.

Location

Mornington Peninsula Shire lies approximately 40 to 80 kilometres south of the Melbourne CBD, positioned on the scenic peninsula between Port Phillip Bay and Western Port. The Shire is bordered by Frankston City and the City of Casey in the North, Western Port in the East, Bass Strait in the South, and Port Phillip Bay in the West.

Transport

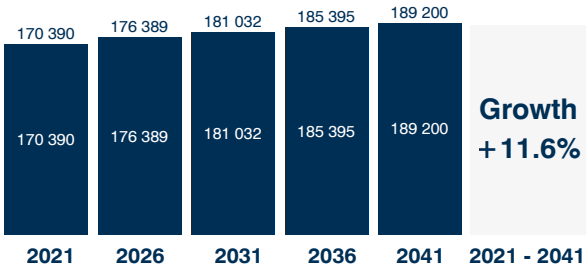
Mornington Peninsula Shire is serviced by major roads, local buses, the Stony Point train line, and ferries. Despite this, 96.5% of residents have access to a vehicle, reflecting the community's heavy reliance on cars—especially in rural and coastal areas.

** Sources - Forecast Id, Id Profile and ABS, 2021 Census*

Population

The Mornington Peninsula Shire has an estimated resident population of 171,450 as of 2024, with a population density of 237 persons per square kilometer.

The population is projected to grow by 11.6% in the 20 years between 2021 and 2041, with an additional 19,810 residents expected.



Gender



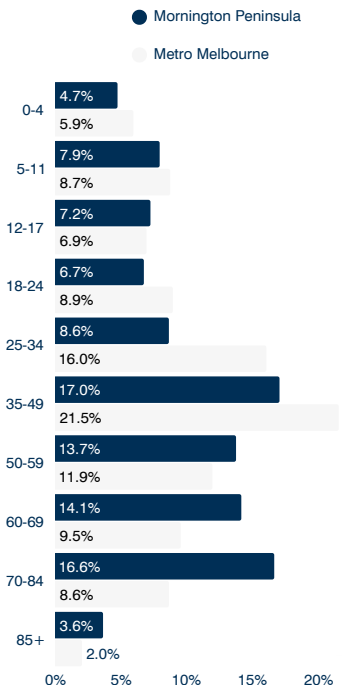
Male 48.3% Female 51.7%

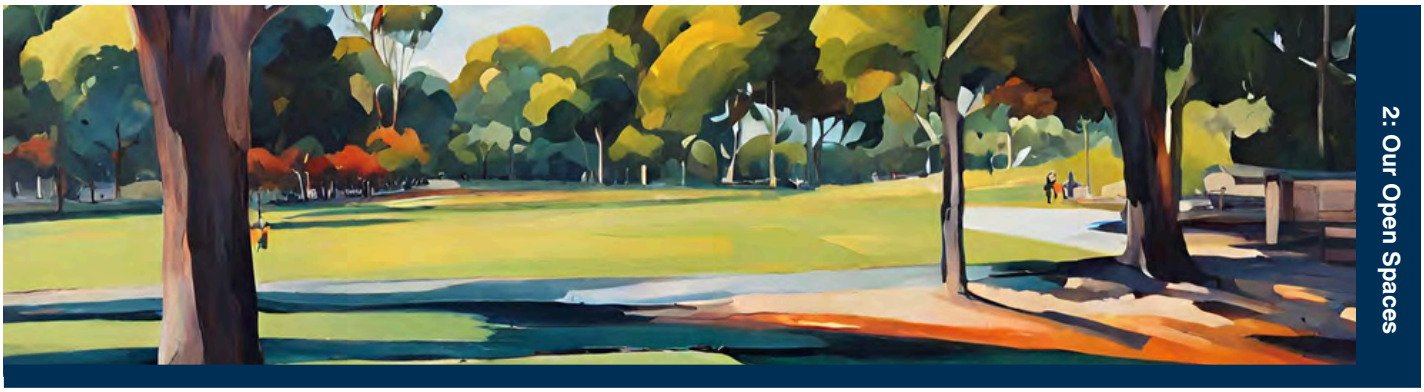
Median Age

46 Years

In 2021, the median age was 46 (Greater Melbourne average of 37). There was a lower proportion of children (under 18) and a higher proportion of persons aged 60 or older compared to Greater Melbourne.

Age Profile





Ancestry

Aboriginal and Torres Strait Islander **0.9%**	Aboriginal and Torres Strait Islander peoples (1,720 people in 867 households). **Traditional Owners** The Bunurong peoples are the Traditional Owners of the land that now comprises the Mornington Peninsula Shire. Their deep cultural connection to Country continues to shape the region's identity and values.
English Ancestry **45%**	People with English ancestry, the highest proportion of the population. Compared to 26% in Greater Melbourne.
Other Languages **5.4%**	Speak a language other than English at home, while 89.2% of people only speak English at home (5.4% not stated). Italian, Greek, German and Mandarin are the next most commonly spoken languages, at a rate lower than the Greater Melbourne average.
Born Overseas **18%**	While the Mornington Peninsula remains less diverse than Greater Melbourne (36%), it is experiencing gradual changes in its cultural landscape.

Households

People Per Household **2.4**	Average number of people per household.
Single Parent Households **9.8%**	Single parent households, consistent with the Greater Melbourne average.
Couples Without Children **30%**	Couples without children is the dominant household structure, which is higher than the Greater Melbourne average (23.5%).
Households With Children **36%**	Households with children is lower than the Greater Melbourne average (43.3%).
Households Without a Motor Vehicle **3.5%**	Households with no access to a motor vehicle which is lower than the Greater Melbourne average (8.2%) suggesting higher rates of car ownership in Mornington Peninsula.



2.3 Current Open Space Provision

The Mornington Peninsula's landscape is defined by extensive open spaces, with over 70% classified as "green wedge" rural land, including national and state parks, reserves, coastal areas, and farmland.

These areas support conservation, recreation, social gathering, sport, tourism, cultural significance, and healthy lifestyle opportunities.

Landscape

National and State Parks



Coastal Areas



Farmland



Green Wedge



Open Space Quality

Mornington Peninsula Shire boasts high-quality open spaces, including beautiful natural landscapes, pristine coastlines, and well-maintained urban parks. However, budget constraints have led to minimal infrastructure and lower maintenance activity in some areas.

While coastal and urban parks are generally well-maintained, less-frequented or remote locations often receive limited upkeep, affecting the quality and accessibility of some amenities.

Open Space Quantity

Mornington Peninsula Shire boasts a higher proportion of open space than many other Victorian municipalities, however gaps in equitable access exist in some areas.

This strategy leverages this strength by creating a framework to prioritise improvements and safeguard these spaces for future generations.

Additionally, 4,753 hectares of open space, though not owned by the Council, also offer valuable recreational opportunities for the community.

Council Owned Public Open Space



3,570 ha

Council owns and/or manages 3,570 hectares of public open space across the Shire.

Comprising 1,029 parcels of Council owned and/or managed land, making up reserves, parks and the open space network.

Open Space Per Person



161sqm

There is currently 161sqm of Council owned public open space per person across the Shire.

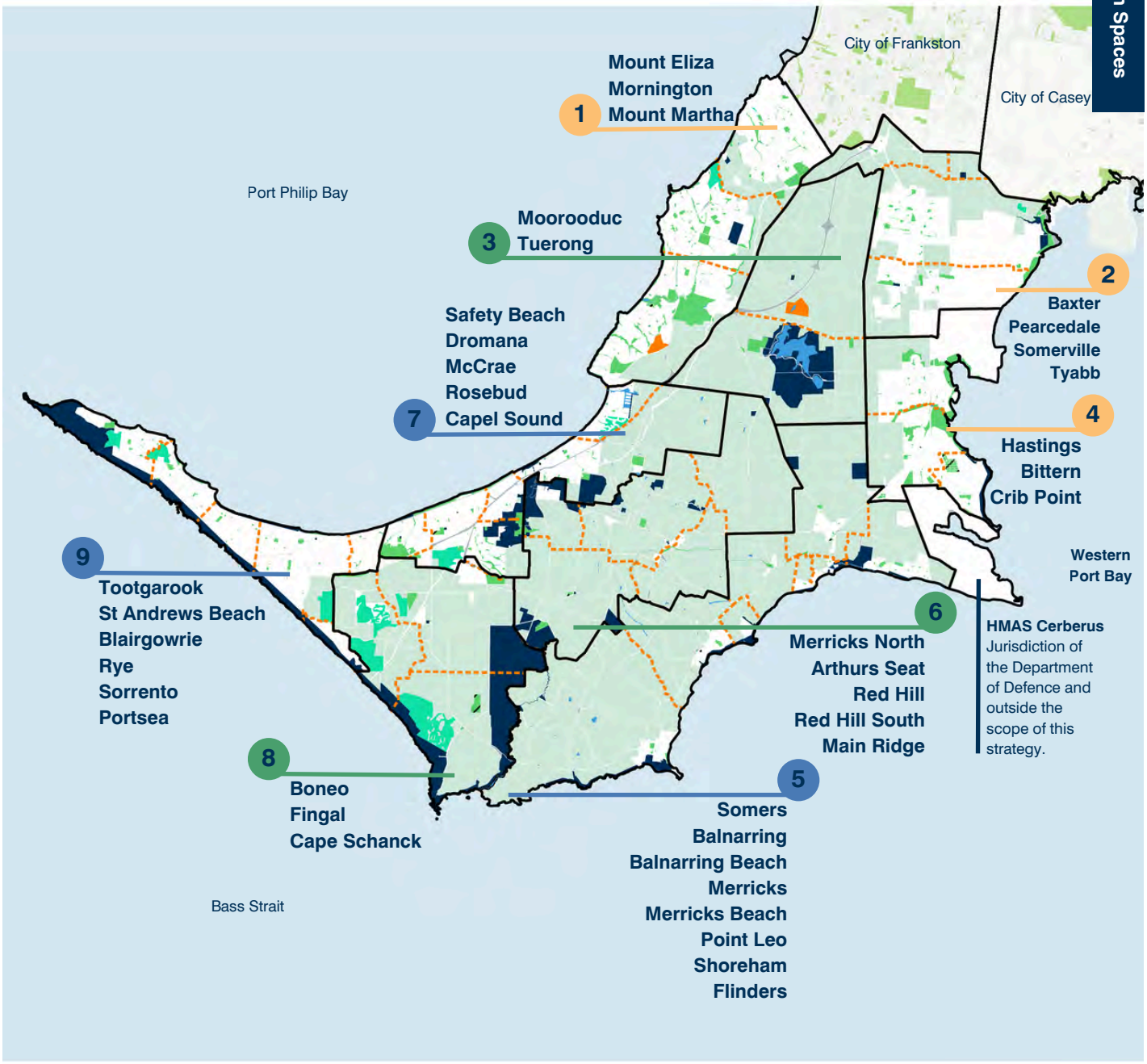
Canopy Cover



33%

Although the overall canopy cover on the Peninsula exceeds the canopy cover goal of 30% as set in Plan for Victoria, there are several townships within the Shire where cover is lacking and needs to be addressed.

Mornington Peninsula Shire Open Space Map

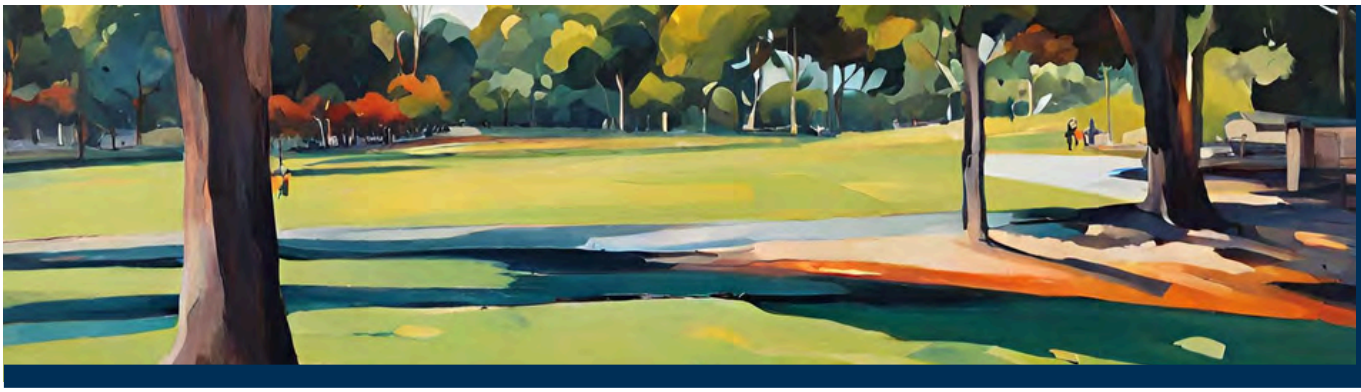


Legend

- Council Managed Open Space
- Non Council Managed OS
- Council Managed Golf Course
- Private Golf Course
- Suburb Boundary
- Precinct Boundary
- Green Wedge Zone Land
- Water Body (in-land)

Precinct Type

- Coastal Precinct
- Residential Precinct
- Rural Precinct



Open Space Functions

The function refers to the programming and intended use of green open spaces, including the expected or potential activities that can take place and the benefits people are likely to gain from using the space. While open spaces provide many functions, for the purposes of this analysis a a primary and secondary function is identified for each space. These describe what is primarily happening within each open space parcel, despite how it may be zoned.

The following table identifies the key functions served by open spaces and the proportion of open space dedicated to each function. Only Mornington Peninsula Shire owned and managed open space was classified with a primary and secondary function.

Sections 4.3 and 4.4 provide a complete description of all open space types and functions.

Conservation	**77.6%**	Protected areas that enhance biodiversity and ecological processes, featuring remnant native vegetation and wildlife, with managed public access and some restrictions. It is important to note that these areas still offer recreation and leisure opportunities such as walking trails, some play spaces, bird watching, and other pursuits.
Sport	**8.7%**	Sites for organised sports and recreation, available for public use when not hosting events, featuring maintained lawns and playing fields.
Recreation	**7%**	Sites for various outdoor leisure activities, including informal play, relaxation, and social interaction, featuring maintained lawns and irrigation.
Other Functions	**6.7%**	All other types of open space including linking open space parcels.

Open Space Experiences

The open space network offers a range of experiences and when we asked the community about their values and aspirations for the future open space network, they highlighted a need for better access to specific experiences in urban areas.

Engagement findings showed that while gathering areas and natural spaces nearly met expectations, there was a perceived gap in access to playgrounds, off-leash dog areas, and sports facilities.

The following outlines the level of public access to key open space experiences across the Shire, by percentage of properties.

Access to open space and open space experiences takes into account all accessible open space managed by Mornington and others.





Infrastructure Provision

When comparing the provision of open space infrastructure to industry benchmarks, the Shire has a good overall supply per capita. However, when aligned with community preferences, many facilities and assets may not be within the desired travel threshold or distance from people's homes.

The Precinct Profiles provide a place-by-place analysis of open space provision (refer to section 7). This analysis identifies some gaps in access and an over supply of infrastructure in one location.

Playgrounds

142

1 Playground per 1,200 people

1:1500 Benchmark 114 (Now) 126 (2041)

Sports Fields

60

1 Sports Field per 2,839 people

1:4000 Benchmark 43 Fields (Now) 47 Fields (2041)

Tennis Courts

131

1 Tennis Court per 1,300 people

1:2000 Benchmark 85 Courts (Now) 95 Courts (2041)

*Benchmarks are based on industry-average provision ratios and are intended as a guide only. Local context and demand should be considered when applying them. For detailed, sport-specific infrastructure requirements, please refer to the Mornington Peninsula Sports Capacity Plan – Volume 1 – 3 (Volume 2 and 3 were adopted in November 2025).



Open Space Performance

A Performance Audit was conducted to evaluate the quality and safety of open spaces classified as recreation or sports across the Mornington Peninsula Shire, with the aim of supporting the development of the Open Space Strategy and identifying future priorities for park development.

The assessment covered 200 sites across various precincts, providing a comprehensive overview of open space conditions and informing future planning for the region.

An overall performance score was calculated by combining all criteria scores, enabling comparisons across the Shire, and determining averages by precincts and suburbs.

Note: Open spaces classified as Conservation were not included in this audit. Biodiversity and ecosystem health, as environmental indicators, were outside the scope of this performance audit and therefore not assessed.

For more information:
Appendix 4 - Performance Assessment Guide
Precinct Profiles - results for sites in each precinct

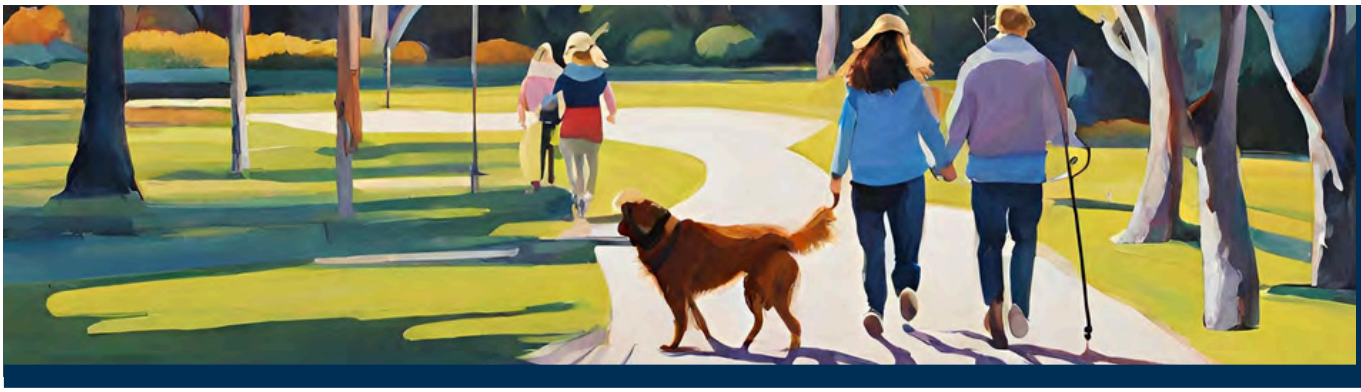


The performance assessment guide provides detailed information on how the audit was conducted.

Scoring Criteria

Criteria 1 - Opportunities	Evaluates the variety of experiences at a site (e.g. playgrounds, sports amenities, natural areas) to identify gaps in recreational opportunities for different interests and needs.
Criteria 2 - Play	Assesses all play opportunities, including natural (climbing trees), social (group spaces), and developmental play (equipment for new skills), with options for all ages.
Criteria 3 - Landscape Quality	Evaluates the park's condition, including trees, vegetation, grass, and design elements (e.g. paths, seating, shade) to ensure functionality and appropriateness for its service level.
Criteria 4 - Unique Qualities	Identifies special features (e.g. significant trees, public art, cultural elements) that contribute to the park's uniqueness and sense of place.
Criteria 5 - Design	Assesses the park's design for functionality and suitability, considering furniture, paths, parking, and shade, ensuring it aligns with its intended usage.
Criteria 6 - Accessibility	Evaluates the accessibility of pathways, parking, and facilities for people with impaired mobility, ensuring the site is inclusive for all users.
Criteria 7 - Comfort and Safety	Evaluates the park's safety and comfort, ensuring clear sightlines, sheltered seating, and safe separation from hazards like busy roads.

Note on Scoring and Calculations:
Scores are based on a 5-point scale and converted to percentages for consistency and ease of comparison. Overall scores are calculated by summing individual ratings (each out of 5), dividing by the maximum possible total (e.g. 25), and expressing the result as a percentage.



Key Findings

The overall Park Performance score for Mornington Peninsula Shire was 62%, with varying results across different precincts.

Some areas had higher ratings, while others faced challenges due to issues like undeveloped spaces, poor placement of park elements, and/or lack of essential features. These scores show that on average park performance is adequate, however improvements can be focused in the following areas:

- Undeveloped or poorly maintained areas were the main cause for lower ratings, particularly in design and landscape quality.
- Poor sight lines and a lack of pathways were significant barriers to safety and accessibility in several parks.
- Play elements were lacking in many sites, contributing to lower scores. Notable high-scoring playgrounds included Olivia Way Recreational Park, Rosebud Foreshore Playground, Eco Park, and Marshall Street Reserve.

Shire Average

62% Overall Performance Score (Highest Score 74%)	**54%** Of Sites have Unique Qualities	**64%** Comfort (Highest Score 73%)
58% Design (Highest Score 70%)	**69%** Landscape Quality (Highest Score 85%)	**56%** Accessibility (Highest Score 70%)
56% Play (Highest Score 71%)	Highest Performing Precinct: **6**	Biggest Challenge: **Undeveloped open space parcels**



Highest Performing Park Features

Highest-performing parks in the Mornington Peninsula strike a balance between active and passive spaces, fostering recreation, leisure, relaxation, and strong community engagement. These parks include:

New and Developer-Built Parks
Accessible, inviting play areas with soft-fall surfaces, large sites for sports and recreation.

Mixed-Use and Community Parks
Includes parking, community centres, and older playgrounds, well-maintained with a community feel.

Playground-Focused Parks
New play spaces, good accessibility, diverse play options, and open spaces, but may lack shade.

Sport-Specific Parks
Sports fields, tennis courts, and small playgrounds, well-maintained but needing regular upkeep.

Mature, Well-Cared-for Parks
Older parks with trees, play areas, and shaded spaces, often with heritage elements.

Larger Parks with Scenic Features
Waterfront or large grassy areas, themed playgrounds, and walking paths, with potential for improvement.

Local Parks with Character
Smaller parks with climbing trees, artwork, and informal play, fostering community ownership.

The adjacent images provide examples of the highest and lowest performing parks across the Shire.

The Strategy highlights the key qualities of high-performing parks to inform the development of actions and priorities.

HIGHEST SCORING PARKS



Rosebud Foreshore Playground



Olivia Way Recreation Park, Hastings

LOWEST SCORING PARKS



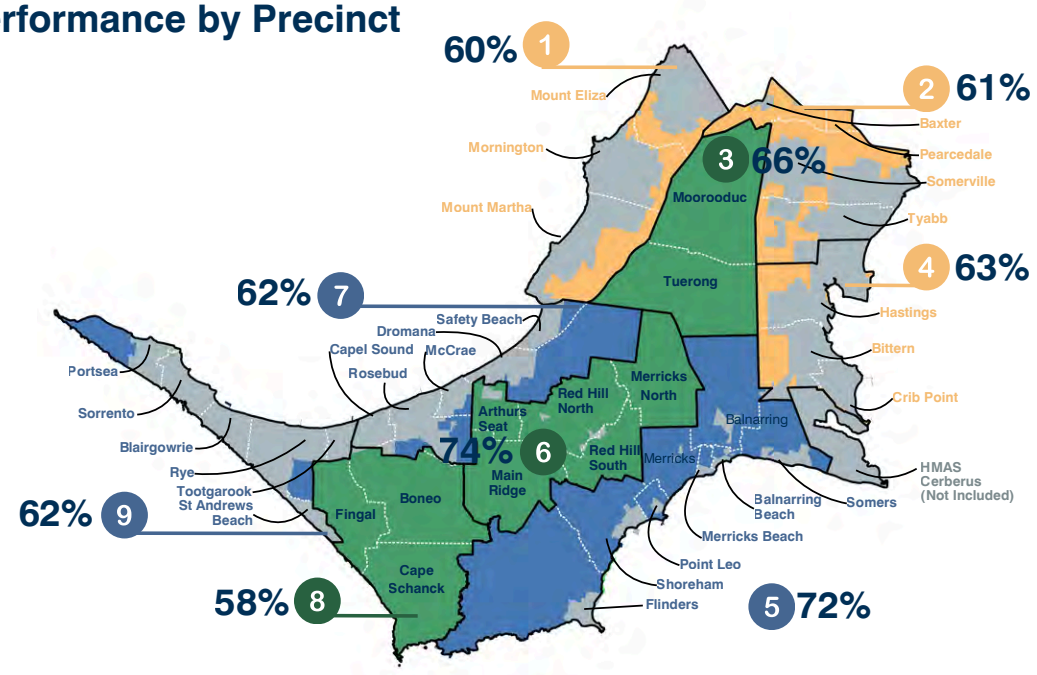
Jonathon Court Reserve, Mornington



Brasser Avenue Bushland Reserve, Dromana



Park Performance by Precinct



Precinct	Overall Performance Score	Comfort Score	Play Score	Landscape Quality Score	Design Score	Accessibility Score	Unique Qualities*
1	**60%**	63%	54%	64%	57%	55%	58%
2	**61%**	60%	60%	67%	57%	52%	33%
3	**66%**	70%	60%	70%	60%	70%	50%
4	**63%**	67%	53%	71%	58%	60%	62%
5	**72%**	72%	71%	82%	65%	55%	55%
6	**74%**	73%	70%	85%	70%	55%	75%
7	**62%**	65%	53%	69%	56%	61%	49%
8	**58%**	65%	50%	70%	40%	50%	50%
9	**62%**	62%	54%	72%	61%	52%	61%
Average	**62%**	**64%**	**56%**	**69%**	**58%**	**56%**	**54%**

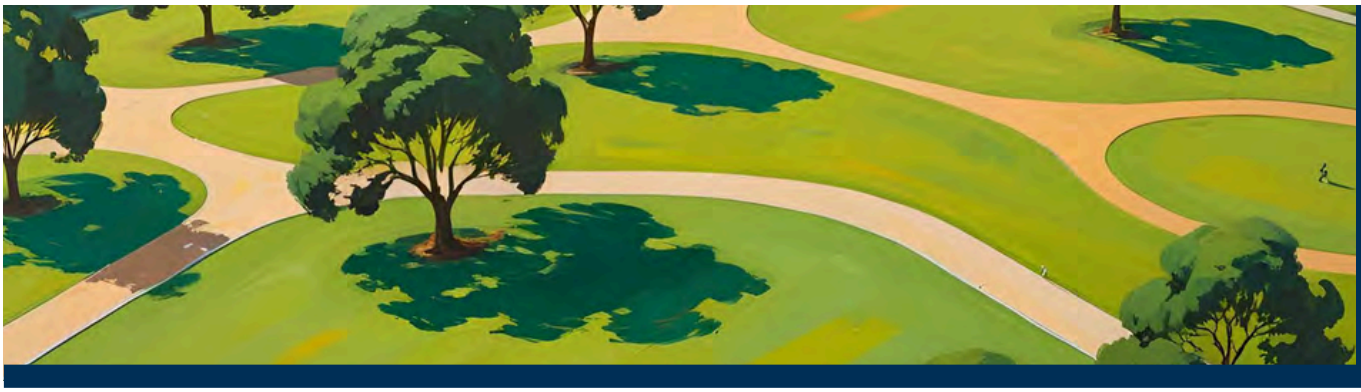
* % of total sites with a unique quality

Note on Scoring and Calculations:
Scores are based on a 5-point scale and converted to percentages for consistency and ease of comparison. Overall scores are calculated by summing individual ratings (each out of 5), dividing by the maximum possible total (e.g. 25), and expressing the result as a percentage.



PART 3

Informing the Strategy



3.1 Summary Trends and Influences

Trends and Influences

Mornington Peninsula Shire faces a variety of global social, environmental, and economic challenges. By recognising these factors and responding thoughtfully, we can maintain a healthy, dynamic, and sustainable network of public open spaces that supports the community now and in the future.

For more detail please refer to the following supporting documents; Open Space Discussion Paper, Use and Trends Report, and Stakeholder and Community Engagement Report.

The following section provides a summary overview of the unique context, trends, influences, challenges and opportunities that have been used to inform the open space strategy.

Uniqueness of Place

The Mornington Peninsula landscape is shaped by diverse topography, from rugged coastal cliffs and beaches to the sheltered foreshore of the bays and wooded hills and open plains. The Peninsula has a unique location with the wild ocean of Bass Strait to the south, contrasted with the comparatively calm waters of Port Phillip Bay and Western Port Bay. The Shire includes large areas of bushland including Point Nepean Park, Mornington Peninsula National Park and Arthurs Seat State Park.

Previously shaped by sixty thousand years of Bunurong custodianship, post-colonisation, the landscape now includes coastal beach shacks, holiday homes, rural and industrial communities, as well as military facilities. The unique townships, landscapes, communities and Traditional Custodianship all contribute to and form the sense of place that makes Mornington Peninsula special.

Reconciliation

The Mornington Peninsula sits on the traditional lands of the Bunurong peoples of the Kulin Nation. Through initiatives like the Reconciliation Action Plan, the Shire is committed to fostering reconciliation, raising awareness of shared histories, and deepening understanding of Traditional Owner cultural connections to the land. Public spaces play a key role in acknowledging this heritage and celebrating Traditional Owner culture.

Living, Working and Playing Locally

The Mornington Peninsula offers a unique mix of rural, coastal, and urban environments. By creating walkable, well-designed neighbourhoods with diverse housing and transport options, we can promote sustainable lifestyles. Our goal is to enhance access to quality open spaces, encouraging local living, reducing car use, and fostering healthier, more connected communities.

Tourism and Visitation

Increasing local tourism (due to population growth in metropolitan Melbourne), especially during the summer season peak, is putting pressure on parks in popular tourist areas that can not handle the intensity of use.
Many beach holiday resorts are based along the Port Phillip coastline, with the population swelling by up to 30% in the summer months.

Cost of Living

The rising cost of living is placing increasing pressure on families and individuals in the Mornington Peninsula. Accessible and well-maintained public open spaces offer an affordable way for residents to enjoy recreational activities and connect with nature, helping to reduce the financial burden on local families. Prioritising these spaces ensures that all community members have access to high-quality, cost-effective outdoor experiences.



Changing Demographics

The Mornington Peninsula is experiencing shifting demographics, with a growing, diverse population and an increasing number of older residents. As the population ages and service demands evolve, the open space network must adapt to ensure parks and facilities are accessible and inclusive for all.

The population of Mornington Peninsula Shire in 2021 was 168,862, and it is expected to grow to 187,540 by 2036, an increase of approximately 10% in the next 10 years.

Projected population growth is lower in Mornington Peninsula Shire than Metropolitan Melbourne as a whole (which is expected to be approximately 30%). Some areas in the Shire that are predicted to grow at or above 10% include:

- Rosebud +9.5%
- Mount Eliza +10.4%
- Bittern, Crib Point +11.6%
- Dromana +12.1%

While the Mornington Peninsula (18% born overseas) remains less culturally diverse than Greater Melbourne (36%), it is experiencing gradual changes in its cultural landscape.

Aging Population

The Mornington Peninsula has an older population compared to the Victorian average, which includes a higher proportion of residents who experience disability or have varying mobility requirements.

The median age of residents is 46 (10 years higher than greater Melbourne). There are less 20-39 year olds and more 60+ year olds.

Creating welcoming and accessible open spaces requires designs and facilities that reflect the recreational interests and accessibility needs of older adults. This is especially important in areas of the Shire with a higher proportion of older residents, where applying universal design principles is increasingly essential to ensure inclusive and age-friendly environments.

Urban Growth and Housing Pressure

As the Mornington Peninsula grows, especially in areas like Rosebud, Mornington, and Hastings, there is an increasing need for well-planned open spaces to support a larger, more diverse population. The challenge is ensuring new developments include ample green spaces while preserving the region's natural landscape to maintain residents' quality of life.

Development of new suburban areas can sometimes feel "generic" and some attempts at creating sense of place can feel inauthentic which can make parks in new areas feel a bit out of place.

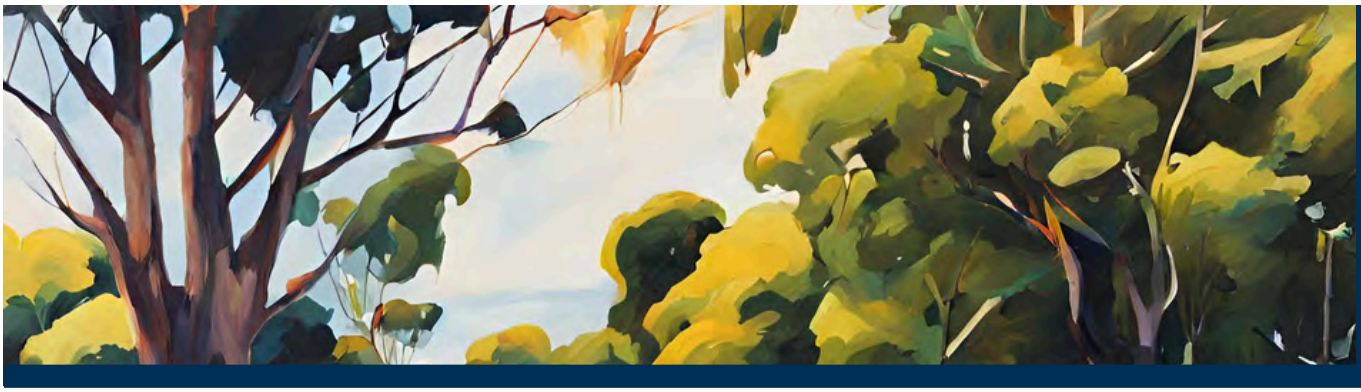
There is a building expectation that the Shire will work towards preserving or increasing the current amount and quality of green space on the Peninsula. While work is ongoing, this is often behind the scenes or incremental and progress may not always be obvious.

In 2025, the Victorian Government set housing targets for Mornington Peninsula Shire of an additional 24,000 new dwellings by 2051. As shown below, this will result in approximately 117,505 dwellings by 2051 and 266,736 residents, noting that this is based on a basic calculation multiplying the additional housing by the predicted average household size, as population forecasts for these changes has not yet been released.

The Strategy provides capacity for approximately 25,183 new dwellings over the next 15 years, exceeding the State Government's Plan for Victoria target of 24,000 new dwellings by 2051. This equates to a capacity for around 1,200 new dwellings per year. The following table demonstrates the estimated impact of the housing targets on projected population.

Projections	2026	2051 (including Housing Targets)
Total Dwellings	96,129	120,129
Estimated Population	176,389	230,869*

**Estimates modelled on the 2046 projected household size of 2.27 persons per household.*



Climate Change and Resilience

The Mornington Peninsula is already experiencing the impacts of climate change, including rising temperatures, more frequent extreme weather events, and changing rainfall patterns, all of which place increasing pressure on sensitive natural areas. To protect both the environment and community, it is essential to design climate-resilient open spaces that manage heat, mitigate stormwater impacts, and support biodiversity. These spaces not only help preserve the region's natural heritage but also provide critical refuge during extreme conditions.

As future climate scenarios predict greater heat intensity and weather variability, open spaces will need to incorporate more shade, improved water management, and adaptive design. In response, the Shire's Urban Forest Strategy sets a target of 45% tree canopy cover across public streets and parks by 2034.

Coastal Erosion and Storm Tide Inundation

The Shire's coastlines and natural areas are highly valued by the community, and addressing climate change is a high priority. Coastal areas are becoming degraded or less accessible due to high levels of use during peak seasons and environmental impacts such as storm surge and erosion.

Use patterns are seasonal and often correlate with high numbers of day visitors or holiday makers during peak season. The popular beachside townships require open spaces that suit an intermittent visitor community, whilst the more suburban areas i.e. Somerville have a consistent all year-round residential population. Some townships, especially along Port Phillip Bay, have both a significant resident population along with an influx of holiday makers.

The 'Our Coast Our Future' Strategy outlines key focus areas along the coast which could be at risk of erosion and inundation in the coming years. Identifying strategies for these areas will have implications on the way open space in these areas can be used in the future and the appropriate type of infrastructure.

Threatened Biodiversity

Australia is facing a rapid decline in native species, and the Mornington Peninsula is no exception. As one of Victoria's most biodiverse regions, it plays a key role in protecting and enhancing biodiversity corridors. We must focus on rehabilitating threatened species, safeguarding habitats, and offering accessible open spaces for the community to connect with nature.

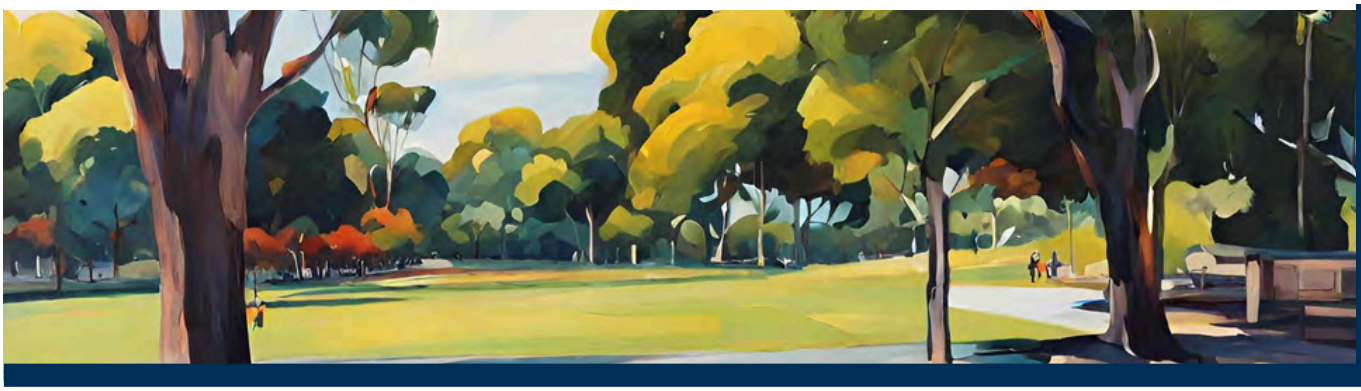
Some sensitive environments are being degraded due to the rising popularity of recreation activities in natural, rural and cultural heritage areas.

Biodiversity and Ecosystem Health

The Mornington Peninsula is one of Victoria's most biodiverse regions, with a rich variety of native plants, animals and ecosystems. The landscape includes coastal scrub and wetlands in the south and along the coast, and herb-rich woodlands and heathlands across the central ridges and plains.

The Shire's Biodiversity Conservation Plan (2019) recognises that while land use changes such as viticulture, urbanisation and exotic pastures have altered the environment, significant areas of ecological value remain. These areas support threatened species and provide important opportunities to restore habitat and improve ecosystem health.

Traditional Owners, the Bunurong peoples, have cared for the Peninsula for thousands of years. Their deep knowledge of the land and continued custodianship are central to the ongoing protection and enhancement of the Peninsula's natural systems.



Social Equity

People face barriers to participating in community life and physical activity due to transport, cost, inaccessible environments, and attitudes that can make spaces feel unsafe or unwelcoming. Achieving equity in our open spaces means supporting all communities, including people with disability, older adults, and those from diverse cultural backgrounds, to access and enjoy public places.

Promoting social equity is essential for a strong, unified community. Public open spaces on the Mornington Peninsula help bring people together, build trust, and encourage participation. We are committed to ensuring equitable access to safe, inclusive spaces for all residents, and through thoughtful planning, we aim to improve the accessibility and safety of parks and outdoor areas for everyone.

Health and Wellbeing

With rising physical inactivity, chronic disease, and mental health issues, accessible, high-quality open spaces are crucial. On the Mornington Peninsula, these spaces promote active lifestyles and support physical and mental health.

Physical activity, community events and social opportunities benefit people's physical, emotional and mental wellbeing. Parks and reserves offer opportunities to connect with nature, reduce stress, and improve wellbeing, contributing to a healthier, happier community.

New Technology

As technology evolves, the Mornington Peninsula is adopting new tools to improve the planning and management of public spaces. By using smart sensors and data, we can better understand how these spaces are used and create more efficient, sustainable solutions to meet the community's changing needs. These innovations will help create smarter, more adaptable open spaces.

Rising Expectations and Community Engagement

The community has higher expectations for their parks to provide opportunities for a broader range of activities with a focus on health and social connectivity. As expectations for open spaces rise, involving residents in their planning and management becomes essential.

On the Mornington Peninsula, engaging the community ensures spaces meet local needs and reflect residents' values. By fostering collaboration, we can create well-maintained, accessible, and sustainable spaces that promote social cohesion and meet the diverse demands of the community.

Contested Space

The demand for open space is increasing, driven by a diverse range of needs including recreation, sport, events, and environmental conservation. As these uses grow, so too do the tensions between different user groups, such as those with dogs, cyclists, sporting participants, and nature enthusiasts. In many cases, open space can be designed or adapted to be more multifunctional, allowing it to better support a variety of activities and reduce conflict.

At the same time, population growth in town centres is placing additional pressure on existing open space, highlighting the need for more thoughtful planning and design. Properties with no or small backyards are more reliant on parks, increasing the need to improve the carrying capacity of some public open spaces.

In the Mornington Peninsula, it is essential to create multi-use spaces that accommodate diverse activities while respecting the environment. Careful planning can ensure these spaces meet the community's evolving needs.



Increase in Use of Open Space for Informal Recreation

There is increasing interest in informal physical activity and towards independent activities, predominantly walking, especially with dogs.

Although Australians are generally more health conscious, they are also more time poor. This phenomenon is thought to be contributing to a trend away from traditional organised sports towards less formal recreational activities that do not require participants to attend weekly training sessions or fixed match times.

Physical Activity and Play

The Mornington Peninsula offers an abundance of parks, reserves and sporting facilities that cater for a wide range of activities. Large open spaces offer destinations for sport, events, or gatherings, while smaller spaces distributed through neighborhoods provide a green space for daily exercise, play and respite.

In addition to local residents and visitors, there are approximately 300 sporting / recreation groups, 50 schools as well as a variety of other groups that use the Shire's fields, courts and facilities regularly.

Despite this almost 40% of residents are insufficiently physically active.

Play spaces for younger age groups are well distributed, but some are ageing with high levels of wear and tear and elements of poor design. There could be improvements with respect to play facilities for youth (15 – 24) and seniors.

The Sports Capacity Plan indicates that the amount of land dedicated to sporting infrastructure is generally good however recommends the acquisition of additional land in some key locations. Surveys suggest that residents are generally satisfied with ovals and other sport facilities. However, some sporting clubs indicated that the number of facilities do not meet their current and future needs.

Demand for Open Space for Sport

Higher than average participation in organised sport, increasingly by women and girls, has created hot spots of high demand for accessible and welcoming facilities.

Although the Shire has a reasonable supply of sporting fields in general, there are hot spots where supply does not meet demand (source: Sports Capacity Plan). For example, the northern suburbs of the Shire have a higher proportion of young people and families and therefore the highest demand for sporting facilities.

Where open space is not available, innovation such as considering upgrading fields to synthetic surfaces which provide hard wearing, multi-use, all weather venues that can be programmed intensively to help meet demand without additional space. Formalising public use of school sporting grounds through Joint Use Agreements is also a method for increasing access to open space.

Rise in Demand for Multifunctional Open Space

Multifunctional open spaces can increase options for physical activity, play, and events and are becoming increasingly important to meet rising demand for space.

Multifunctional Open Spaces offer 'something for everyone' and attract a variety of users at different times of the day and night, with different interests and can result in vibrant places.

Multifunctional spaces, inherently come with potential for conflict. Feeling unsafe due to other park users being antisocial, and concern about off leash dogs, for example, are barriers for some and can prevent people feeling safe in open spaces (Source: Community Engagement Finding Phase #1).

Despite the large proportion of open space per person in Mornington Peninsula some areas have low levels of open space dedicated to sport and recreation.



Ageing Open Space Infrastructure

Existing assets such as playgrounds and park furniture are ageing and renewal/maintenance costs are increasing resulting in significant financial constraints for Council, all while community expectations are rising.

The condition of open spaces, especially of grass and trails, is important to the community and is a major contributor to overall satisfaction with parks.

Council has a backlog of undelivered park masterplans which are awaiting funding to be built. With rapidly increasing costs it is becoming more difficult to deliver new infrastructure.

Additionally, it is not possible to provide equal investment across all geographic areas, instead the Shire needs to prioritise investment in assets that provide the most benefit to the greatest numbers of people.

Asset Management and Maintenance

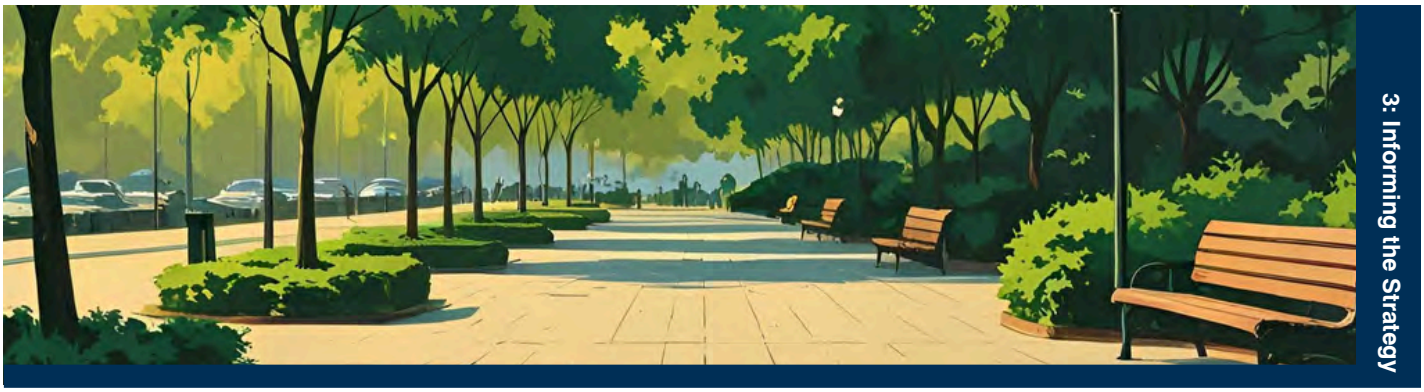
Asset management and maintenance are becoming increasingly challenging for the Shire due to financial constraints and rising costs.

These pressures are limiting the ability to develop new amenities and requiring a more strategic approach to maintaining and renewing existing infrastructure. While overall community satisfaction with open space maintenance remains relatively high, survey feedback highlights the need for improvements in the condition, connectivity, and accessibility of footpaths and trails.

Public toilets, which are essential for many users, including older adults, families with young children, and people with health conditions, are not meeting expectations in terms of availability, quality, or location. Limited water supply is also affecting the usability and condition of sports fields and ovals.

To maintain a sustainable open space network, the Shire must continue to assess and prioritise its assets, exploring opportunities to rationalise, repurpose, or reconfigure spaces to better align with community needs and resource availability.

> Designing for all, or Universal Design, makes sense from a social justice perspective but is also a sound economic and strategic approach that will future-proof our community infrastructure, ensuring safe and equitable access for everyone.
>
> **- Universal Design Policy**



3.2 Planning and Growth

Development History

Significant development occurred during the post-war years, particularly from the 1960s to the 1980s. Residential growth was aided by improved access and industrial development in the east (around Crib Point and Hastings). The population continued to increase from the 1990s, with much of this growth occurring in Mornington and Mount Martha. Growth is expected to continue, from new 'greenfield' opportunities, development of vacant lots and the conversion of holiday homes to permanent settlement.

State Population Targets

Under the Plan for Victoria, the Victorian State Government has set targets for 2.24 million new homes across Victoria by 2051 inline with population growth. Each of Victoria's 79 councils has been provided with a draft target for where the proposed 2.24 million new homes could be built. This was driven largely because Councils play an important role in creating new homes by developing local planning policies and granting permit approvals. In Mornington Peninsula Shire, the target is for an additional 24,000 dwellings by 2051.

Housing and Settlement Strategy

The primary mechanism for planning growth in the Mornington Peninsula Shire is the Housing and Settlement Strategy (HSS), recently implemented through Amendment C219morn. The HSS identifies areas of minimal, incremental, and substantial change to guide targeted and sustainable growth across the municipality.

The Strategy provides capacity for approximately 25,183 new dwellings over the next 15 years, exceeding the State Government's Plan for Victoria target of 24,000 new dwellings by 2051. This equates to a capacity for around 1,200 new dwellings per year.

Activity Centre Strategy

The Shire's Activity Centre Strategy is another supporting document in planning for growth and development. Denser urban growth can be expected within these centres with Mornington, Hastings and Rosebud being the 3 Major Activity Centres with the highest access to services. Growth outside of activity centres is guided by the Housing and Settlement Strategy in the form of more traditional infill development.



Source: Mornington Peninsula Shire Housing and Settlement Strategy



Open Space Upgrade Delivery Models

There are a number of options to enhance the existing open space network for the Mornington Peninsula.

- Enhance: Upgrade existing open spaces to support greater or more diverse usage and capacity.
- Acquire: Provide new open space through developer contributions, land purchase, or compulsory acquisition.
- Improve Access: Increase and enhance access points and connections, eliminating barriers to accessing current open spaces.
- Share / Lease: Open private or restricted land, such as school grounds, for public open space use, like weekend access.
- Extend: Expand current open spaces by repurposing nearby land for larger areas.
- Transform: Convert underused land, like rail reserves or service easements, into valuable open space.

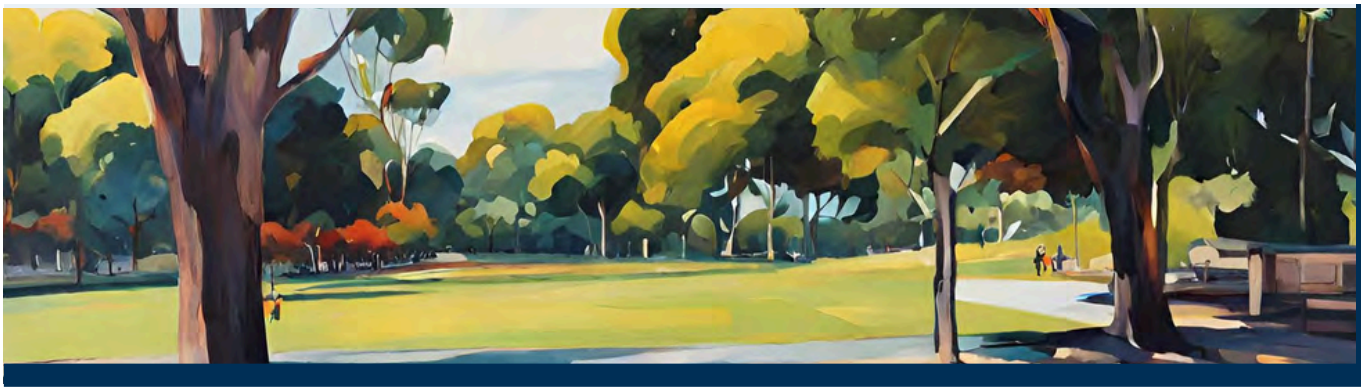
Integrated Placemaking and Master Plans

In local government in Victoria, a place-making plan or master plan for a park is a comprehensive, long-term strategic document that guides the development, management, and improvement of a park or open space area. It outlines the vision for the park's future, detailing how the park will evolve over time to meet the needs of the community while balancing environmental, social, and economic factors.

Key elements of a park master plan typically include:

- Site Analysis: A detailed assessment of the park's current conditions, including natural features, infrastructure, accessibility, and usage patterns.
- Community Consultation: Engagement with the community and stakeholders to understand their needs, preferences, and aspirations for the park.
- Design Framework: A plan that includes proposed improvements to facilities, amenities, landscaping, pathways, recreational spaces, and ecological considerations.
- Development Staging: A phased approach to implementation, identifying immediate priorities and longer-term goals.
- Sustainability: Strategies for maintaining or enhancing environmental health, such as water management, habitat protection, and energy-efficient designs.
- Budgeting and Funding: Cost estimates for proposed improvements and identification of potential funding sources.
- Management and Maintenance Plans: Recommendations for the ongoing upkeep and management of the park's features and assets.

Master plans are typically used for larger or more complex parks, those with significant community use, or those with specific environmental or heritage considerations. These plans help ensure that developments are coordinated and align with broader planning policies and community expectations.



3.3 Funding Open Space

The Strategy identifies ways to secure and optimise funding for open space across the Mornington Peninsula, including rates, grants, developer contributions, and land swaps. It promotes alignment with partner strategies to improve efficiency and transparency.

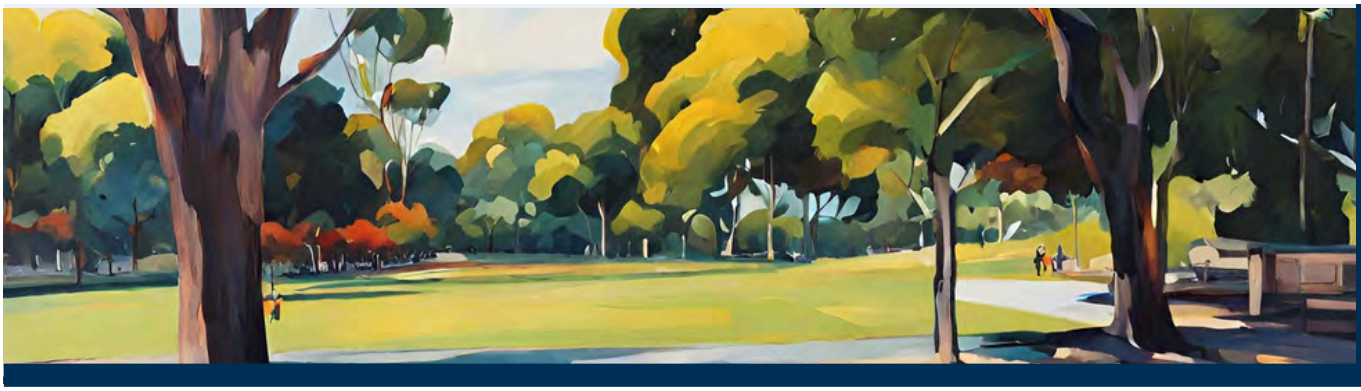
Funding will be guided by Council's long-term planning and strategic priorities. The mix of contributions, budgets, grants, and partnerships will vary depending on the project's context, scale, and purpose.

The following options and methods outline how funds may be acquired to purchase, inherit, and improve open space.

Funding Open Space Acquisition and Improvements

High land acquisition costs across the Shire pose a challenge for expanding open space. Council can manage and develop the open space network through several funding mechanisms:

- Property rates collected from landowners;
- User fees and charges;
- State and Federal Government grants;
- Levies embedded in a Development Contribution Plan or Infrastructure Contribution Plan (Planning and Environment Act 1987);
- Development levies under the Subdivision Act 1988;
- Codifying contribution rates in the Planning Scheme under Clause 53.01;
- Occasionally bequeathed or donated land;
- Public Private Partnerships (PPP); and
- Rationalisation and redeployment - disposal of land surplus to the network to reinvest in open space improvements.



Contributions through the Planning Scheme

To support the delivery and upgrade of open space there are three central planning mechanisms:

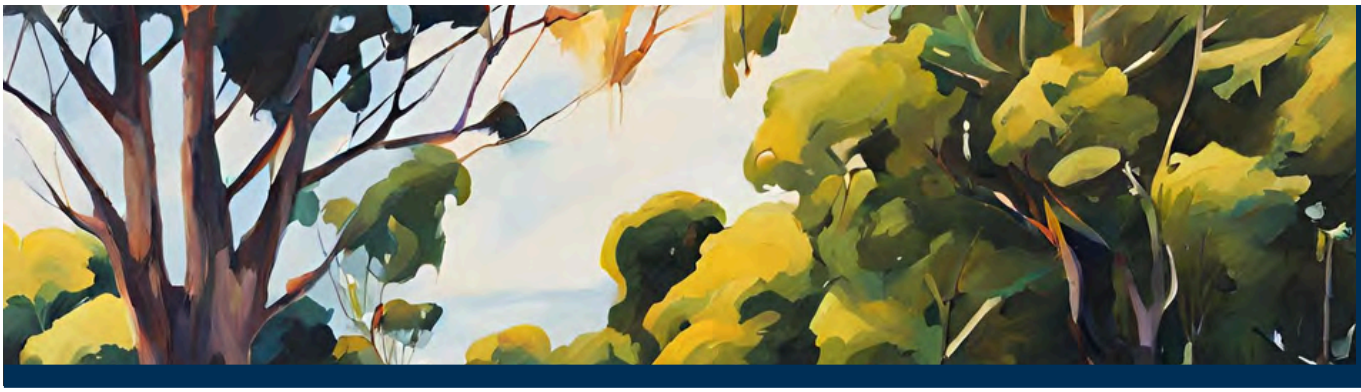
- Embed levies in a Development Contribution Plan (DCP) made under 3A of the Planning & Environment Act 1987.
- Rely on the general power to levy development upon the creation of separate allotments under the Subdivision Act 1988.
- Codify the levy power under the Subdivision Act by incorporating municipal wide or district/area specific contribution rates in the Planning Scheme by amending the Schedule to Clause 53.01.

As detailed in the Schedule to Clause 53.01 of the Mornington Peninsula Planning Scheme, most of the land within the municipality is subject to a 5% open space contribution rate based on the site value for a subdivision that creates 3 or more lots.

There are 3 locations within the municipality that are subject to a higher rate (refer to the table to the right). Developers can make this contribution in the form of land or a financial payment.

All financial contributions are placed into a dedicated Open Space Reserve, which funds the acquisition and improvement of public open spaces.

Type or location of subdivision	Amount of contribution for public open space
Land bounded by Mornington-Tyabb Road; the boundary of the Residential 1 Zone between Mornington-Tyabb Road and Craigie Road; Craigie Road and Nepean Highway, Mornington as shown on Map 1 to this Schedule.	Land contribution: Nine percent (9%) of the land to be subdivided, or Cash-in-lieu contribution: Twelve percent (12%) of the site value of the land to be subdivided, or Combination contribution: A land contribution equal to nine percent (9%) of a portion of the land to be subdivided plus a cash-in-lieu contribution equal to twelve percent (12%) of the site value of the remaining portion of the land to be subdivided.
Land affected by schedule 11 to Clause 43.02, being Design and Development Overlay Schedule 11 - Mt Eliza (North Of Tower Road) Development Design (DDO11).	Five percent (5%) of the site area or five percent (5%) of the site value of the land to be subdivided; and a further five percent (5%) of the site area or five percent (5%) of the site value of the land to be subdivided; with any cash in lieu contribution to be applied towards environmental improvement (including conservation land acquisition) in the Mt Eliza area generally. The calculation of this further five percent (5%) may be discounted by the area or site value of any lot that contains a dwelling that existed at 19 May 2005; provided that the total public open space contribution is equivalent to no less than $10,000, indexed in accordance with the CPI, for every new lot created.
1440 Frankston-Flinders Road Tyabb (Lot 2, LP 91280, Vol 8877 Fol 905).	Land contribution: Seven and a half percent (7.5%)
Other Residential subdivision.	Five percent (5%)
Commercial.	Five percent (5%)
Industrial.	Five percent (5%)



Future Contributions System

Council can collect development contributions through the creation of a Development Contributions Plan (DCP). While DCP contributions can be used to fund improvements for specific development areas, they do not provide the consistency or flexibility gained via a municipal wide developer contribution rate.

Action 9 of the Plan For Victoria commits to the investigation of a new system for infrastructure contributions. Action 13 commits to introduce minimum standards and guidance for open space in established urban areas. Together, these actions would provide more clarity into whether there is an under provision or over provision of open space and how to leverage funding to improve and grow the network.

Council engaged SGS to undertake an evidence-based open space contribution analysis and recommended rate. Strong justification is provided for applying a 5.5% open space contribution rate to all future residential and commercial developments. This rate is proposed to replace the current 5% contribution applied to 'other' residential subdivisions, as well as to commercial and industrial developments, in the Planning Scheme.

For more information please refer to the Open Space Contributions Report (2025).

Capital Works, Maintenance and Renewal Funding

Funding for upgrading and maintaining open space is provided by Council's rate revenue and delivers horticulture, turf, tree, asset management, waste, education and enforcement to protect and renew Council-managed open space.

Increased construction and approval costs due to supply, regulatory and community expectation changes have increased pressure on the funding. Emergency response works in response to storms, flooding and heatwaves are also increasing.

Open Space Contributions Reserve Fund

The Open Space Contributions Reserve Fund holds revenue generated through Open Space Contributions, which are collected and expended in accordance with Section 20(2) of the Subdivision Act 1988. All proceeds from these contributions are retained in this fund for the provision and improvement of public open space.

Sustainable Funding Mechanisms

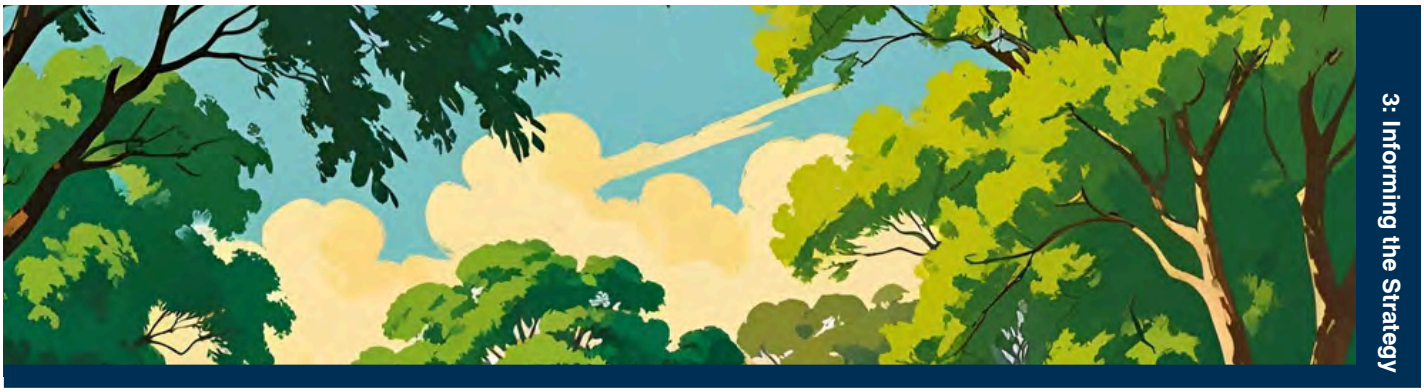
To ensure sustainable service levels for open space maintenance, Council must strengthen long-term financial planning and establish clearer budget safeguards.

This includes reviewing current budgets to confirm that maintenance funding aligns with agreed service levels, and planning ahead through multi-year schedules covering parks, trails, foreshore, and bushland areas.

Maintenance priorities should consider community expectations and be guided by asset criticality, with ongoing monitoring and reporting to track funding, service levels, and performance against available resources. This will support more transparent and informed decision-making over time.

Community Capital

Many community groups and users directly fund improvements to local open spaces. This community capital represents a vital funding source that complements Council contributions and demonstrates the strong local commitment to maintaining and enhancing open space assets. Recognising and supporting community-led investment can help leverage further improvements and foster ongoing stewardship.



3.4 Community Engagement and Insights

Community Engagement

The community engagement process was comprehensive and multi-phased, designed not only to capture broad community input but also to meaningfully integrate it into strategic decision-making.

In Phase 1, the focus was on understanding how parks and open spaces were currently used, identifying barriers to access, and establishing community priorities, particularly around inclusivity, safety, and accessibility.

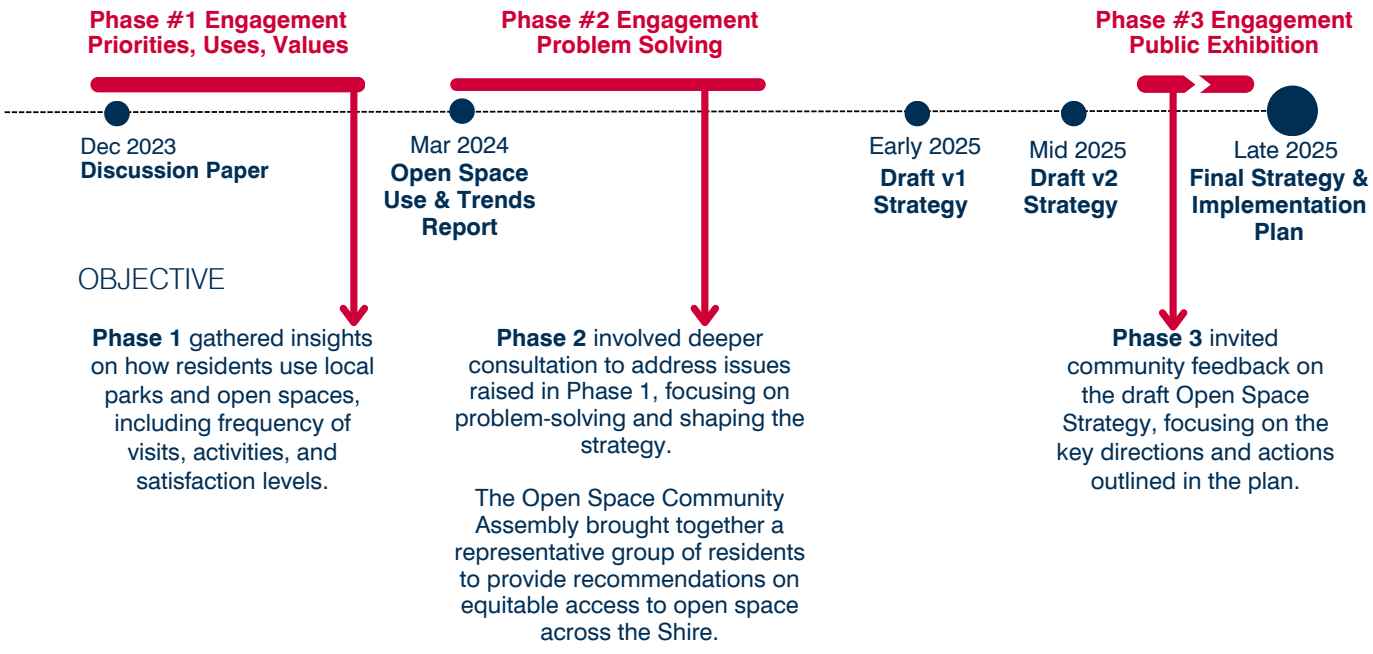
This phase laid the foundation for more in-depth engagement in Phase 2, which used deliberative methods to involve underrepresented groups and stakeholders in shaping core components of the strategy, especially service standards.

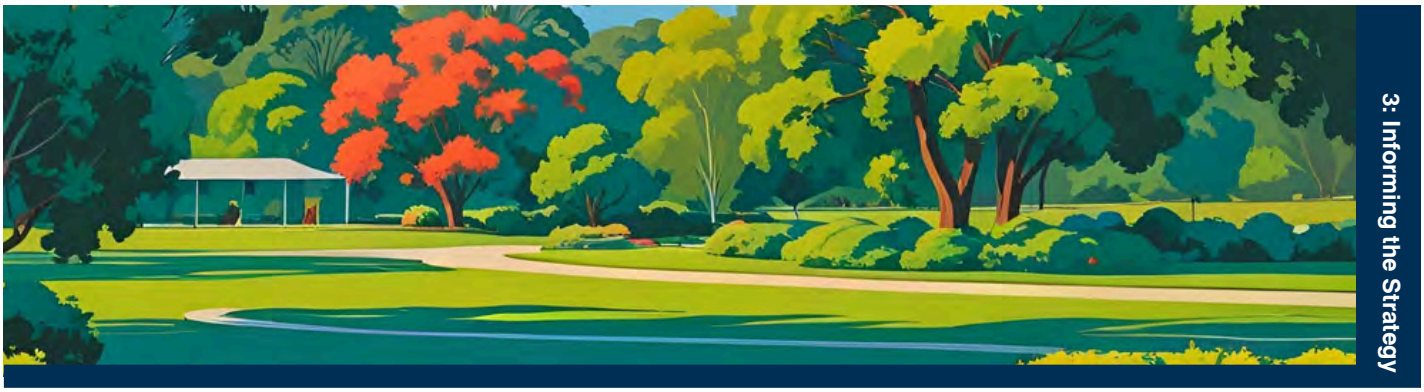
Through diverse platforms such as surveys, workshops, school activities, AI youth design competition, and targeted outreach, the engagement process brought forward a range of perspectives, values, and practical suggestions for future park design and management.

What sets this process apart is the deliberate effort to not only reflect community preferences but also gauge their tolerance and expectations regarding service provision and access standards. The community assembly, worked through complex trade-offs by prioritising activities and setting realistic access metrics (e.g. maximum travel distances to important open space experiences). This approach acknowledges that while residents may desire certain amenities or features, their willingness to travel or compromise informs how those services are equitably distributed across precincts.

By incorporating both aspiration and acceptability, the strategy becomes more resilient and community-aligned, ensuring that investments are not only welcomed but also realistically used and supported.

Engagement Timeline





Overview of Engagement on the Strategy

Phase #1 Engagement
Priorities, Uses, Values

Dec 2023
Discussion Paper

186
People completed the Phase 1 Survey (129 online + 57 paper)

255
Intercept surveys at 6 Pop Ups in Community

19
Community Conversations

14
Key stakeholders from 9 priority groups

13
Submissions from individuals and community groups

Phase #2 Engagement
Problem Solving

Mar 2024
Open Space Use & Trends Report

130
People people provided feedback (126 online + 4 written submissions)

44
Citizen Panel Members

5
Meetings with Advisory Committees and Stakeholders

22
Youth Engagement AI Art competition entries from 9 Individuals

24
Open Space Community Assembly Members met over 2 sessions

Phase #3 Engagement
Public Exhibition

Early 2025
Draft v1 Strategy

Mid 2025
Draft v2 Strategy

41
Surveys completed (35 online + 6 hard copy)

8
Written submissions from 5 individuals and groups

Late 2025
Final Strategy & Implementation Plan

760+



Phase 1 Engagement - Priorities, Uses and Values

Phase 1 focused on understanding how people used parks and open spaces, including the types of activities they engaged in, visit frequency, preferred features, and overall satisfaction.

It also explored barriers to access, ensuring spaces were inclusive for all, including people with disabilities, women, gender-diverse individuals, and single-parent families.

Safety and security concerns, especially for under-represented groups, were considered, with solutions sought to enhance safety for all. Additionally, this phase identified priorities for investment in open spaces, considering trade-offs and resource allocation.

Engagement was informed by a discussion paper, and collected feedback via an online survey. This was supported by a social media and email campaign, online information sessions, and pop-up events across the shire, such as at the Point Nepean Market and Mornington Main Street Market. Additionally, Community Conversation kits where distributed, allowing local groups to meet and discuss the issues raised and provide their feedback to the Shire.

For more information:
Appendix 1 - Discussion Paper
Appendix 3 - Community Engagement
- Phase 1 - Priorities, Uses, Values
- Attachment 1 - Community Conversations Guide



Community Conversations guide (available as an attachment to Appendix 3) allowed local groups to host their own conversations about open space issues.



Discussion Paper (available as Appendix 1 of this report) introduced the issues at play for open space both currently and into the future, to inform the first phase of engagement.



Facebook post Feb 2024 Encouraging the community to engage with consultation activities around the Shire.



Phase 2 Engagement - Problem Solving

Phase 2 aimed to deepen understanding of barriers to access, respond to feedback from Phase 1, and shape the strategy accordingly.

A Use and Trends report was prepared reflecting the outcomes of Phase 1 engagement to inform this deeper conversation with the community and stakeholders in phase 2.

Engagement Activities

A series of engagements and consultations took place across multiple platforms to ensure broad community involvement:

- Online Engagement: Digital channels were used to gather input from a wide audience in response to the Use and Trends Report.
- Advisory and Stakeholder Workshops: Five workshops were held with various community groups, including:
  - Disability Advisory Committee
  - Peninsula Advisory Committee for Elders
  - Friends/Environmental Groups
  - Trader and Tourism Groups
  - Foreshore Committees of Management
- The Shire's Citizens Panel: deliberated on open space priorities across four themes.
- Youth Engagement: An AI competition encouraged youth participation in a 'Design Your Park Competition'. Young participants (4-17) submitted designs illustrating their ideal open space.
- Eastbourne Primary School Contribution: drawings and statements from students reflected their thoughts on open space design.
- Deliberative Engagement - Open Space Community Assembly: conisdered experiences available in open space, their importance, and distances which would be considered "accessible" in different areas of the Shire.

For more information:
Appendix 2 - Use and Trends Report
Appendix 3 - Community Engagement
- Phase 2 - Problem Solving
- Attachment 2 - Citizens Panel Report
- Attachment 3 - Community Assembly Members



Use and Trends report (available as appendix 2 of this report) reflected the outcomes of phase 1 engagement to inform deeper conversation in phase 2.

Citizens' Panel

In May 2024, the Mornington Peninsula Shire's Citizens' Panel convened to provide input into the development of the Open Space Strategy. The purpose of the session was to help identify and prioritise key areas of focus to ensure the strategy meets the needs of the Shire's growing and diverse community.

Forty-four panel members, representing a cross-section of the community, engaged in facilitated discussions with Council officers to deepen their understanding of the strategy's scope, emerging themes, and key challenges. Panelists reviewed the Uses and Trends report and took part in a series of interactive activities to rank priorities across the four key themes of the Use and Trends Report.

The deliberative process gave participants the opportunity to ask questions, challenge assumptions, and share local knowledge and lived experience. Their input played a key role in shaping the direction and focus of the strategy.

Highest Priority Action Identified by the Panel:
- Protect and enhance biodiversity and habitat corridors across the Peninsula to ensure long-term ecosystem health and resilience to climate change.

This priority reflects the community's strong connection to the natural environment and recognition of the critical role that open spaces play in preserving biodiversity and responding to environmental challenges. It will inform strategic actions and investment across the Shire's open space network.



Deliberative Engagement - Open Space Community Assembly

The Deliberative Panel identified the most important types of experiences in open space and established the maximum acceptable travel distances for residents and visitors to feel like they have access to them.

The participants considered the unique needs and preferences of each precinct type (coastal, residential, rural) such as common travel modes (e.g. rural areas are more car dependant).



The Community Assembly discussing experiences in open space and what "accessible" means in different precinct types of the Shire.

Results

Most important experiences in open space to have access to, for each precinct type:

	Very Important Experience	Distribution - Accessible Distance
COASTAL	Natural area with a walking trail (e.g. bushland, coast, creekline)	10-15 min drive
	Casual sport/physical activity amenities (e.g. half court, hit up wall, climbing wall, outdoor exercise equipment)	Short Drive/Cycle
	A quiet green space with trees and grass	Short Drive/Cycle
	Area or trail for off-leash dog exercise and socialisation (unfenced)	Short Walk
RESIDENTIAL	Natural area with a walking trail (e.g. bushland, coast, creekline)	Short Walk
	Park suitable for a family/social gathering (with BBQ, picnic, toilets)	10-15 Min Drive
	A quiet green space with trees and grass	Short Walk
	A grassy open space to kick a ball around	Short Walk
RURAL	A park that can host small community events (e.g., farmers market)	30+ min drive
	A trail, ideally in a loop for a short (under 30 min) walk	5-10 min drive
	Natural area with a walking trail (e.g. bushland, coast, creekline)	5-10 min drive
	Park suitable for a family/social gathering (with BBQ, picnic, toilets)	10-15 min drive



Engagement Key Findings

We identified the following key barriers:

Personal safety: Largely related to lack of lighting and concerns around anti-social behaviour.

Unsafe walking and cycling: Including lack of paths, uneven paths and sand build up near the beach, impacting mobility.

Dogs in parks and on beaches: Off-lead dogs where they shouldn't be. Need for more enforcement.

We hold the following values:

Accessibility and inclusivity
Prioritise inclusive design by ensuring continuous, accessible paths of travel that support use by all, including those using wheelchairs, prams, and mobility aids. Incorporate sensory play areas and provide a variety of seating options that accommodate diverse mobility and support needs.

Environmental conservation
Focus on conserving natural habitats and maintaining biodiversity, with concerns about the impact of overdevelopment.

Infrastructure improvements
Improve paths, facilities, seating, and signage, with a focus on universal design and regular maintenance.

Youth vision for parks
Create youth-focused spaces featuring active play areas, adventure elements, and opportunities for nature-based learning.

Community building
Incorporate local heritage and cultural elements, using Traditional Owner art, cultural events, and educational features to create vibrant community spaces that support social interaction and strengthen community ties.



The Winner of the Design Your Park AI Competition.
The design blends native Australian nature through embracement of Traditional Owner Australian culture and artwork.

"I'd like to see more multi-use spaces. lots of other shire's are building new parks that have pump tracks, playgrounds, basketball courts. We need more of those...."

"There is room for improvement, the condition and maintenance can vary across the shire from good to bad... "

- Somerville resident



Integrating Community Insights

Community feedback has been instrumental in shaping this Strategy, ensuring local needs and preferences are reflected in the planning process and priorities. Through consultations and surveys, insights from residents have helped identify key amenities and the types of spaces that will best serve the community.

Community Insights		Strategy Response
	**Natural Areas with Trails** Walking trails in natural spaces are highly valued for relaxation and exercise.	Identifies opportunities to upgrade sites with limited natural amenities, recommending indigenous plantings, trees, and diverse understory species to enhance habitat. The target is to establish a natural area within 1km of each township residence.
	**Quiet Green Spaces** Peaceful parks with trees and grass offer a retreat from urban life.	Recognising the value of undeveloped green spaces to the community, recommending installing seating and shade trees in selected open spaces to provide more options for peaceful retreat.
	**Off-Leash Dog Areas** Designated dog zones promote socialisation and exercise for pets.	Open spaces have been identified as opportunities for off leash zones. The target is to establish a dog off-leash area within 1km of each township residence, where feasible.
	**Casual Sports Amenities** Spaces with half courts, climbing walls, and outdoor equipment cater to active recreation.	Identifies open spaces with the potential to be upgraded to support infrastructure for active recreation.
	**Playgrounds for All Ages** Medium-sized playgrounds for regular visits and large adventure playgrounds for varied ages and abilities.	Identifies the need to review the Playground Strategy / Renewal Plan to prioritise playground upgrades and improvements in the most strategic locations inclusive of clear design guidelines.



Community Insights		Strategy Response
	**Family-Friendly Parks** Parks with picnic areas, BBQs, and toilets are essential for family outings.	Identifies the appropriate infrastructure for park size and catchment, with toilets expected at regional and some district open spaces, and highlights the need to review the Public Toilet Strategy.
	**Multi-Functional Spaces** Open areas for casual play, multi-purpose sports, skateparks, walking trails, and events like farmers' markets.	Identifies the need to provide flexible infrastructure in parks to allow for multiple activities and highlights open spaces that have the potential to provide more flexible use and a broader range of activities.
	**Allambi Avenue Open Space** Address the future open space needs and provision at Allambi Avenue, Capel Sound.	Address the gap in open space and play provision in Capel Sound by developing a minimum of 2.19ha of Allambi Avenue as public open space, including a playspace, in accordance with Neighbourhood Level Public Open Space standards.

For additional information regarding consultation and engagement findings, please refer to:

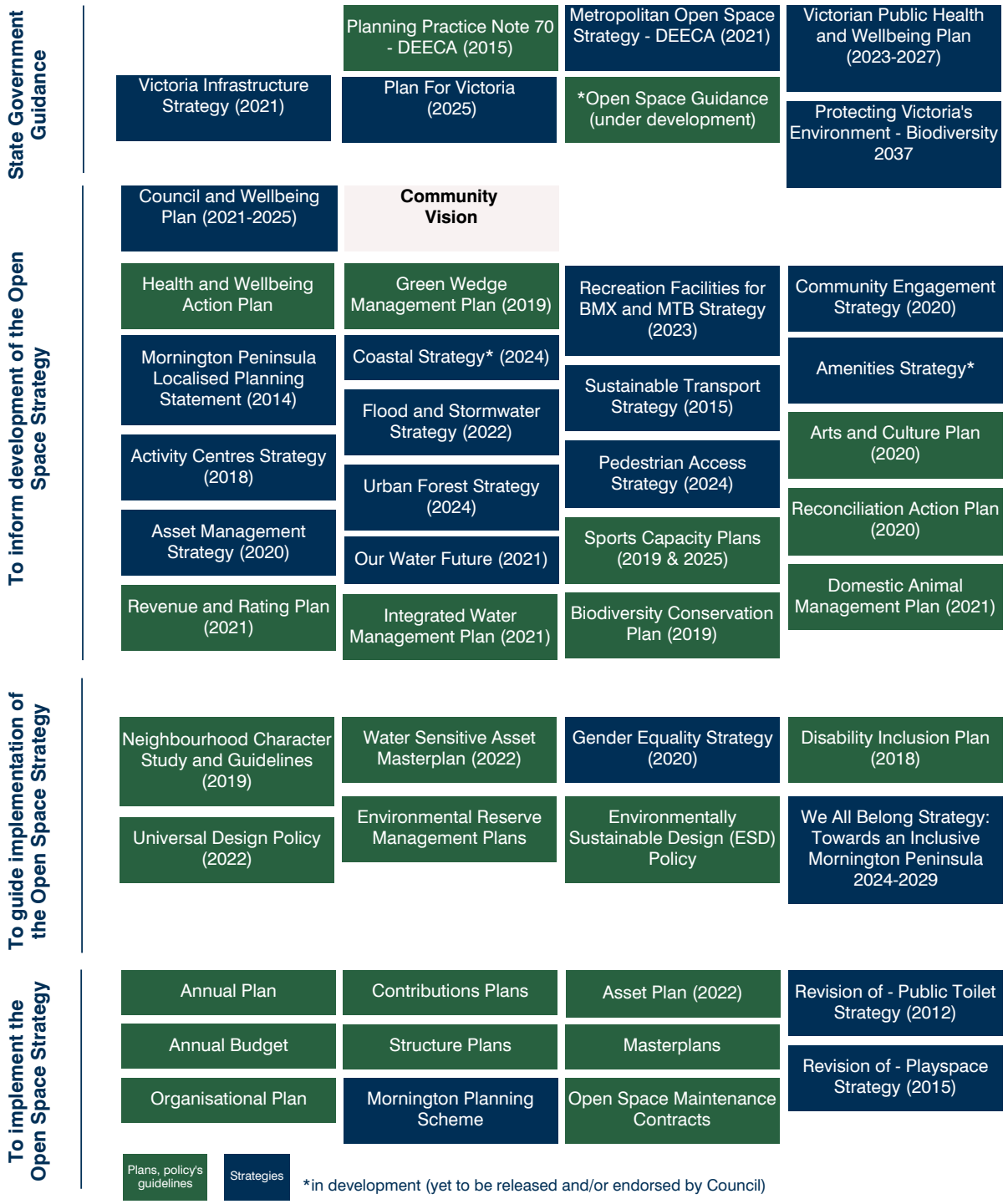
Appendix 3 - Engagement Report

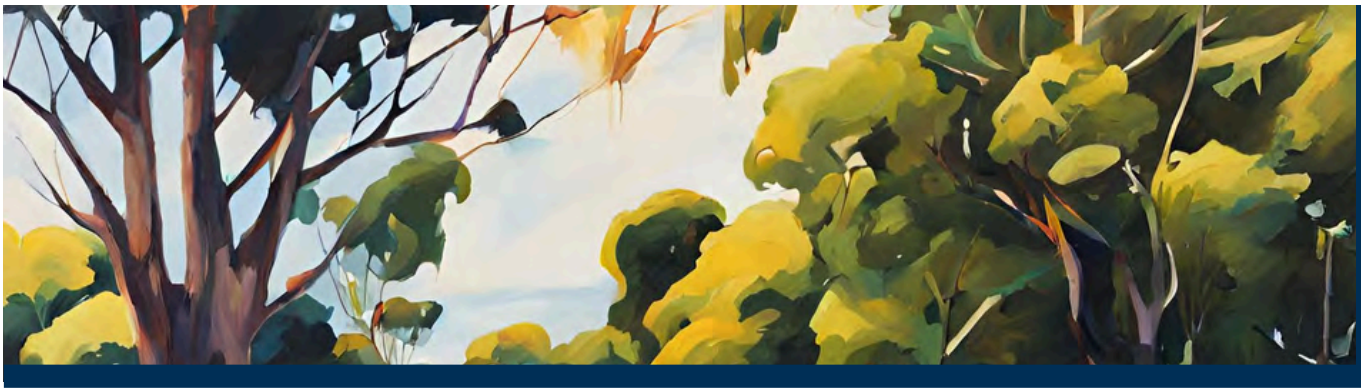
All documents can also be found on Councils website.

3.5 Policy and Strategy Context

Policy and Strategy Informing the Open Space Strategy

Council has a suite of other documents, strategic frameworks and external guidelines / strategies to guide decision making. These documents provide direction, detailed information and outline agreed approaches which contribute to development and implementation of the Strategy.





Council and Wellbeing Plan

The new Open Space Strategy is a key initiative in achieving the goals of the Council and Wellbeing Plan 2021-2025.

It focuses on enhancing the accessibility, sustainability, and vibrancy of open spaces to support the community's health and wellbeing. Aligned with the plan's strategic objectives, the strategy aims to preserve natural environments, promote inclusivity, and provide diverse opportunities for recreation, culture, and social connection.

These efforts are vital to building a healthy, resilient, and connected community. Adopted by the Council in November 2021, the Council and Wellbeing Plan guides all Council decisions and operations, drawing on the Community Vision and other key documents.

The Open Space Strategy will assist the Shire in achieving the strategic objectives identified in the Council and Wellbeing Plan.

Objectives for Open Space:

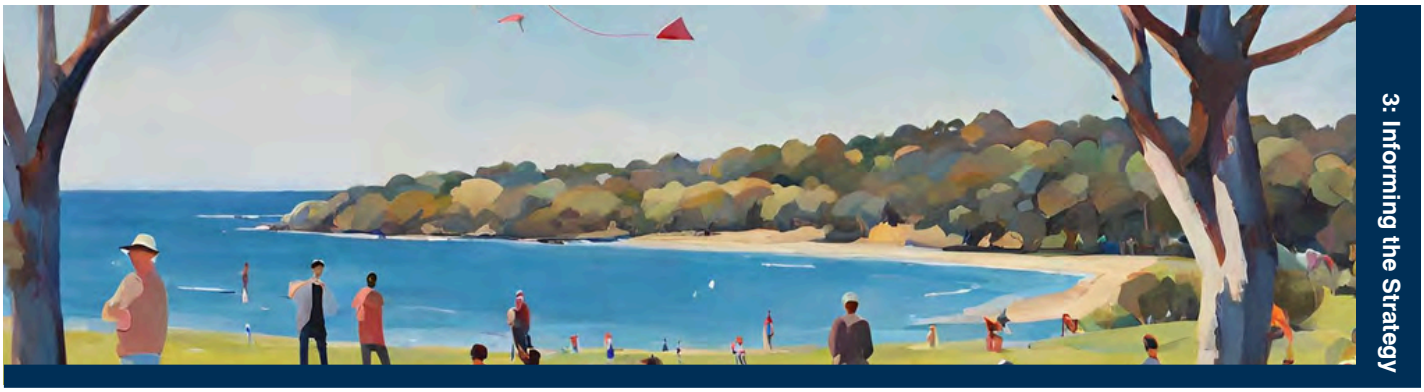
- An accessible and unique natural environment that helps our community to be healthy and well.
- A healthy ecosystem, in which our coastline, bushland, wildlife, and green wedge is resilient to the climate emergency and development.
- A sustainable built environment that respects the natural environment and protects the community from the impacts of the climate emergency.
- An accessible built environment that supports diverse, current, and future community needs.
- A community in which people from all generations, backgrounds, and abilities can access local services.
- A community with vibrant arts, culture, sport, and recreational opportunities that foster connections and participation across generations, backgrounds, and abilities.

State Policy Guidance

The Mornington Peninsula Open Space Strategy aligns with several key state policies and guidelines that shape the planning and development of open spaces. These policies ensure that open space provision is balanced with environmental sustainability, community needs, and broader infrastructure goals.

Key state policies influencing the strategy include:

Policy	Description
Green Wedge Management Plan (2019)	Identifies the values and features of the green wedge, and the preferred future land use.
Metropolitan Open Space Strategy - DEECA (2021)	Aligns local open space planning with regional goals, focusing on accessibility, connectivity, and expanding provision to meet population growth.
Planning Practice Note 70 - DEECA (2015)	Ensures developers contribute to public open spaces in new developments, supporting parks and green spaces in growing areas. (Soon to be replaced with Guide for Open Space Strategies).
Victoria Infrastructure Strategy (2021)	Promotes investment in green infrastructure, ensuring open space planning aligns with broader infrastructure goals to enhance community wellbeing and resilience.
Victorian Public Health and Wellbeing Plan (2023-2027)	Encourages the creation of accessible, safe open spaces that foster physical activity, mental health, and social connection to improve community health outcomes.
Water for Victoria - Water Plan - DELWP (2016)	Plan for management of water resources amidst climate change and population growth.
Healthy Waterways Strategy - Melbourne Water Corporation (2018)	A long-term vision for managing the health of rivers, wetlands and estuaries in the Port Phillip and Westernport. It includes the framework 'Co-Designed Catchment Program for the Westernport and Mornington Peninsula Region'
Port Phillip and Western Port Regional Catchment Strategy 2021-2027 - Melbourne Water (2024)	A guide to conserving the region's land, waters and biodiversity



Other Local Strategies and Plans

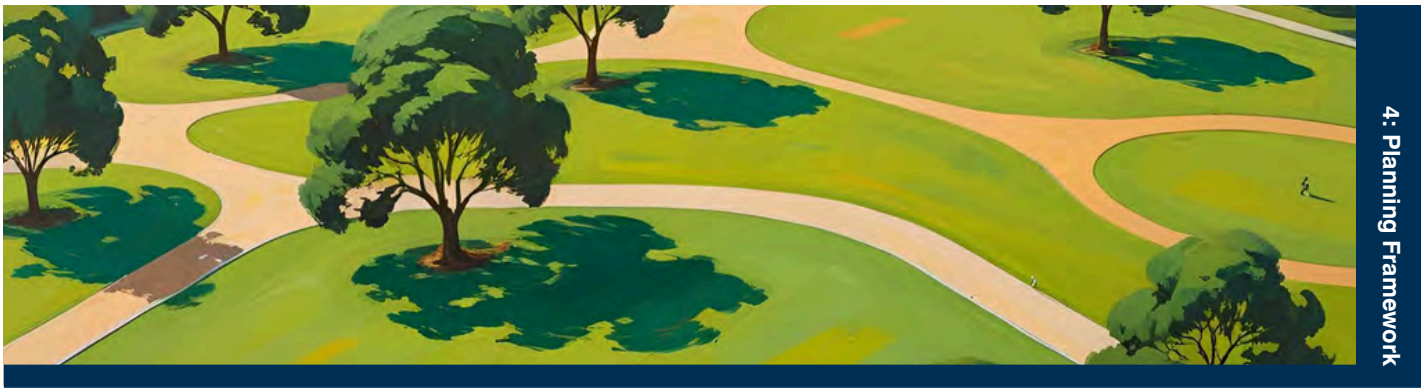
The Mornington Peninsula Open Space Strategy intersects with many other plans and strategies to manage and enhance the Peninsula's open spaces in a sustainable, integrated way. Some of these include:

Policy	Description
Activity Centres Strategy (2018)	Guides commercial and mixed-use hub development. Ensures accessible public spaces in activity centres.
Arts and Culture Plan (2020)	Promotes cultural engagement. Encourages public art and cultural events in open spaces.
Asset Management Strategy (2020)	Supports long-term maintenance of open space features like playgrounds and pathways.
Asset Plan 2022-2032	Ensure effective management and stewardship of the Shire's assets over the next 10 years.
Biodiversity Conservation Plan (2019)	Guides conservation, restoration, and promoting biodiversity corridors and native vegetation.
Coastal Strategy (2024)	Manages coastal areas sustainably in response to localised coastal changes and risk. Balances recreation and conservation in coastal open spaces.
Community Engagement Strategy (2020)	Guides community involvement. Integrates community input into open space planning.
Contributions Plans	Collects developer contributions for funding community infrastructure, including open spaces.
Domestic Animal Management Plan (2021)	Manages pet ownership. Guides dog parks and pet-friendly areas within open spaces.
Environmentally Sustainable Design (ESD) Policy	Encourages sustainable building and infrastructure development. Promotes eco-friendly materials and energy-efficient designs in open spaces.
Flood and Stormwater Strategy (2022)	Manages flood risks. Identifies green infrastructure and wetlands for passive recreation.
Gender Equality Strategy (2020)	Ensures open spaces are safe, comfortable, and accessible for all genders.
Integrated Water Management Plan (2021)	Promotes sustainable water use. Supports rain gardens and wetlands in open spaces.
Neighbourhood Character Study and Guidelines (2019)	Defines architectural and landscape features of neighbourhoods. Aligns open spaces with local context to enhance character.
Pedestrian Access Strategy (2024)	Improves walkability. Ensures open spaces are accessible via pedestrian networks.
Planning Scheme, Mornington Peninsula	Regulates land use and zoning to protect and expand open spaces, requiring developer contributions.
Reconciliation Action Plan (2020)	Supports Traditional Owner reconciliation. Respects and celebrates Traditional Owner heritage in open spaces.
Recreation Facilities for BMX & MTB Strategy (2023)	Addresses demand for cycling infrastructure. Includes BMX tracks and mountain biking trails.
Reserve Masterplans & Management Plans	Provides frameworks for future development and management of reserves, balancing ecological protection with public access and recreation.
Sports Capacity Plans - Sports Fields (2019), Indoor Sports & Other Sports (2025)	Evaluates demand and identifies gaps in sports facilities.
Structure Plans	Sets long-term guidelines for land use and development, guiding the integration of open spaces in urban areas.
Sustainable Transport Strategy (2015)	Encourages walking, cycling, and public transport. Connects open spaces via pedestrian and cycling pathways.
Universal Design Policy	Guides the provision of inclusive and equitable access to buildings, services, employment, information, events, and public spaces.
Urban Forest Strategy (2024)	Expands tree cover and vegetation. Integrates urban greening and habitat corridors in open spaces.
Water Sensitive Asset Masterplan (2022)	Promotes sustainable water management in parks and open spaces. i.e.. wetlands, rain gardens, and stormwater systems.
We All Belong Strategy: Towards an Inclusive Mornington Peninsula 2024-2029	Outlines Council's approach to working in partnership across key life stages (children, young people, older adults) and population groups (people with disability, LGBTIQA+ and multicultural communities) over the next five years.



PART 4

Our Planning Framework



4.1 Planning Framework Overview

The framework was developed to provide a structured approach to planning, design, and management, ensuring consistency and alignment with community needs and priorities. It serves as a guiding tool to make informed decisions, prioritise actions, and evaluate options effectively. By establishing clear standards and principles, the framework ensures that open spaces are developed in a way that meets long-term goals, promotes accessibility, and reflects the values of the community, ultimately contributing to a more organised and cohesive approach to open space planning.

Classification System Refer 4.2 - 4.4	The classification system identifies the core open space types and categorises them into a hierarchy. The classification system also defines the function of each open space, its benefit to the community, land characteristics and settlement type.
Open Space Provision Standards Refer 4.5	Provision standards focus on quantity and accessibility of open space. Provision standards describe the ideal quantity, distribution, and location of open spaces. They are designed to be used as a guide for community and investment planning and to help identify current and future needs.
Experience Standards Refer 4.6	Experience standards are informed by community engagement and translate community priorities and expectations into an aspirational target for how accessible each experience should be. This is represented as a recommended distance from all residential homes, ensuring equitable access to key activities and spaces, where and how they are needed the most.
Development Standards Refer 4.7	Development standards set the minimum requirements and guidelines for the design, construction, and functionality of parks and public spaces. These standards ensure that open spaces meet community expectations, are safe, accessible, and support a variety of recreational and leisure activities.
Design Principles Refer 4.8	Design principles capture what the community values most in parks, trails and natural spaces. Informed by engagement, they guide the creation of inclusive, high-quality and sustainable open spaces that are welcoming, safe and ecologically rich, now and into the future.
Developing Service Standards Refer 4.9	Developing clearly defined service standards (also known as maintenance standards), underpin consistent service delivery aligned with provision and experience standards, support informed decision-making, clarify costs, and provide a structured basis for open space management, review and optimisation.
Guiding Principles Refer 5.1	Guiding Principles provide a framework for decision-making and direction for planning, design, and management of open space. They help align goals, ensure consistency, prioritise actions, and reflect community values, serving as a benchmark for evaluating options and achieving strategic outcomes.



4.2 Open Space Hierarchy

The open space hierarchy used in this Strategy is based on anticipated length of stay, distance travelled, and the expected quality of experience. It provides a structured approach to guide the type, quantity, and standard of amenities across different open space settings.

This hierarchy has been aligned with the Framework for Classifying the Hierarchy of Public Open Space in Australia. This national framework represents a harmonisation of existing classification systems, definitions, and terminology used by local governments across Australia, and has been incorporated into DEECA's Guide for Open Space Strategies. While broadly applicable to sport, recreation, and leisure settings, it is noted that sport-specific plans, such as the Sports Capacity Plan, may adopt alternative or more targeted language.

Local Local spaces contribute aesthetically to the landscape and are typically used for daily recreational and leisure activities like walking the dog or playing on a playground after school. Experiences / Services that could be available include: • A small playground for short, regular visits (likely most suitable for younger kids). • A quiet green space with trees and grass. • A grassy open space to kick a ball around.	**Length of Stay**: Up to an hour **Standard Size:** <1 ha **Example**: Romney Park
Neighbourhood Neighbourhood spaces should be large enough to accommodate multiple users and a variety of recreational activities that can occur simultaneously. Experiences / Services that could be available include: • Park suitable for a family / social gathering for a lunch in the park (has picnic table/s). • A medium size playground for regular visits, with something to offer for a range of ages. • A sport park with one oval / field or a small number of courts. Typically unlit, with lighting only considered on a case-by-case basis.	**Length of Stay**: 1 hour + **Standard Size:** 1 - 5 ha **Example:** Stringer Road Reserve, Blairgowrie
District District space are large and designed to attract a wide range of user groups for different purposes and activities. Can accommodate a variety of uses simultaneously. Experiences / Services that could be available include: • A park which can host small community events such as a farmers market. • A large playground for a weekend or longer visits with kids of different ages and abilities (perhaps an adventure playground or water play area). • A sport park with multiple ovals/fields which are lit for evening play and training.	**Length of Stay**: 2 hours + **Standard Size:** 5 - 15 ha Example: Red Hill Recreation Reserve
Regional Regional spaces are much larger spaces. They incorporate a wide range of sport, leisure and recreation activities and can accommodate simultaneous users by larger numbers of people. Experiences / Services that could be available include: • A park which can host larger events such as live music or festivals. • A sport precinct with multiple sports facilities, more than 3 ovals/fields with a pavilion and lighting for evening play and training.	**Length of Stay**: 2 hours + **Standard Size:** 15+ ha **Example:** Civic Reserve, Mornington
Restricted Public land that could provide an open space function that is not freely accessible to the community due to leases, agreements, specialised sporting infrastructure or conservation protection overlays. Access to the site is (physically) prevented at all times for public use.	**Example:** Public open space leased to a sports club with access restrictions such as fencing and attendance fee.



4.3 Open Space Function

The 'Function' refers to the prominent programming and intended use of green open spaces, including the expected or potential activities that can take place and the benefits people are likely to gain from using the space.
While open spaces provide many functions, for the purposes of this analysis a a primary and secondary function is identified for each space. The following provides an overview of some of the key functions of public open space:

	**Recreation**	Sites for a variety of outdoor leisure and recreational activities, including informal play, physical activity, relaxation, and social interaction. These areas typically feature maintained lawns and irrigation.
	**Sport**	Areas designed for structured, organized sports and recreation. These sites are available for informal use when no events or training are occurring, with well-maintained playing fields.
	**Conservation**	Protected sites that enhance biodiversity and ecological processes, often featuring remnant native vegetation and wildlife. Access is managed, and some areas may be restricted. These reserves may include infrastructure like walking trails and picnic areas, or minimal facilities for nature-based recreation.
	**Nature**	Areas with remnant native vegetation and flora/fauna, offering facilities for low-impact recreational activities like walking and cycling. Few reserves are classified solely as Nature in Mornington.
	**Water Management**	Areas for the retention, storage and drainage of stormwater.
	**Linking**	Narrow sites that serve as movement corridors for pedestrians or cyclists, often located along waterways or roads, and may include paths or trails.
	**Coastline**	Land along the coast, typically featuring natural areas with low-impact recreational activities like walking and cycling. Coastal reserves are often managed as bushland with a primary conservation classification and secondary coastline use.
	Other	Other public land with open space potential that can also provide an important recreation role in providing green-space to a community.

Illustration Source: A National Framework for Classifying the Function of Green Public Open Space in Australia.
Hooper,. P & Edwards, N. (2024). Edith Cowan University & The University of Western Australia



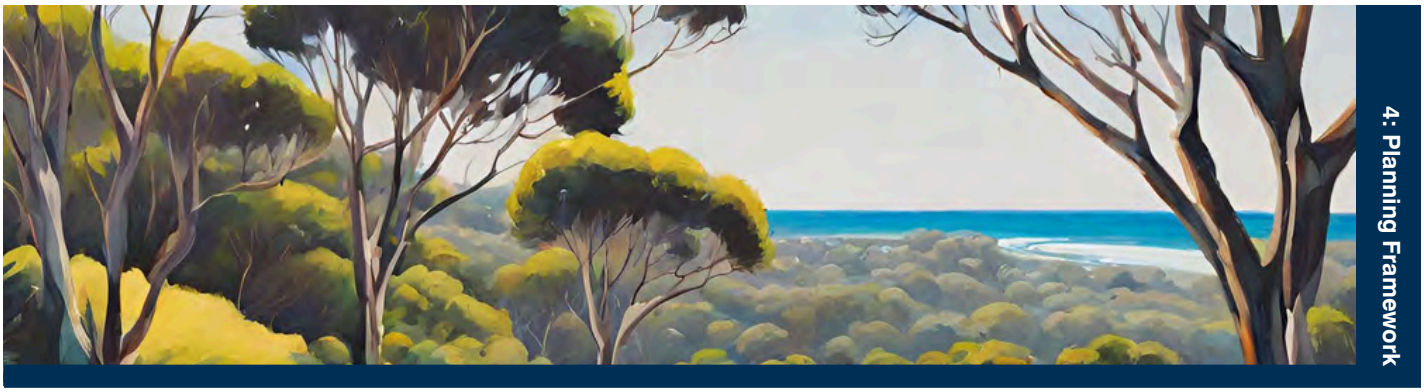
4.4 Landscape Character

The 'Landscape Character' of the open space refers to the experience offered and the maintenance / management required. Each site has at least one primary landscape character and most sites have more than one. The following provides an overview of some of the key types of landscape types for public open space.

Grassy Open Space (Sport) 	Large open areas of maintained, irrigated and mowed lawn areas for sport.
Grassy Open Space (Recreation) 	Large open areas of maintained, occasionally irrigated and mowed lawn areas for recreation.
Treed Parkland 	Areas of maintained, mown lawn areas with trees distributed throughout, creating scattered canopy cover.
Formal Garden 	Ornamental arrangements of plants, shrubs, trees, and garden beds, featuring exotic species. May include irrigation, paving, sculptures, and aesthetic elements i.e. cemeteries.
Hardscaped 	Areas of gravel, asphalt or pavement in the form of sporting courts
Undeveloped 	Rough informal areas that are degraded, unmanaged or not designed, and which is not fenced or protected for conservation purposes.

Coastal Nature 	Directly adjacent to the coast and/or situated in a coastal foreshore planted with dense indigenous coastal shrubbery.
Native Grassland 	Natural, non-landscaped areas of indigenous vegetation, dominated by grasses but also containing groundcovers and shrubs.
Native Vegetation 	Natural, non-landscaped areas vegetated with indigenous shrubs and trees.
Water Sensitive Urban Design 	Bioswales, constructed wetlands, retarding basins and other systems designed to manage and treat rainwater using vegetation.
Riparian Nature 	Directly adjacent to or located within the riverbank; Direct access from the space to the river (water) is possible with no barriers impeding access (i.e., roads).
Wetland 	Spaces with significant areas of land where the soil is saturated with and covered by water permanently or seasonally.

Illustration Source: A National Framework for Classifying the Function of Green Public Open Space in Australia. Hooper,. P & Edwards, N. (2024). Edith Cowan University & The University of Western Australia



4.5 Provision Standards

Understanding Provision Standards

The open space provision standards in this Strategy are based on an adapted Open Space Hierarchy (see Section 4.2), informed by community feedback about the types of experiences residents value and how far they are willing to travel to access open spaces.

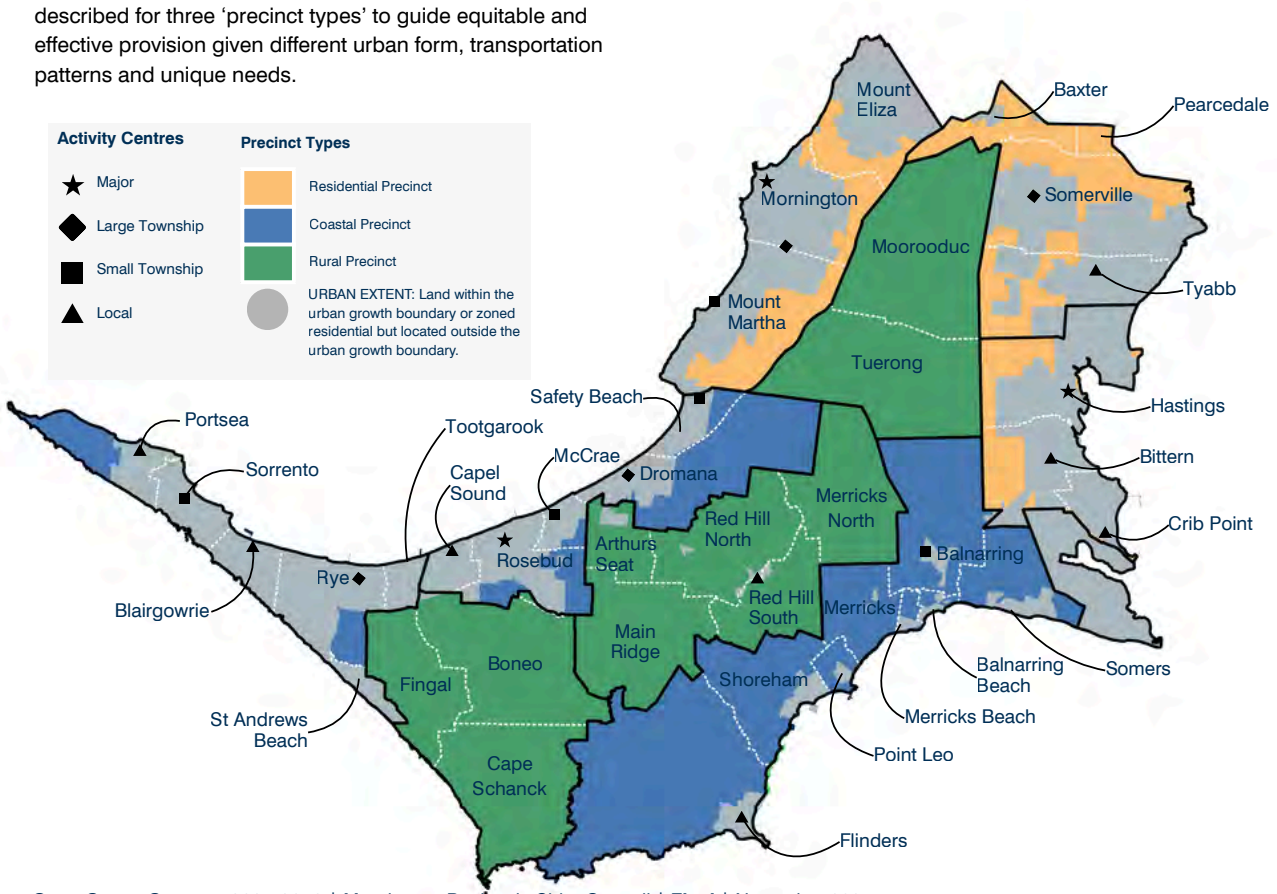
Provision is assessed using both population-based ratios and access-based benchmarks, such as ensuring parks are within a 400-metre walk of residents in urban areas. While these benchmarks offer a helpful planning framework, they must be balanced with local factors such as geography, population density, leisure trends and demographic change.

Given Mornington Peninsula Shire's diverse landscapes and settlement patterns, the provision standards are described for three 'precinct types' to guide equitable and effective provision given different urban form, transportation patterns and unique needs.

Provision variations across Council Strategies

This Strategy takes a whole-of-community, recreation-focused approach to open space, prioritising access, diversity, and informal use. In contrast, sport-specific plans like the Mornington Peninsula Sports Capacity Plan – Volume 1-3 (2025) concentrate on formal sporting infrastructure, competition needs, and growth of specific codes. While both approaches complement each other, differences in provision standards and priorities may arise because of their distinct objectives.

The Open Space Strategy aims to deliver a balanced, inclusive network for all users, whereas sport-specific plans focus on supporting organised sport participation and performance.



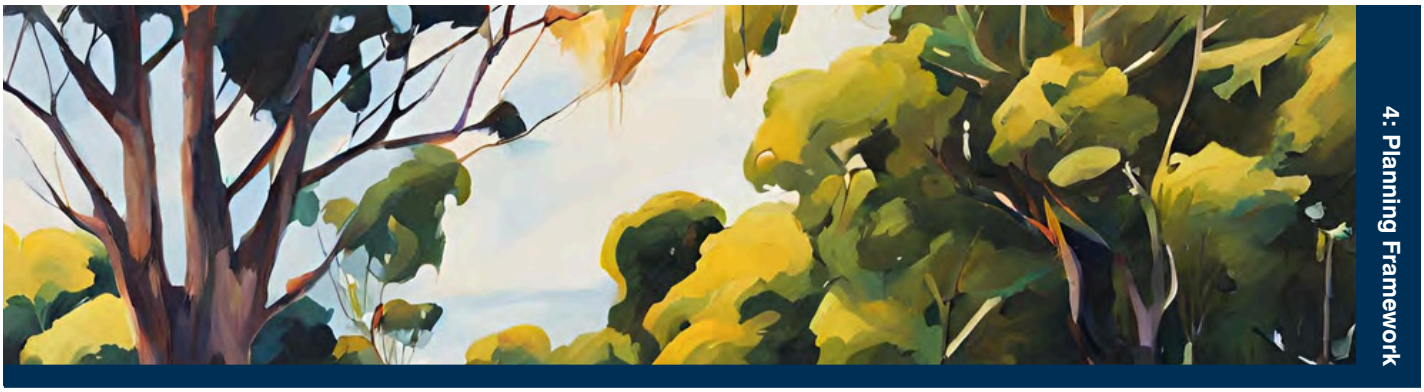


Open Space Provision Standards and Targets

Central to this strategy is the establishment of clear open space provision standards and targets, which guide the size, type, and distribution of open spaces according to the hierarchy (described in 4.2 above).

The following table sets out standards and targets in response to the open space hierarchy, to assist with planning, delivery, and management of the open space network. The thresholds have been informed by community engagement and the Open Space Community Assembly.

Hierarchy	Description / Guideline	Application / Catchment	Precinct Types		
			Coastal	Residential	Rural
Total Open Space Provision	Standard open space ratio per head of population, varying based on community needs and land constraints		Minimum 30sqm per person		
Local Parks	Provides basic recreational facilities such as playgrounds and seating	Everyday day use within walking distance	800m	400m	1 Multifunctional reserve per precinct
Neighbourhood Parks	Larger parks offering diverse recreational opportunities, including sports courts	Serves neighbourhood-level activity	1km	800m	
District Recreation	Multi-functional parks with a wider range of activities and community spaces	Serves multiple neighbourhoods	2km	1.5km	
District Sport	A sport park with two + ovals/fields which are lit for evening play and training	Serves multiple neighbourhoods	5km	2km	1 sport reserve per precinct
Regional Parks	Major open spaces providing diverse recreation, conservation, and tourism functions	Regionally significant parks which draw use from outside the municipality	Shire wide provision		
Conservation and Nature Reserves	Areas protected for environmental significance and passive recreation	Located strategically for biodiversity maintenance	As required for biodiversity and landscape protection		
Linking: Linear Parks and Greenways	Connected corridors linking parks, waterways, and key destinations	Enhances connectivity across suburbs and regions	Integrated into open space networks, along natural corridors		



4.6 Experience Standards

Developed through community engagement, experience standards reflect local priorities and set aspirational targets for how accessible each type of open space experience should be.

They are expressed as recommended distances from all homes to support equitable access, but may vary depending on the park, precinct, and existing infrastructure.

Open Space Experiences	Description	Minimum Service Catchment Standard (Aspirational Target) by Precinct Type		
		Coastal	Residential	Rural
Cycling / Shared Trails	Key corridors that connect major destinations such as town centres, schools, parks, and transport hubs. Designed to support safe, continuous cycling and walking journeys and facilitate both recreation and active transport	1 km	1 km	5km
Children's Play	Areas with a higher proportion of medium density residential, and town centres have access to a medium sized (or larger) playground with universal design elements	1km	500 m	1 per town
Gathering Spaces	Including grass kick-about spaces, play space, and public amenities	1km	400 m	1 per town
Casual Active Recreation	Multifunctional casual recreation space with activity amenities (such as a half court, hit up wall, climbing wall, or outdoor exercise equipment)	1km	1km	
Dedicated Dog Off-Leash Areas	Town centres include an open space which accommodates dogs off-leash, where feasible	1 per town	1km	
Places to Relax and Unwind	Quiet areas within existing reserves or new parks to enjoy views and attractive landscapes	400m	400 m	5km
Events and Festival Spaces	With three-phase power, parking, and quality grass areas	20km		
Natural Area with a Walking Trail	Unrestricted natural area (open space with 'native vegetation" or similar landscape character, MPSC or PV managed) with trail for recreational use such as bushland, coast or creek line	400m	800 m	5km
Evening Sport Activity	A sport park with two + ovals/fields which are lit for evening play and training (District / Regional)	10km	10k m	1 per precinct



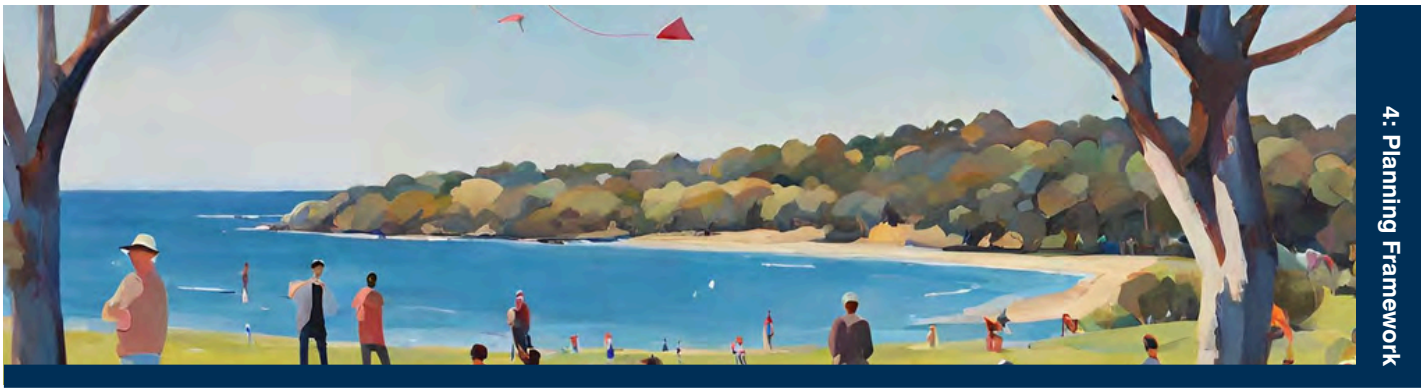
4.7 Development Standards

These standards provide a guide to support consistent and high-quality open space provision. Developed through community engagement and aligned with the planning framework, they outline typical asset provision by open space hierarchy and function.

The standards are not prescriptive. Local context, site conditions, and community needs may mean they need to be adapted or not fully applied in all cases. For example, the "May have" provision is enacted when an asset's inclusion is guided by local needs, community preferences, or specific site conditions that support its relevance and suitability. These classifications should be applied with professional judgment and community input during the planning and design process.

Y	**Must have**: Essential element expected in all open spaces of this type.
M	**May have**: Asset might be included depending on local needs, community preferences, or site-specific opportunities and constraints.
N	**Must not have**: Asset that is not appropriate for this open space type due to its function, location, or intended use.

Asset		Recreation				Sport				
		Local	Neighbourhood	District	Regional	Neighbourhood	District	Regional	Conservation	Linking
									*encompasses all hierarchies	
Play/ informal recreation	Large playground (all ages) offering a diversity of play opportunities and themes, high quality	N	N	M	Y	N	N	M	N	N
	Medium playground (pre-primary school ages)	N	M	Y	Y	M	M	M	N	N
	Small playground (limited age group (e.g. pre school or primary school)	Y	N	N	N	M	M	M	N	N
	Skate park / BMX or pump track	N	N	M	M	N	M	M	N	N
	Half ball court	N	N	M	Y	M	M	M	N	N
	Fitness equipment	N	N	M	M	N	N	M	N	M
Gathering	Gathering spaces (seating for large groups approximately 10 +)	N	N	M	Y	N	M	Y	M	N
	Seat / bench (at least 1)	Y	Y	Y	Y	Y	Y	Y	M	M
	BBQs	N	M	Y	Y	Y	Y	Y	M	N
	Picnic tables (concrete pad)	M	Y	Y	Y	Y	Y	Y	M	M
	Shade structure	N	N	N	Y	N	N	Y	N	N
	Public / event use zone power (e.g. markets / concerts)	N	N	M	M	N	N	M	N	N



Asset		Recreation				Sport			Conservation *encompasses all hierarchies	Linking
		Local	Neighbourhood	District	Regional	Neighbourhood	District	Regional		
Dogs	Dog area fenced / park with agility	N	M	M	M	M	M	M	N	N
Paths	Paths - unsealed	M	Y	Y	Y	Y	Y	Y	M	M
	Paths - sealed	N	Y	Y	Y	Y	Y	Y	M	M
	Paths - circuit	N	M	M	M	M	M	M	M	N
Signage	Signage - wayfinding & interpretive	N	M	M	M	M	M	Y	M	M
	Signage - regulatory	M	M	M	M	M	M	M	M	M
Landscape	Trees (maximise shade over playgrounds, seating & activity nodes)	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Garden beds	N	M	M	Y	N	M	Y	N/A	N
	Irrigated turf	N	N	N	M	N	N	Y	N/A	N
Other	Water management (Water Sensitive Urban Design)	M	M	M	M	M	M	M	M	M
	Bicycle racks	M	Y	Y	Y	Y	Y	Y	M	M
	Drinking fountains	M	M	Y	Y	Y	Y	Y	M	M
	Lighting	N	N	M	Y	N	M	Y	N	M
	Public toilets	N	M	M	Y	N	M	Y	M	N
	Car parking on site	N	N	M	Y	N	M	Y	M	N
	Rubbish bins	N	Y	Y	Y	Y	Y	Y	M	M



4.8 Open Space Design Principles

The following design principles reflect what the community values most in its parks, trails and natural spaces.

They respond to key themes heard through engagement and provide a foundation for creating high quality, inclusive and sustainable open spaces. These principles will guide the planning, design and improvement of open spaces across the Shire to ensure they are welcoming, safe, ecologically rich and supportive of community life, now and into the future.

1 Accessible and Inclusive for All

Design open spaces that are welcoming, safe, and usable by people of all ages, abilities, and backgrounds.

- Provide continuous, accessible paths of travel that support use by people using mobility aids, prams, and wheelchairs
- Incorporate universal design features such as varied seating, clear signage, and accessible toilets
- Include sensory play and quiet areas for neurodiverse users
- Design for intergenerational use, supporting both play and relaxation
- Seek to create culturally safe spaces, specifically for Aboriginal and Torres Strait Islander peoples

2 Strengthening Community Connection

Foster a sense of belonging and cultural expression through inclusive, welcoming spaces that reflect local identity.

- Celebrate Bunurong culture and knowledge through public art, storytelling, and interpretation
- Provide spaces for community events, farmers' markets, and informal gatherings
- Embed local history, community values, and creative expression in design
- Include features that support social connection, like BBQs, picnic settings, meeting points, and community gardens

3 Environmentally Sustainable and Biodiverse

Design open spaces in line with Open Space Design Principles to protect and enhance natural systems, support healthy water flow and drainage, and strengthen long-term environmental resilience.

- Preserve and restore native vegetation, waterways and habitat
- Choose indigenous and climate-resilient plants
- Maximise permeable surfaces to support healthy soil function, infiltration and site drainage
- Apply water-sensitive urban design (e.g. rain gardens, swales) to manage stormwater within open space
- Use durable, low-impact materials and minimise long-term energy, water and emissions use

4 Safe, Comfortable and Well-Maintained

Ensure all open spaces feel safe and comfortable and are maintained to a high standard to encourage regular use.

- Improve visibility and sightlines within parks and along paths
- Provide lighting along key trails and gathering areas to support safety
- Design out opportunities for anti-social behaviour through passive surveillance
- Ensure regular maintenance of paths, signage, bins, seating and landscaping, incorporating climate-adaptive features such as trees with large spreading canopies and water sensitive design



5 Youth-Focused and Future Ready

Respond to the needs and aspirations of young people through spaces that are active, engaging, and educational.

- Design youth-oriented features such as climbing walls, parkour, BMX/skate, and outdoor fitness
- Provide spaces for exploration and learning through nature-based play and trails
- Ensure teen-friendly zones that support socialising and physical activity
- Involve young people in the co-design of new and upgraded open spaces

6 Dog-Friendly and Respectful Shared Use

Balance the needs of dog owners and other users through clear guidance, designated spaces, and responsible management, aligned with the Dogs in Public Places Policy and Design Guidelines.

- Provide off-leash areas close to township homes
- Use signage, fencing, and education to support pet owner responsibility
- Set clear rules for safe and shared use
- Include bins, water bowls, and shaded seating
- Tailor leash-free areas to each site's unique context and surrounding land use

7 Connected and Multi-Functional

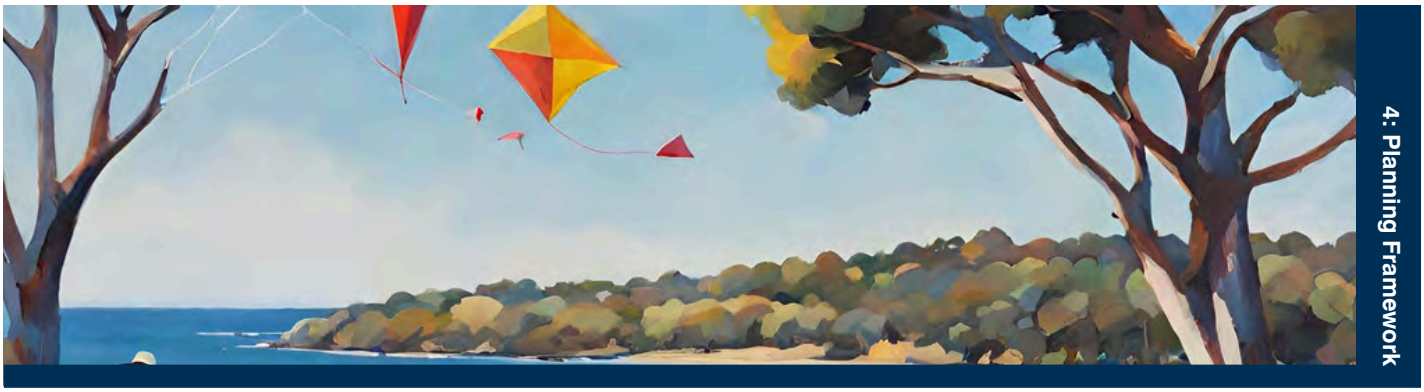
Design a network of flexible, well-connected spaces that encourage walking, cycling, play, and informal recreation.

- Prioritise safe, continuous walking and cycling connections to parks and trails
- Create looped trails and circuits for short walks, dog walking, and exercise
- Integrate casual sports features like hit-up walls, half courts, and open kickabout space
- Enable flexible use through adaptable park layouts that support events and changing needs

8 Balanced Experiences Across the Shire

Ensure a diverse and well-distributed range of open space experiences that reflect the Shire's unique character and meet the varied needs of its communities.

- Provide a mix of open space types from quiet natural retreats to lively community hubs
- Ensure each township has access to core open space types: natural areas, casual recreation, family-friendly parks, and dog zones
- Tailor park design to local context, character, and community use patterns
- Identify and prioritise upgrades in areas with poor access, low amenity, or underutilised spaces
- Monitor park performance to guide equitable investment and continuous improvement



4.9 Developing Service Standards
(Maintenance Standards)

The Importance of Maintenance Standards

Open spaces across the Mornington Peninsula are highly valued for recreation, relaxation, and connecting with nature. Community feedback highlights the importance of clean, safe, and well-maintained parks for people of all ages and abilities. Good maintenance supports accessibility, protects the environment, and ensures parks remain welcoming and functional.

To meet community expectations, the Shire has established detailed maintenance standards embedded within both the Open Space Maintenance Contract and the Bushland Management Contract. These standards set clear service levels and ensure consistent, high-quality care across the open space network.

The Open Space Maintenance Contract covers the upkeep of sports fields, gardens, cemeteries, playgrounds, skate and bike facilities, parks, general open space areas, garden beds, fencing, park furniture, signage and beach cleaning.

The Bushland Management Contract focuses on protecting and enhancing biodiversity, reducing fire risk and supporting the efforts of volunteer groups. It applies across more than 270 bushland, foreshore and roadside reserves throughout the municipality.

The service standards should align with all laws and applicable codes of practice, Standards, Shire Policies, including industry best practice and aim to:

- Keep open spaces maintained consistently and efficiently
- Meet community expectations for quality and appearance
- Provide clarity on what services are delivered, how often, and to what standard
- Support better decision-making and resource planning.
- Improve cost management and transparency
- Guide monitoring and service improvements
- Maintain financial sustainability over time
- Show where lower or higher maintenance is appropriate
- Ensure parks are safe, functional, and enjoyable for everyone

Service Objectives

To create effective maintenance service standards, it's important to first set objectives that reflect what the community values and that enhance the way people experience parks. The example objectives in the following table can be adapted and expanded to suit the needs of the Mornington Peninsula community. Once the objectives are agreed on, maintenance schedules and frequencies can be developed to meet them. This approach helps balance quality, enjoyment, and long-term affordability across the open space network.

Example of Maintenance Service Standards for Mornington Peninsula Shire

Service Area	Service Objectives (Example)
Grass	Mowing must be completed in all designated Parks, Recreation Reserves, Bushland, Foreshore Reserves and Roadside Areas in accordance with specified frequencies available for community on the Shire's website to manage unsightly appearance affecting amenity.
Garden	Shire garden beds are maintained as necessary to ensure the health and amenity of vegetation including monthly maintenance of garden beds, mulch replacement, allowance for garden bed refurbishment and perennial and annual garden bed planting.
Trees	Inspection and assessment of vegetation and the planning and referral of any required works, to manage vegetation safety risk and preserve tree structure, health and visual amenity.
Park Furniture	Furniture is maintained to ensure that furniture is functioning as intended and in good condition, cleared of any debris or waste, cleaned and sanitized and when reported or observed stickers are removed.



Maintenance Types

Effective maintenance of parks and open spaces requires a clear understanding of the different types of maintenance tasks and how service levels vary based on park use and community needs. This helps ensure parks remain safe, attractive, and enjoyable, while also managing resources efficiently.

Routine vs Planned Maintenance

Operational service includes both routine tasks and planned maintenance. Routine tasks like mowing, weed control, and litter collection happen regularly to keep parks clean, safe, and looking good. Planned maintenance includes jobs like fixing irrigation, renovating turf, or resurfacing paths. These are done as needed when assets show wear or damage. Both types are important but are managed differently to use resources wisely and keep parks in good shape.

Responsive vs Scheduled Maintenance

Maintenance also includes scheduled and responsive tasks. Scheduled maintenance is planned and happens regularly, such as mowing and garden care. Responsive maintenance deals with unexpected problems like storm damage, vandalism, or removing dangerous branches. Scheduled maintenance keeps things consistent, while responsive maintenance handles urgent issues to keep parks safe and usable. Both are essential for good park management.

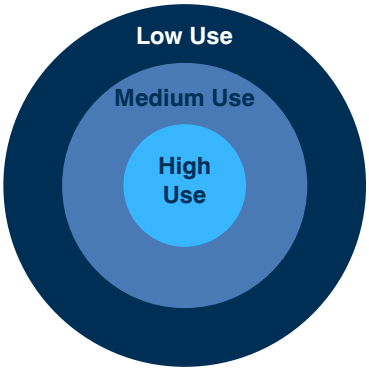
Maintenance Hierarchies

Maintenance levels vary depending on how much a park is used. Parks with more visitors need higher maintenance to stay safe, clean and functional. These parks often have more complex features such as large playgrounds, sports areas, barbecues or gardens that need extra care. Usually, three to four quality levels are enough to show these differences. For example, regional parks receive the highest level of care, district parks receive a moderate level, and neighbourhood or local parks have a lower level of maintenance. This tiered approach helps manage costs while meeting community expectations by focusing resources where they are most needed.

Low Use
Most sites: basic level of maintenance

Medium Use
A medium number of sites: standard level of service

High Use
Smallest number of sites: highest level of maintenance



Conservation and Bushland Areas

Some conservation and bushland reserves are intentionally maintained with a ‘wild’ character to protect natural habitats. In these areas, regular mowing and intensive maintenance may be limited.

Maintenance standards are adapted accordingly to balance ecological preservation with public access and safety, ensuring appropriate service levels across different open space types.



4.10 Assessing Land for Open Space Acquisition

The Mornington Peninsula Shire recognises the importance of strategically acquiring land to expand, connect and enhance the open space network.

This section sets out clear criteria to determine whether land proposed for acquisition whether through purchase, subdivision, or developer contribution is suitable for inclusion as public open space.

These criteria align with:

- Clause 56.05-2 (Public Open Space Provision Objectives) of the Victorian Planning Provisions
- Clause 53.01 (Public Open Space Contributions and Subdivision)
- Mornington Peninsula Planning Scheme
- Local Government Act 2020 (asset and land management responsibilities)
- Municipal Public Health and Wellbeing Plan
- Victorian Guide for Open Space Strategies (under development)

Land That Will Not Be Accepted

Council generally will not accept land that:

- Is residual, fragmented, or intended solely to meet planning compliance
- Serves only a drainage function, with no recreational or ecological value
- Is entirely within a floodway or lacks safe, accessible entry
- Transfers long-term risk, cost, or liability to Council without clear community benefit
- Is likely to be significantly impacted by known climate hazards
- Is wholly constrained by flooding, erosion, or steep terrain, unless forming part of an integrated parkland with usable open space

Future-Proofing Land Acquisitions

Where possible, sites should:

- Accommodate future amenities (toilets, picnic shelters, shared paths)
- Support climate resilience: incorporate shade, water retention, and tree canopy targets
- Be identified within Precinct Structure Plans, Township Plans, or Open Space Contribution Frameworks to align with long-term land use planning

Minimum Suitability Criteria

Land must meet the following minimum characteristics to be considered suitable as public open space:

1. Accessibility

- Direct frontage to a public road with safe, legible pedestrian access
- Within a 400–800m walkable catchment of the local population
- Universally accessible or capable of being made DDA-compliant
- Accessible by public and active transport

2. Size and Shape

- Minimum area thresholds (indicative and context-dependent):
  - Local park: minimum 3,000–5,000 m²
  - Neighbourhood park: minimum 1 ha
  - District park or sports reserve: minimum 5 ha
- Functional shape (not narrow strips or fragmented land)
- Accommodates intended use, landscaping, and infrastructure (e.g. furniture, shade)

3. Topography and Usability

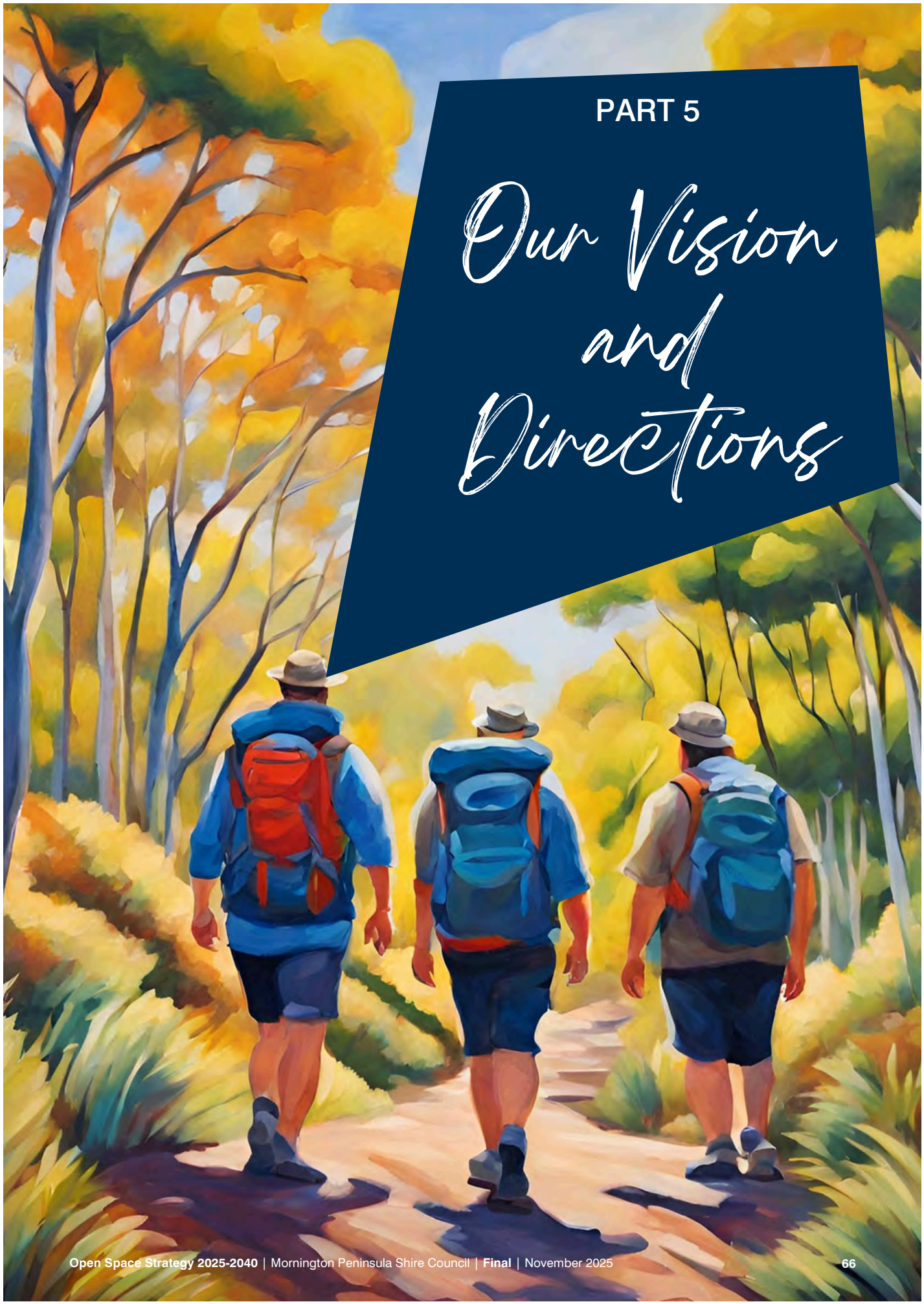
- Generally gently sloping land (preferably with a maximum grade of 1:6)
- At least 70% of the site must be usable for recreational or environmental purpose
- Highly visible with good passive surveillance

4. Environmental Condition and Encumbrances

- Free from contamination, invasive weeds, and hazards
- Not limited by services, easements, or planning overlays
- Supports biodiversity, ecological links, and WSUD
- Enhances local landscape and visual amenity

5. Strategic and Community Value

- Addresses gaps identified in open space planning
- Located in a growth area or under-served neighbourhood
- Aligns with Council goals for resilience, equity, heritage, or culture
- Surrounded by compatible land uses



PART 5

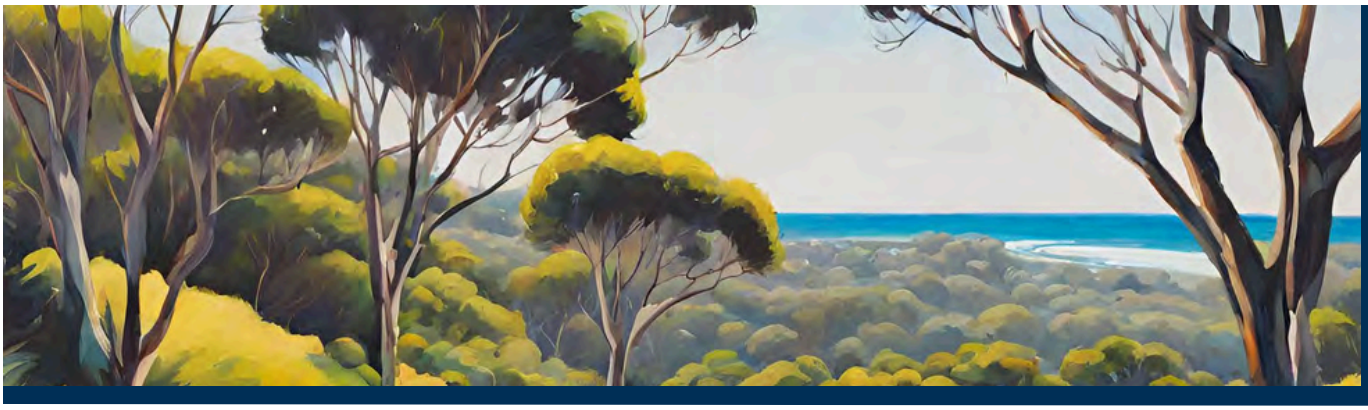
Our Vision and Directions



Community Vision

"Welcome (Wominjeka) to the Mornington Peninsula, bound by green spaces and sea. We honour and pay respects to the Traditional Owners of this beautiful land – the Bunurong peoples. We also pay our deepest respects to their Ancestors and Elders.

We are inspired to protect and enhance our distinct region that values its diverse community, environments and townships. Our community spirit thrives, with safe, accessible and inclusive spaces for all. Together we continue to create a sustainable, vibrant and prosperous future that values innovation and shared compassion."



5.1 Shared Vision and Principles

Shared Vision

This vision, shaped by community engagement, has evolved alongside the development of the strategy to reflect the community's values, aspirations, and long-term goals for open space on the Mornington Peninsula.

A connected, vibrant and thriving open space network that celebrates nature, culture, and community.

Accessible and sustainable, these spaces will foster recreation, connection, and environmental stewardship, ensuring future generations experience the beauty and heritage that define our region.

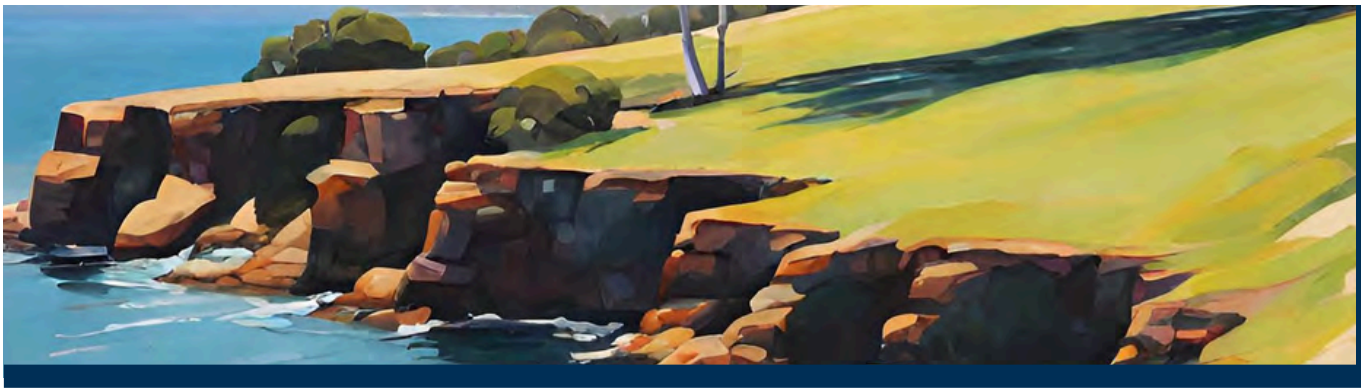
Guiding Principles

Developed with the community, these principles form a decision-making framework that aligns goals, prioritises actions, ensures consistency, reflects values, and guides strategic outcomes.

The guiding principles are essential for guiding decisions and provide a framework for decision-making and direction for planning, design, and management of open space, ensuring sustainability, promoting equity and inclusiveness, and achieving long-term community and environmental benefits. They help create a clear, consistent approach to planning and managing open spaces that aligns with both local needs and broader shire objectives.

The principles are aligned with the Melbourne Metropolitan Open Space Strategic Framework: Direction 1: Protect our inherited open space legacy, Direction 2: Optimise the open space network and Direction 3: Grow the open space network.

> "I love open spaces and I'm always looking for more..."
>
> - **Sorrento resident**



VISION

A connected, vibrant and thriving open space network that celebrates nature, culture, and community.

Accessible and sustainable, these spaces will foster recreation, connection, and environmental stewardship, ensuring future generations experience the beauty and heritage that define our region.

DIRECTION		PRINCIPLE	DESCRIPTION
PEOPLE FIRST + FIRST PEOPLE	**CORE VALUE** Be user centric and engaging of all people	**Principle 1: Community Involvement**	Involve residents and stakeholders in planning processes and maintain transparent communication to reflect collective goals. Partner and collaborate with Bunurong Land Council Aboriginal Corporation and Traditional Owners, community, and stakeholders to co-design and manage open space.
PROTECT	Protect our inherited open space legacy	**Principle 2: Traditional Owner and Cultural Values**	Ensure open spaces support reconciliation. Recognise Bunurong peoples' ongoing connection to Country by protecting cultural sites, reflect and respect the area's Traditional Owner cultural and environmental heritage, while incorporating Traditional Owner's knowledge into the management and preservation of natural spaces.
		Principle 3: Climate Resilience and Readiness	Focus on climate adaptation and risk management to ensure the long-term sustainability of our open spaces, coastlines, and ecosystems. Prioritise actions that reduce climate vulnerability and prepare communities for increasing environmental hazards.
GROW	Grow the open space network	**Principle 4: Environmental Leadership**	Enhance environmental outcomes by preserving natural areas, growing biodiversity, using sustainable and circular materials, and incorporating climate-adaptive features. Design cool, green spaces with large canopy trees and integrate green and water-sensitive infrastructure to reduce environmental impacts.
		Principle 5: Quality of Life, Health and Wellbeing	Ensure open spaces enhance physical and mental health by promoting active lifestyles, reducing stress, and fostering social connections. Plan for open space in line with urban growth by identifying, expanding, and enhancing land, parks, trails, and waterway corridors. Ensure vibrant, walkable, and connected communities through accessible and adaptable spaces.
OPTIMISE	Optimise the open space network	**Principle 6: Equity, Inclusivity and Adaptability**	Ensure all residents have equitable access to open spaces, with inclusive designs that accommodate people of all ages, genders, abilities, economic status, and cultural backgrounds. Spaces that are multifunctional and adaptable, ensuring they meet the diverse needs of the community.



5.2 Our Directions

The strategy focusses on three key objectives for the future of open space on the Peninsula: Protect, Grow and Optimise. These goals aim to safeguard our natural and cultural heritage, expand the network to meet the needs of a growing community and improve the quality and accessibility of existing spaces. Each objective provides a clear framework for preserving, expanding, and enhancing open spaces to ensure they continue to serve future generations.

Key Directions for Mornington Peninsula Open Space

PROTECT
Protect our inherited open space legacy

Preserve natural and cultural heritage, biodiversity, and sensitive ecosystems.

This includes safeguarding heritage sites, conserving native vegetation, protecting critical habitats like Ramsar wetlands, and ensuring open spaces are not lost to development.

GROW
Grow the open space network

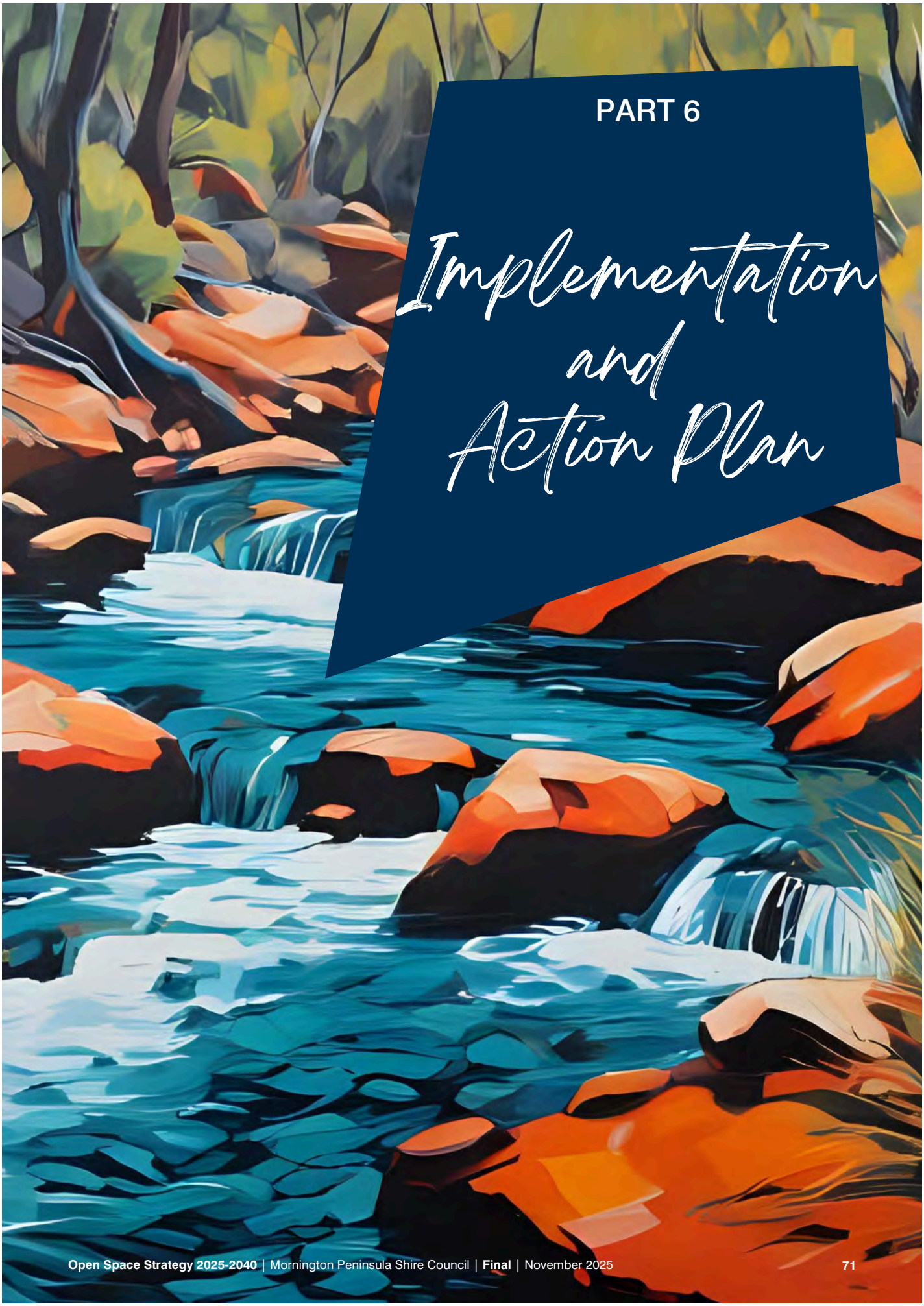
Expand the network of open spaces by creating new parks and green areas.

This focuses on increasing the quantity of open space available to the community and improving connectivity between these areas.

OPTIMISE
Optimise the open space network

Enhance the quality and functionality of existing open spaces.

This includes improving infrastructure, increasing climate resilience, managing stormwater effectively, planting more trees to increase canopy cover, and ensuring spaces are accessible, well-maintained, and used to their fullest potential.



PART 6

Implementation and Action Plan

6.1 Implementation and Action Plan

From Plan to Practice

PROTECT
Protect our inherited open space legacy

GROW
Grow the open space network

OPTIMISE
Optimise the open space network

PRINCIPLES

Principle 1: Community Involvement

Principle 2: Traditional Owner and Cultural Values

Principle 3: Climate Resilience and Readiness

Principle 4: Environmental Leadership

Principle 5: Quality of Life, Health and Wellbeing

Principle 6: Equity, Inclusivity and Adaptability

PEOPLE FIRST AND FIRST PEOPLE

Be user centric and engaging of all people

STRATEGIC DIRECTIONS AND PRIORITIES

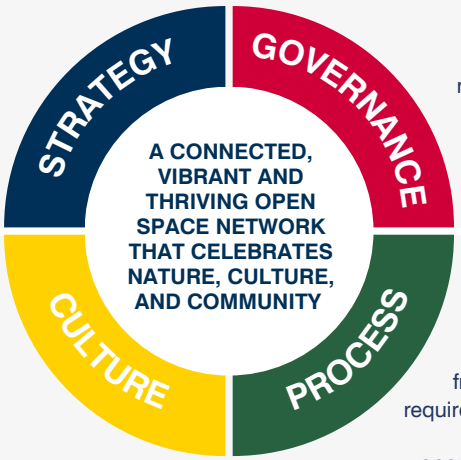
This plan ensures everyone is working from the same foundation. It aligns the Strategy with broader policy settings, statutory requirements, and the communitys expectations of quality open space. By clearly defining the Shire's long-term intent, protecting biodiversity, growing the network, and optimising quality, the implementation program is anchored in a unified understanding of why decisions are made and what success looks like.

Establish Common Ground

Governance and Coordination

AUTHORISING ENVIRONMENT

Effective implementation requires clarity of role, mandate and coordination.
This plan establishes the governance architecture that provides strategic oversight, cross-organisational alignment and empowered decision-making. It establishes the conditions for collaboration, accountability and consistency, with clear mandates, responsibilities and decision pathways that enable implementation to be coordinated, transparent and confidently led across Council.



CULTURE, ENGAGEMENT AND CHANGE ENABLEMENT

Sustainable implementation is not just about tools, it's about people. This plan supports the cultural shift required to embed the new approach, by building internal capability, enabling ownership, and facilitating change. Through engagement, enablement, and handover, we consolidate learning, foster champions, and ensure the road map lives beyond the strategy.

DECISION-MAKING TOOLS AND INTEGRATION PATHWAYS

Turning strategy into action relies on the right tools. This plan embeds the frameworks, tools and system linkages required for consistent, evidence-based and transparent delivery. It establishes the operational architecture, from prioritisation criteria to integration pathways, that translates strategic intent into clear, coordinated decision-making, enabling informed choices and connected delivery across departments.

Engagement and Enablement
Consolidation and Handover

Frameworks and Tools
Systems and Processes

PRIORITISED ACTION AND IMPLEMENTATION PLAN

HORIZON 1
1 - 3 YEARS

HORIZON 2
4 - 9 YEARS

HORIZON 3
10 - 15 YEARS

ONGOING
Regular Programming



Turning Plan into Practice and Strategy into Coordinated, Long-Term Delivery

The Implementation and Action Plan translates the Strategy's vision, principles and directions into a coordinated program of staged delivery.

It sets out the actions, responsibilities, sequencing and tools required to protect the Shire's inherited open space legacy, grow the network, and optimise the quality and accessibility of existing spaces over the next 15 years.

The plan is structured around three strategic Directions, Protect, Grow and Optimise, and is supported by four enabling planes that make implementation possible: Strategy, Governance, Process and Culture.

Together, these elements ensure delivery is strategic, coordinated, evidence-based and embedded across Council.

The following provides a high-level overview of the strategic focus areas aligned with the implementation planes and delivery horizons.

Our Delivery Streams	Strategy	Governance	Process	Culture
PROTECT Protect our inherited open space legacy	• Embed open space priorities in the Environmentally Sustainable design (ESD) Policy, Coastal Marine Management Plans (CMMPs), Biodiversity Conservation Plan, Urban Forest Strategy • Establish strategic priorities for conservation, canopy, heritage and natural access gaps	• Governance for planning scheme amendments, rezoning and acquisition / disposal • Co-designed governance with Bunurong Land Council Aboriginal Corporation	• Apply prioritisation tools to biodiversity, canopy, climate risk and environmentally sustainable design (ESD) projects • Use updated design guidelines, heritage protocols and climate adaptation pathways • Integrate conservation assets into Asset Management Strategy (AMS)	• Build capability in cultural heritage, environmentally sustainable design (ESD), biodiversity, climate resilience. • Strengthen stewardship and community education programs.

Our Focus Over Time			
	Horizon 1 Strategic alignment, rezoning, ESD guidelines, natural access planning.	**Horizon 2 - 3:** Climate resilience rollout, canopy expansion, coastal works.	**Ongoing:** Stewardship, monitoring, cultural partnership.



Our Delivery Streams	Strategy	Governance	Process	Culture
GROW Grow the open space network	• Align acquisition priorities with Housing and Settlement Strategy, Plan for Victoria, Property Strategy and activity centre planning • Identify walkability gaps and growth areas	• Formalise Disposal, Acquisition and Reallocation processes • Strengthen contribution governance and financial transparency • Establish shared-use arrangements with schools	• Apply acquisition and contributions assessment tools • Use integration pathways linking open space, transport, trails and activity centres • Adopt contribution management templates / processes	• Support partnerships (schools, landowners, Traditional Owners) • Engage communities in planning new parks and shared-use arrangements
Our Focus Over Time	**Horizon 1:** Policy updates, contribution frameworks, acquisition feasibility.	**Horizon 2:** New parks, land acquisition, shared-use parks, activity centre open space.	**Horizon 3:** Long-term expansion, strategic land partnerships.	**Ongoing:** Partnerships and contributions tracking.
Optimise Optimise the network	• Align works with Playspace Strategy review, Sports Capacity Plan, Peninsula Trails Masterplan and Environmentally Sustainable Design (ESD)/Universal Design guidelines • Prioritise precincts with deficits in play, shade, paths and accessibility	• Strengthen oversight across capital works, asset management and sport/recreation planning • Ensure decisions align with strategic performance and community equity	• Apply prioritisation tools to upgrades and master plans • Integrate open space assets into Asset Management Strategy (AMS) • Apply design guidelines for accessibility, Environmentally Sustainable Design (ESD) and cultural safety	• Build capability in universal design, inclusive design, sport planning and engagement • Maintain community co-design and feedback loops
Our Focus Over Time	**Horizon 1:** Priority upgrades, accessibility audits, design guideline adoption.	**Horizon 2:** District master plan rollout, play distribution, trail upgrades.	**Horizon 3:** Major infrastructure and complex precinct redevelopment.	**Ongoing:** Maintenance, inclusive design improvements, engagement.



Summary of Actions

A summary overview of actions relating to each area of focus is provided below.

Please refer to the complete Implementation and Action Plan (Section 6) for more detail

Protect - Protect our inherited open space legacy

- 1.1 Implement planning scheme amendments to secure and strengthen open space.
- 1.2 Protect and celebrate Traditional Owner tangible and intangible cultural heritage.
- 1.3 Ensure everyone has easy access to natural open spaces.
- 1.4 Increase indigenous planting to boost canopy cover and biodiversity in priority areas.
- 1.5 Embed climate-resilient design.
- 1.6 Improve usability of open spaces with resilient infrastructure.
- 1.7 Proactively plan for the impact of future climate change.
- 1.8 Strengthen financial sustainability for open space maintenance.
- 1.9 Leverage partnerships for targeted open space funding.
- 1.10 Continue to foster community engagement and participation.

Grow - Grow the open space network

- 2.1 Expand and improve open space in priority locations.
- 2.2 Incorporate open space into expanding activity centres.
- 2.3 Develop a clear and actionable open space disposal and acquisition process.
- 2.4 Develop and implement policies to ensure consistent, transparent, and accountable open space funding and use.
- 2.5 Increase developer contributions to deliver high-quality and accessible open space.
- 2.6 Partner with schools to share open space for mutual benefit.

Optimise - Optimise the network

- 3.1 Improve the quality of open space in priority areas.
- 3.2 Address recreational pressure from off-leash dog activities.
- 3.3 Better distribute play opportunities.
- 3.4 Improve play opportunities across the Shire.
- 3.5 Review existing and develop new masterplans for complex and underperforming reserves.
- 3.6 Support the implementation of existing masterplans.
- 3.7 Prioritise cycling and walking connections through open space.
- 3.8 Plan for accessible and inclusive open spaces.
- 3.9 Integrate open space into asset management systems for better planning and transparency.



Action Plan

This Implementation and Action Plan provides detailed information on implementation of the actions identified in the strategy including indicative costing, complexity, responsibilities, funding sources and timing.

The section is divided by each of the three directions: Protect, Grow, and Optimise.

Each section comprises:

- A summary of challenges and opportunities
- Overview of key approaches underpinning the actions
- List of actions and associated tasks that outline how we will respond
- Location reference
- Priority
- Likely Value
- Outcomes
- Responsibility, and
- Timeline

Action Table Key

Action Reference

P4

Where an action relates to a particular Precinct the action is marked with this circle number. e.g. P1 = Precinct 1

The action can be found in the precinct overview section

- Coastal
- Residential
- Rural

The circle colour indicates Precinct landscape type.

Open space map reference number

(2)

Nominated reserves include their corresponding map reference in brackets.

These maps can be found in the precinct overviews.

Priority

High: Actions with major impact on access, quality or equity.

Medium: Actions with moderate or localised benefits.

Low: Actions with minor or incremental improvements.

Likely Value

Low – Less than $50K

Moderate - $50K to $200K

High – 200K to $500K

Very High - $500K +

Timeline

Horizon 1: 1 - 3 Years

Horizon 2: 4 - 9 Years

Horizon 3: 10 - 15 Years

Ongoing: Regular work programming

Outcome

Describes the intended outcome and what success looks like.

Responsibility

Describes the responsible departments and/or teams to lead action delivery.



6.1 Direction 1

PROTECT
Protect our inherited open space legacy

Preserve natural and cultural heritage, biodiversity, and sensitive ecosystems. This includes safeguarding heritage sites, conserving native vegetation, protecting critical habitats like Ramsar wetlands, and ensuring open spaces are not lost to development.

Summary of Challenges

Balancing Development with Conservation
Development pressures near critical natural and cultural sites can conflict with preservation goals. Rigorous planning and regulations are needed to protect biodiversity and heritage from unchecked growth.

Funding and Resources
Sustaining these efforts requires long-term funding for maintenance, community engagement, and cultural integration. Competing budget priorities could slow progress.

Engaging the Community
Reaching diverse groups and encouraging active involvement in environmental and cultural initiatives will require targeted outreach and education strategies.

Climate Change Pressures
Increased storms and droughts may require more sophisticated infrastructure to manage water and maintain green spaces. Ensuring resilience in new plantings will be vital.

Collaboration with Traditional Owners
Working with Traditional Owners to incorporate knowledge into open space planning requires ongoing and meaningful consultation and the desire to protect Bunurong cultural and biocultural values, including tangible and intangible heritage.

Recognising Open Space in Practice
A large number of open space parcels are functioning as open space for community recreation but are not zoned accordingly.

Summary of Opportunities

Cultural Preservation
Protecting Aboriginal and Torres Strait Islander heritage provides a chance to connect the community with its history. Partnering with Bunurong Land Council Aboriginal Corporation to create cultural trails and signage enhances local awareness and respect for the region's heritage.

Biodiversity and Habitat Protection
Managing local parks, native vegetation, and Ramsar wetlands ensures the preservation of critical ecosystems. Restoring coastal and dune vegetation boosts resilience and combats erosion, preserving biodiversity for future generations.

Climate Resilience and Sustainable Design
Implementing blue-green infrastructure, like raingardens and wetlands, along with drought-tolerant landscaping, will help manage stormwater and adapt to climate change. These initiatives make public spaces both resilient and visually appealing.

Community Engagement
Educating the community about the value of nature and involving them in environmental projects fosters a sense of stewardship. Promoting Traditional Owner arts and volunteer programs strengthens local connections to the land.

Green Infrastructure
Expanding tree canopy in open spaces will help cool urban spaces, improve air quality, and increase biodiversity, making open spaces more inviting and sustainable.

Protect the Network

Key Approaches

Safeguarding heritage sites, conserving native vegetation, and preserving habitats like Ramsar wetlands, while preventing the loss of open spaces to development are key to protecting the network into the future.

Balancing growth with conservation, securing funding, engaging the community, and enhancing climate resilience are essential for preserving these assets for future generations. The open space analysis, priority-setting, and targets directly address these themes.

Prioritise Biodiversity Protection

Managing the competing needs of urban development and the protection of natural and cultural assets. It's important to ensure that growth does not come at the cost of biodiversity or heritage conservation.

Focus Areas

- Implement planning regulations around critical natural and cultural sites
- Ensure urban development initiatives protect biodiversity and heritage
- Use environmental impact assessments for sensitive areas

Sustainable Funding and Resource Management

Securing and allocating long-term financial resources to maintain and improve parks, ensuring community engagement, and integrating cultural initiatives into park development. Balancing competing budget priorities is crucial for sustained success.

Focus Areas

- Establish dedicated funding for park maintenance and cultural initiatives
- Explore public-private partnerships to fund open space improvements
- Prioritise long-term environmental stewardship by undertaking initiatives that strengthen community ownership

Community Engagement and Education

Encouraging active community participation in environmental, cultural, and conservation projects. Educating the public about the value of local ecosystems and heritage will help foster a strong sense of ownership and responsibility toward these spaces.

Focus Areas

- Develop targeted outreach for diverse groups
- Promote cultural awareness and conservation programs
- Involve locals in volunteer projects

Climate Resilience and Sustainable Infrastructure

Designing public spaces that are adaptable and resilient to climate change, such as more frequent storms and droughts. Infrastructure should be able to manage environmental stresses while providing sustainable, attractive green spaces for all.

Focus Areas

- Integrate blue-green infrastructure (e.g., raingardens, wetlands)
- Use drought-tolerant plantings
- Plan for urban cooling and biodiversity enhancement
- Enhance urban cooling through strategic vegetation
- Support biodiversity through habitat-sensitive design

Cultural and Biodiversity Preservation

Protecting both cultural heritage and biodiversity through careful planning and collaboration with local communities and Traditional Owners. Continue work to preserve local ecosystems and culturally significant spaces for future generations.

Focus Areas

- Collaborate with Traditional Owners for knowledge integration
- Create cultural trails and heritage signage
- Focus on habitat restoration and biodiversity protection



Direction 1 - Actions

No.	Action	Tasks	Outcomes	Likely Value	Priority	Timeframe	Responsibility
1.1	**Implement planning scheme amendments to secure and strengthen open space outcomes**						
	Undertake a planning scheme amendment to embed strategic directions, and update zoning to reflect the strategic directions of this Strategy.	• Amend the Municipal Planning Strategy and Local Planning Policies to align with the key strategic directions of the Strategy*. • Amend the Schedule to Clause 72.08 (Background Documents) to include the Open Space Strategy and the Open Space Contributions Report as reference documents • Advocate to Amend the Schedule to Clause 53.01 (Public Open Space Contributions and Subdivision) to increase the contribution rate for other residential, commercial and industrial subdivisions from 5 % to 5.5% • Rezone 50** high priority parcels (including 11A Allambi Ave) identified for long-term public open space use to appropriate open space zones such as PPRZ or PCRZ. • Undertake a future amendment to address additional parcels potentially suitable for disposal or rezoning, subject to further investigation, consultation and funding. *Clause 02.03: Strategic Directions & Clause 19.02-5: Open Space ** these sites are listed on the following pages	A more securely protected open space network and reduced confusion thanks to more clear and consistent zoning of sites.	Moderate	High	Horizon 1-3	Strategic Planning Team Planning Services Team

Protect the Network

High Priority Parcels to Rezone to PPRZ

Rezone high priority parcels already developed or used as public open space to the Public Park and Recreation Zone (PPRZ) to reflect their established use.

Name	Precinct	Township	Current Zone
Wensleydale Drive Reserve (2 parcels) (47)	P1	Mornington	GRZ1
Van Ness Reserve (59)	P1	Mornington	GRZ1
Bentons Square Reserve (61)	P1	Mornington	GRZ1
Oakridge Reserve (2 parcels) (81)	P1	Mornington	GRZ1
Summerfields Wetlands (108)	P1	Mornington	GRZ1
Maddison Hill Estate Park (126)	P1	Mornington	GRZ1
Narambi Station Reserve (45)	P1	Mornington	GRZ1
Cobb Road Reserve (5)	P1	Mount Eliza	GRZ1
Langrigg Avenue Reserve (portion of) (93)	P1	Mount Martha	C1Z
Clairmont Close Reserve (7)	P2	Somerville	GRZ1
Barber Reserve (entrance only) (37)	P2	Somerville	GRZ1
Banksia Reserve (40)	P2	Tyabb	GRZ1

Name	Precinct	Township	Current Zone
Flinders Street Reserve (25)	P4	Bittern	GRZ1
Arthur W Peterson Reserve (15)	P4	Crib Point	TRZ1
Tara Drive Reserve (8)	P4	Hastings	GRZ1
Barcoo Street Playground (27)	P4	Hastings	GWZ2
Olivia Way Park (28)	P4	Hastings	GRZ1
Seascape Avenue Reserve (24)	P5	Balnarring	GRZ1
Koopalanda / Beauford Road Reserve (1)	P6	Red Hill South	GRZ1
Red Hill Station Reserve (7)	P6	Red Hill South	GWZ1
Terry Goddard Reserve (41)	P7	Rosebud	GRZ1
Waterfall Gully Preschool (53)	P7	Rosebud	GRZ1
Horizons Community Park (13)	P7	Safety Beach	GRZ1
11A Allambi Avenue	P7	Capel Sound	GRZ1
W E Newton Reserve (19)	P9	Portsea	GRZ1

Protect the Network

High Priority Parcels to Rezone to PCRZ

Rezone high priority parcels already managed for conservation to the Public Conservation and Resource Zone (PCRZ) to reflect their established purpose.

Name	Precinct	Township	Current Zone
Clearwater Bushland Reserve	P1	Mount Martha	GRZ1
Finlayson Bushland Reserve	P1	Mount Martha	GRZ1
Greenfield Way Bushland Reserve	P1	Mount Martha	LDRZ
Gunyong Creek Bushland Reserve	P1	Mount Eliza	GRZ1
Harrap Creek Bushland Reserve	P1	Mount Martha	GRZ1
Quinton Court Bushland Reserve	P1	Mount Eliza	GRZ1
Seaside Creek Bushland Reserve	P1	Mount Eliza	GRZ1
Sunshine Creek Bushland Reserve - Upper	P1	Mount Martha	GRZ1
Tanti Creek Bushland Reserve	P1	Mornington	GRZ1
King Creek Bushland Reserve - South	P4	Hastings	GRZ1
Warringine Park - Coastal	P4	Bittern	GRZ1
Warringine Park - Creek	P4	Bittern	LDRZ
Warringine Park - Woodland	P4	Bittern	LDRZ
Dartnell Reserve (40)	P4	Crib Point	GRZ1
South Sea Foreshore Reserve	P5	Somers	GRZ1
Balnarring Mechanics Institute Park (13)	P5	Balnarring	GRZ1
Old Cape Schanck Road Bushland Reserve - North	P7	Rosebud	GWZ1
Old Cape Schanck Road Bushland Reserve - South	P7	Rosebud	SUZ4
Peninsula Sands Bushland Reserve	P7	Rosebud	GRZ1
Waterfall Gully Bushland Reserve	P7	Rosebud	GRZ1
Belar Road Bushland Reserve	P9	Tootgarook	GRZ1
Dimmicks Bushland Reserve	P9	Blairgowrie	GRZ1
Jack Ritchie Track Bushland Reserve	P9	Blairgowrie	LDRZ1
Tyrone Bushland Reserve	P9	Rye	GRZ1
Harry Blythe Playground (25)	P9	Blairgowrie	GRZ1

Direction 1 - Actions

No.	Action	Tasks	Outcomes	Likely Value	Priority	Timeframe	Responsibility
1.2	**Protect and celebrate Traditional Owner tangible and intangible cultural heritage**						
	Partner with Traditional Owners and the community to co-design open spaces that reflect cultural heritage, incorporate Traditional Owner knowledge and art, and celebrate local stories through inclusive engagement and interpretive elements.	• Collaborate with BLCAP to embed reconciliation in the open space network. • Identify sites and projects for discussion with the Bunurong Land Council. • Build on existing partnerships, including coastal work and Bunurong place naming. • Incorporate Cultural Heritage design preferences into the Open Space Design Guidelines (see Actions 1.5 and 3.8) • Minimise ground disturbance (and the need for Cultural Heritage Management Plans) by choosing locations for built assets that do not require extensive modification or disturbance; working with the existing topography rather than modifying it; reusing existing buildings, building on existing footprints and clustering buildings close together; minimising the need for excavation by designing cantilevered and elevated structures; considering foundations that use driven or drilled piles, and those that can be easily removed or adapted as needed; and protecting existing native vegetation during construction.	Strong working relationships with Traditional Owners which increase the Shire's ability to meaningfully protect and celebrate cultural heritage.	N/A	High	Horizon 1 Ongoing	Cultural Heritage Team Community Inclusion Team Community Infrastructure & Open Space Planning Team RAP Working Group

Protect the Network

No.	Action	Tasks	Outcomes	Likely Value	Priority	Timeframe	Responsibility
1.3	**Ensure everyone has easy access to natural open spaces**						
	Explore the potential to transform reserves with limited infrastructure into 'natural' spaces that prioritise walking paths and support biodiversity conservation **Design improvements in consultation with drainage engineer to ensure drainage function isn't compromised. NB. Prioritisation based on urban areas of the Shire which fall outside the minimum distance to natural areas as defined in the experience standards.*	Prioritise the following reserves: P2 Deanswood Drive Reserve (1), Somerville P2 Todd Grove Recreation Reserve (34), Somerville P2 Kinlora Drive Drainage Reserve*, Somerville P2 Delepan Drive Reserve (2), Tyabb P2 Seribu Close Reserve (31), Tyabb P2 Rotaract Park (33), Tyabb P2 Bunguyung Reserve (38), Tyabb P4 Hastings Foreshore Reserve (6), Hastings P7 Pier Street Reserve (30), Dromana P7 Recreation open space across Safety Beach	Managed, sustainable access to natural areas for recreation without compromising conservation.	Moderate (each project)	High	Horizon 1 (Planning) Horizon 2-3 (Rollout)	Climate Change Team Natural Systems Team Open Space Team Community Infrastructure and Open Space Planning Team
1.4	**Increase indigenous planting to boost canopy cover and biodiversity in priority areas**						
	Develop and implement a planting strategy to increase indigenous species, prioritising tree planting in areas with low canopy cover (less than 30% as set in the Plan for Victoria), high heat vulnerability, and significant tree loss, while aligning with the Biodiversity Conservation Plan and Urban Forest Strategy.	Prioritise additional planting for reserves in the following suburbs: P1 Mornington (currently 21% canopy cover) P2 Baxter (currently 20% canopy cover) P7 Safety Beach (currently 14% canopy cover) P7 Dromana (currently 29% canopy cover) P7 Capel Sound (currently 29% canopy cover) Prioritise the protection and preservation of remnant vegetation and areas of native vegetation; revegetating and landscaping using local native species; prioritising the use of species that are consistent with pre-1750 Ecological Vegetation classes (EVCs); using erosion stabilising techniques; and protecting drains and pits from contamination during construction.	Increased canopy cover and biodiversity distributed more equally throughout the Shire.	Low - Moderate (each project)	High	Horizon 1 (Planning) Horizon 2-3 (Rollout)	Climate Change Team Natural Systems Team Open Space Team

Protect the Network

No.	Action	Tasks	Outcomes	Likely Value	Priority	Timeframe	Responsibility
1.5	**Embed climate-resilient design in open spaces in line with Environmentally Sustainable Design (ESD)**						
	Align open space planning and upgrades with the Shire's adopted ESD Policy *(Refer Actions 1.2 & 3.8)*	• Develop Open Space Design Guidelines to ensure alignment with ESD Policy. • Train staff and contractors to implement ESD-aligned guidelines in open space projects. • Apply these guidelines in all future upgrades and landscape design projects. • Monitor and evaluate performance of upgrades against ESD outcomes.	Open spaces which are more resilient to changing climate and a more sustainable open space assets.	Low	High	Ongoing	Climate Change Team Water and Coasts Team Community Infrastructure and Open Space Planning Team
1.6	**Improve usability of open spaces with resilient infrastructure**						
	Implement resilient infrastructure improvements as guided by Council's ESD Policy, including flood-resilient paths, shade, and sustainable materials like permeable surfaces and green infrastructure.	• Audit and prioritise areas for infrastructure upgrades based on ESD principles. • Apply ESD Policy to the design of flood-resistant pathways and shade structures. • Plan for investment in green infrastructure (e.g. permeable paving, urban forests). • Monitor improvements in usability and resilience post-implementation.	A proactive data-driven program for implementation of ESD policy	Medium (+ low for ongoing monitoring)	High	Ongoing	Climate Change Team Water and Coasts Team Community Infrastructure and Open Space Planning Team Natural Systems Community Engagement Team



No.	Action	Tasks	Outcomes	Likely Value	Priority	Timeframe	Responsibility
1.7	**Proactively plan for the impact of future climate change on open spaces**						
	Support the implementation of the Mornington Peninsula Biodiversity Conservation Plan and Our Coast Our Future Coastal Strategy by prioritising actions that help manage and adapt to the impacts of climate change across the open space network.	• In partnership with local environmental, landcare and reserve friends-groups, prioritise open spaces for revegetation and habitat restoration using climate-resilient indigenous species to strengthen ecological corridors and buffer vulnerable habitats, working with ecologists, land managers, and Traditional Owners to map high-priority areas. • Protect and deliver open space upgrades near the foreshore in line with Coastal and Marine Management Plans (CMMPs) and consult the Coastal Strategy modelling and recommendations to ensure upgrades are future-proofed, and proactively select sites and infrastructure for resilience. P1 P4 P5 P7 P9	A comprehensive, proactive approach to strategy implementation across the Shire resulting in a more resilient network of conservation and coastal open spaces.	N/A	High	Horizon 1-3	Climate Change Team Community Infrastructure and Open Space Planning Team
1.8	**Strengthen financial sustainability for open space maintenance**						
	Ensure sustainable service levels for open space maintenance through long-term financial planning and strengthened budget safeguards.	• Review current budgets to ensure maintenance funding is clearly identified and supports agreed service levels. • Plan ahead with multi-year maintenance schedules for parks, trails, foreshore and bushland areas. • Identify mechanisms such as service-level agreements or fixed allocations should be explored to support consistent and sustainable maintenance funding over time. • Use community priorities and asset criticality to guide maintenance, repairs, and upgrades. • Monitor and report on maintenance funding, service levels, and performance against available resourcing to support informed decision-making.	A proactive, data-driven and comprehensive approach to asset management and service provision.	N/A	High	Horizon 1 Ongoing	Finance Operations Team Asset Management Team

Protect the Network

No.	Action	Tasks	Outcomes	Likely Value	Priority	Timeframe	Responsibility
1.9	**Leverage partnerships for targeted open space funding**						
	Collaborate with stakeholders to secure additional funding for open space.	• Identify key funding partners (e.g. All levels of government and private providers). • Develop an advocacy plan to secure funding and partnerships for priority locations. • Submit regular funding applications for targeted open space projects.	A diversified funding model for investment in open space experiences.	N/A	High	Horizon 2 Ongoing	Advocacy and Government Relations Team
1.10	**Continue to foster community engagement and participation**						
	Continue to foster inclusive community engagement, participation and education in local environmental and cultural initiatives to build awareness, ownership, and stewardship.	• Develop targeted outreach for diverse community groups. • Promote cultural awareness and conservation programs. • Support local involvement through volunteer platforms (e.g. Volunteering Mornington Peninsula). • Encourage participation via community grants programs. • Run public awareness campaigns highlighting local environmental and cultural value. • Support and expand the deliberative engagement panel program. • Regularly post informative and engaging content on social media platforms.	A more equitable, meaningful and effective open space network.	N/A	High	Ongoing	Natural Systems Team Community Engagement Team



6.2 Direction 2

GROW
Grow the open space network

Expand the network of open spaces by creating new parks and green areas.This focuses on increasing the quantity of open space available to the community and improving connectivity between these areas.

Summary of Challenges

Balancing Development and Preservation:
Expanding open spaces while ensuring natural and cultural assets are preserved can be difficult. Careful planning is required to minimize the impact on the environment and maintain the ecological value of the land.

Funding and Resources:
Acquiring new open space requires securing funding for land purchase, infrastructure, and ongoing maintenance. This could be challenging when competing with other community priorities for budget allocations.

Biodiversity Decline:
The fragmentation of natural areas due to development and ecosystem degradation is reducing biodiversity. Expanding open spaces requires careful planning to preserve natural habitats, and prevent further degradation of ecosystems, especially around high-demand tourist spots.

Acquiring New Open Space in Established Areas:
Acquiring new open space in established areas is increasingly difficult due to limited land availability, high property values, and competing development pressures, making it essential to explore innovative solutions to address gaps in access and equity, such as shared use agreements.

Summary of Opportunities

Improved Trails and Connections:
Expanding the network of walking and cycling trails between different regions, such as the Hastings to Stony Point off-road trail, can enhance regional connectivity. This would promote active transport and link new open spaces to urban centers, encouraging higher use.

Micro-Parks and Green Spaces:
Developing small-scale, community-focused parks within urban areas can increase access to green space without requiring large-scale land acquisition. These spaces provide opportunities for passive recreation and social interaction, supporting community well-being.

Enhanced Connectivity:
Connecting newly acquired open spaces to surrounding town centers, neighbourhoods, and recreation facilities will encourage greater use and enhance the overall appeal of these areas. Improved transport options to these new spaces can promote active lifestyles.

Involve Traditional Owners:
Work alongside the Bunurong peoples to acquire and co-manage significant cultural and environmental lands. Their knowledge of the Peninsula's ecosystems and history can help guide land management and increase conservation efforts, especially in sensitive areas.

Developer Contributions:
Make the most of developer contributions by prioritising open space network improvements that create the greatest return on investment and improve administration of contribution collection to ensure spending is timely and efficient.

Grow the Network

Key Approaches

By addressing these issues through innovative strategies and collaborative efforts, we can ensure that open spaces meet the needs of both current and future generations.

Acquiring New Open Space

Securing new open space in both established and developing areas can be challenging due to limited available land and high property costs. Additionally, the lack of vacant land in urban areas necessitates innovative land acquisition strategies.

Focus Area

- Explore the potential for repurposing underutilised or vacant land for new parks and green spaces
- Implement public acquisition overlays to proactively secure land in strategic locations
- Foster public-private partnerships to facilitate the purchase of land for community use
- Rationalisation and redeployment - disposal of land surplus to the network to reinvest in open space improvements and acquisition

Improved Trails and Connections

Expanding and connecting walking and cycling trails requires investment, coordination, and overcoming landownership and environmental challenges.

Focus Area

- Deliver Peninsula Trail for better connectivity
- Improve links between parks, green spaces, and urban centers
- Create multi-use trails connecting open spaces to transport hubs
- Collaborate with developers to integrate trails into new developments

Sustainable Funding and Resource Management

Limited budgets and competing priorities make it difficult to secure sufficient funding for acquiring, developing, and maintaining open spaces.

Focus Areas

- Maximise developer contributions for high-impact open space projects
- Pursue state and federal grants for open space and environmental conservation
- Improve administration of contribution collection to ensure spending is targeted and efficient
- Prioritise low-cost projects with high community benefit
- Pursue Planning Scheme Amendment and an increase to the Open Space Contributions Rate

Improved Community Engagement

Ensuring community involvement in open space planning is essential, but can be difficult in diverse communities with varying preferences. Inclusive consultation with marginalised groups and Traditional Owners is also needed.

Focus Area

- Strengthen partnerships with local groups and involve residents in planning
- Use multiple platforms to reach a broader audience and gather diverse input
- Collaborate with Traditional Owners to integrate cultural and ecological knowledge
- Establish feedback loops to reflect community needs in ongoing open space upgrade processes

Direction 2 - Actions

No.	Action	Tasks	Outcomes	Likely Value	Priority	Timeframe	Responsibility
2.1	**Expand and improve open space in priority locations**						
	Enhance accessibility to open space by addressing walkability gaps within urban areas of the Shire. Prioritise identifying and developing key locations for new or expanded open spaces, ensuring all residents have convenient access to recreational areas, with a focus on areas designated for future growth. *NB: Gaps prioritised around areas of substantial and incremental change as designated in the Housing and Settlement Strategy.*	P7 Explore open space land acquisition, shared use and/or improvement of open space in Dromana and Rosebud (refer gap areas on Precinct map pg.164 & 167) to establish a new local recreation park with play provision, focusing on areas east of the primary school and the northern part of town. If acquisition is not feasible, improve existing park infrastructure to mitigate the gap in open space provision. P4 Partner with VicTrack to improve access and develop a new local park along the rail corridor in North Hastings, addressing the open space gap near Tyabb Railway Reserve. P7 Develop approximately 2.19 hectares of Council-owned land at Allambi Avenue, Capel Sound as public open space with a neighbourhood-level playspace, in line with Neighbourhood Public Open Space standards to address the identified gap in local provision and rezone the subject land to Public Park and Recreation Zone (PPRZ).	Equitable provision of open space throughout the Shire which provides access to important experiences within preferred distances (as described by the experience service framework)	High - Very High (per project)	Medium	Horizon 2	Community Infrastructure and Open Space Planning Team

No.	Action	Tasks	Outcomes	Likely Value	Priority	Timeframe	Responsibility
2.2	**Incorporate open space into expanding activity centres**						
	Support the integration of open space into expanding activity centres, including small pockets of green space or connecting walkways, in accordance with Activity Centre Structure Plans (listed in 'Our Precinct Profiles').	• Incorporate small green spaces, plazas, or pocket parks within high-density and mixed-use areas. • Develop pedestrian-friendly connections such as walkways and green links between open spaces and key destinations. • Prioritise universal access, visibility, and safety to encourage use by all age groups and abilities. • Align open space design with the unique character, needs, and future growth of each activity centre.	An integrated open space network which weaves nature and recreation experiences into every day and meets the needs of visitors and residents without private outdoor space.	High-Very High (per project)	Medium	Horizon 2 - 3	Strategic Planning Team Community Infrastructure and Open Space Planning Team
2.3	**Develop a clear and actionable open space disposal and acquisition process in line with the Mornington Peninsula Property Strategy 2018**						
	Review and rationalise open space by identifying underutilised or redundant sites and implementing a clear, actionable, and transparent Disposal and Acquisition process in line with the Mornington Peninsula Property Strategy 2018, to better meet community needs, improve access, and strategically address open space gaps.	• Identify open space areas that may have limited function, poor access, or are located very close to other similar spaces (within 200 metres). Explore opportunities to enhance the value of these spaces, such as improving their use, combining them with nearby spaces, or repurposing them to better serve the community. Initial areas of focus include, Mornington, Somerville, Hastings and Rosebud, where there may be opportunities to make better use of existing open space. P1 P2 P4 P5 • Establish and implement a transparent, equitable land transaction (disposal, acquisition and reallocation) process that aligns with legislation and public acquisition overlays, supported through an assessment of need, benchmarking and community consultation. • Integrate with the Property Strategy when due for review.	A responsible, optimised open space system which sustainably delivers open space experiences into the future.	N/A	High	Horizon 2	Property Strategy and Operations Team Community Infrastructure and Open Space Planning Team

No.	Action	Tasks	Outcomes	Likely Value	Priority	Timeframe	Responsibility
2.4	**Develop and implement policies to ensure consistent, transparent, and accountable open space funding and use**						
	Strengthen policy frameworks that ensure equitable funding, protection and enhancement of public open space through developer contributions and utility infrastructure agreements. Use these policies to improve transparency, maximise open space value, and direct investment where it best meets community needs and supports growth.	• Develop and implement an Open Space Contributions Policy to guide the collection, allocation and transparent use of public open space contributions in accordance with the Subdivision Act 1988. • Develop Utility Service Guidelines for Public Open Space to ensure consistent assessment of utility infrastructure proposals with a view to securing appropriate compensatory improvements to impacted public land.	Consistent, high-quality and equitable open space experiences to meet the needs of residents as the population grows.	N/A	High	Horizon 1	Property Strategy and Operations Team Community Infrastructure and Open Space Planning Team

No.	Action	Tasks	Outcomes	Likely Value	Priority	Timeframe	Responsibility
2.5	**Increase developer contributions to deliver high-quality and accessible open space**						
	Strengthen the management and value of developer open space contributions to better align with community needs and support the delivery of high-quality, accessible public open spaces.	• Prioritise cash contributions in areas where open space is sufficient, to fund upgrades and maintenance. • Seek land contributions in locations with walkability gaps to improve access and respond to growth. • Advocate to increase the current developer contribution rate to 5.5% across all future residential and commercial developments to meet demand and support long-term sustainability. • Advocate for changes through strategic planning and policy updates (refer to Implementation Plan for further detail).	A sustainable open space management approach which funds the whole of life costs of development and ensures quality of experience is provided over the lifetime of the asset.	N/A	High	Horizon 1	Strategic Planning Team Planning Services Team Community Infrastructure and Open Space Planning Team
2.6	**Partner with schools to share open space for mutual benefit**						
	Develop a plan to work with schools to facilitate shared access to open spaces, including playgrounds and ovals, in areas with gaps in open space provision.	• Develop shared use agreements for playgrounds, ovals, and other facilities. • Consider after-hours access through measures like open gates or signage. • Align the approach with the Plan for Victoria. • Identify schools in areas with open space gaps. • Enter into negotiations with the following schools: P4 Hastings Primary School P7 Dromana Primary School P7 Rosebud Secondary College P7 Eastbourne Primary School	Enhanced use of public assets to provide public services offering good value for money and improve access to open space.	N/A	Medium	Horizon 3	Property Strategy and Operations Team Community Infrastructure and Open Space Planning Team Peninsula Sports Development Team



6.3 Direction 3

Optimise

Optimise the network

Enhance the quality and functionality of existing open spaces. This includes improving infrastructure, increasing climate resilience, managing stormwater effectively, planting more trees to increase canopy cover, and ensuring spaces are accessible, well-maintained, and used to their fullest potential.

Summary of Challenges

Accessibility Retrofitting
Upgrading older spaces to meet modern accessibility standards can be both expensive and logistically difficult. This requires thoughtful design to ensure existing spaces are inclusive for people with disabilities.

Ongoing Maintenance
Keeping existing open spaces well-maintained over time is a significant challenge. Infrastructure improvements, such as trails, playgrounds, and sports facilities, require long-term investment for repairs, upkeep, and safety measures.

Community Engagement
Gathering feedback from diverse community groups and integrating their preferences into design and development plans can be time-consuming and complex. Effective engagement ensures spaces meet the needs of all demographics but can delay project timelines.

Environmental Pressure
Balancing increased use and development with environmental sustainability is crucial. Overuse of open spaces, especially in ecologically sensitive areas, can lead to degradation of natural habitats. All while ensuring that enhancements do not negatively impact the environment.

Equity in Access
Ensuring equitable access means all community members, regardless of age, ability, cultural background, or socio-economic status, can benefit from improvements to public spaces. This includes designing environments that are welcoming, inclusive, culturally safe, and accessible to everyone, with a focus on reducing barriers for groups who have historically experienced exclusion.

Summary of Opportunities

Universal and Beach Accessibility
Conduct audits and apply universal design principles to ensure spaces are accessible to all, including people with mobility issues. Enhance beach access with features like beach matting and all-terrain wheelchairs.

Equitable and Flexible Use
Design and upgrade public spaces to support a wide range of activities, such as play, sport, socialising, and relaxation, by incorporating multi-functional, inclusive facilities. Ensure all features, including playgrounds and recreational areas, are accessible and welcoming to people of all ages, abilities, and interests, promoting greater community participation and connection.

Plan for Future Needs
Adapt spaces to future recreational trends (e.g., e-sports, outdoor fitness) to reduce conflicts and accommodate evolving preferences.

Involve Traditional Owners
Collaborate with the Bunurong peoples to integrate cultural values and sustainable stewardship in open spaces, incorporating interpretive signage, cultural activities, and eco-tourism.

Sustainable Tourism Management
Introduce strategies to manage the impact of tourism on open spaces, such as sustainable infrastructure, visitor education programs, and strict environmental guidelines for recreational activities. This will ensure that tourism does not overwhelm sensitive natural areas.

Optimise the Network

Key Approaches

By addressing these challenges and opportunities through thoughtful planning and strategic investment, we can ensure that open spaces remain functional, welcoming, and adaptable to the evolving needs of the community. Each approach presented aims to enhance the overall quality, accessibility, and usability of these spaces for all residents and visitors.

Versatility and Multi-Use

Designing open spaces to meet diverse community needs involves creating flexible areas that can support various activities, from sports to relaxation. This ensures spaces can adapt to changing needs and serve multiple purposes, making them more inclusive and functional for everyone.

Focus Areas

- Upgrade spaces to support a variety of activities with multi-use facilities
- Design adaptable spaces that can evolve with changing needs, like outdoor fitness or cultural trends
- Enhance spaces to accommodate all user groups effectively
- Gather community feedback to ensure spaces are versatile and multifunctional

Asset Management and Maintenance

Ongoing upkeep of open spaces requires consistent investment to ensure they remain safe, usable, and welcoming.

Focus Areas

- Prioritise long-term funding for infrastructure maintenance, including trails and sports facilities
- Implement regular maintenance schedules to ensure asset longevity
- Use condition assessments to guide resource allocation
- Focus on preventive maintenance to minimise costs and extend asset life

Accessibility and Inclusivity

Ensuring open spaces are accessible to all, including people with disabilities and communities experiencing vulnerability or disadvantage, requires intentional and inclusive design that removes barriers and supports full participation.

Focus Areas

- Conduct accessibility audits and apply universal design principles for inclusivity
- Enhance beach access with features like matting and all-terrain wheelchairs
- Make improvements to ensure spaces are welcoming and accessible to all
- Collaborate with local groups and Traditional Owners to integrate cultural knowledge into planning and design including art, interpretation/ storytelling and enhancing cultural safety

Sport and Recreation

Providing sports and recreation infrastructure to meet growing demand is challenging due to limited space, particularly in urban areas where land is scarce. As populations grow and interest in physical activities rises, creative solutions, such as multi-use spaces or repurposing underutilized areas, are needed to ensure access to quality facilities for all.

Focus Areas

- Design and upgrade spaces for both active recreation and organised sports
- Improve access to and quality of sports facilities with better maintenance
- Promote multi-functional spaces for both passive and active recreation
- Collaborate with local sports clubs to ensure facilities meet community needs

Optimise the Network

No.	Action	Tasks	Outcomes	Likely Value	Priority	Timeframe	Responsibility
3.1	**Improve the quality of open space in priority areas**						
	Enhance the quality and functionality of key reserves, prioritising parks with limited nearby alternatives, and low performance ratings. *NB. Reserves have been prioritised where there are no other higher-performing reserves nearby* *All recommendations should be tested with the local community to confirm priorities.*	P1 Lugano Reserve, Dromana (27): Prioritise improvements by adding park furniture and increasing planting to enhance the functionality and aesthetic appeal of the space. P1 Fig Street Reserve, Dromana (South Portion): Focus on minimal furniture upgrades, in line with its role as a local recreation park, to support informal, low-maintenance use. P2 Improve the quality of Penton Park, Somerville (28) or Sinclair Street, Somerville (32) with the addition of park furniture and planting to improve recreation experiences in this area. P4 The Bittern Boulevard, Bittern (19). Improve the appeal and functionality of the reserve with park furniture mature trees. P9 French St Reserve, Rye (23). Prioritise improvement to park access and enhance the functionality and appeal through the addition of trees and park furniture. P9 Peter Shelmerdine Reserve (9), Portsea: Focus on minimal furniture addition to improve the functionality of the reserve.	Higher quality experiences in open space more equitably distributed throughout the Shire	Moderate - Very High (per project)	Medium	Horizon 2	Community Infrastructure and Open Space Planning Team Project Delivery Team
3.2	**Address recreational pressure from off-leash dog activities through alternative solutions**						
	Investigate the provision of dog off-leash areas based on community feedback and in alignment with the Mornington Peninsula Shire Dogs in Public Places Policy 2024, ensuring access targets are met across all precincts.	Coastal Precincts: Ensure off-leash areas are provided within each town. Residential Precincts: Provide off-leash areas, where feasible, within a short drive (approx. 1km) for ease of access. Rural Precincts: Provision is expected to be met in non-rural precincts. P2 Investigate suitability of open space in the East of Somerville for a dog off leash area.	More responsible dog ownership, reduced conflict and impact of over-use of grass areas by providing sufficient, quality access to meet daily needs.	Moderate	Medium	Horizon 3	Community Safety Team Community Infrastructure and Open Space Planning Team



No.	Action	Tasks	Outcomes	Likely Value	Priority	Timeframe	Responsibility
3.3	**Better distribute play opportunities**						
	Review the Mornington Peninsula Shire Playspace Strategy 2015–2020 and assess opportunities to address gaps in play provision, while rationalising playgrounds in precincts with both oversupply and unmet demand to ensure equitable and efficient access across the Shire.	• Consider planning for a playspace within the following play gaps in growth areas (incremental change): P4 Hastings Foreshore Reserve (northern end) P4 Support Capel Sound Foreshore Committee of Management to explore nature play opportunities along the foreshore P3 Explore the opportunity to develop a playground at RM Hooper Reserve to fill the playground gap in this precinct. • Identify underutilised or redundant playgrounds (such as those with nearby play spaces within 200m, small sizes, poor access, or limited infrastructure): P3 Somers: Assess Kennedy Road Reserve (4) and Nisson Court Reserve (11) for consolidation into a single, higher-value playspace P2 Somerville: Explore consolidating play experiences at Penton Park (28) and Somerville Recreation Reserve (26), focusing on two higher-value sites within a 200m catchment • Explore options for redeploying or repurposing these spaces to better meet community needs and improve recreational opportunities in high-demand areas.	Equitable provision of play spaces throughout the Shire which provides access to play experiences for all ages, within preferred distances (as described by the experience service framework)	Moderate - High (per project)	High	Horizon 1 (Planning) Horizon 2-3 (Rollout)	Community Infrastructure and Open Space Planning Team
3.4	**Improve play opportunities across the Shire**						
	Review the Mornington Peninsula Shire Playspace Strategy 2015-2020 to improve play opportunities for all ages and abilities across the Shire	• Deliver youth-focused park upgrades that encourage active play, adventure, and nature-based learning in line with the Youth Vision. • Provide accessible sport and physical activity amenities in coastal precincts to support active lifestyles for residents and visitors. • Incorporate play and fitness infrastructure for older adults, such as seniors exercise parks. P4 Deliver new skate facility at Arthur W Peterson Reserve (15) subject to VicTrack approval.	Equitable quality of play spaces throughout the Shire which provides access to play experiences for all ages, within preferred distances (as described by the experience service framework)	Moderate - High (per project)	Medium	Horizon 1 (Planning) Horizon 2-3 (Rollout)	Community Infrastructure and Open Space Planning Team

No.	Action	Tasks	Outcomes	Likely Value	Priority	Timeframe	Responsibility
3.5	**Review existing and develop new masterplans for complex and underperforming reserves**						
	Prioritise and develop masterplans for parks and reserves to meet community needs, support sustainable development, and align with broader Council strategies for sustainability, asset renewal, and infrastructure. Ensure the planning process is informed by meaningful community engagement to reflect local priorities and values.	• Assess, identify and prioritise district or regional open spaces that support complex and overlapping activities, have limited nearby alternatives, or possess unique characteristics and are identified as high-use and or highly sensitive. • Assign high priority to updating masterplans endorsed by Council prior to 2016 to ensure they meet current standards and benchmarks outlined in the Strategy. • Develop masterplans for district reserves with a performance score below 60%, in line with capital works and asset renewal programs, including: P7 Pier Street Reserve, Dromana (30) P1 Ferrero Reserve, Mt Martha (66) P4 Graham Myers Memorial Reserve, Bittern (21) P1 C B Wilson Reserve, Mornington (51) P4 Cyril Fox Recreation Reserve, Crib Point (24) P4 Western Port Athletics Track, Hastings, (30) P9 R J Rowley Recreation Reserve, Rye (13)	A proactive approach to continual improvement of open spaces and delivery of services that meet the needs of the community.	Moderate	Medium - High	Horizon 1 (Planning) Horizon 2-3 (Rollout) Ongoing	Community Infrastructure and Open Space Planning Team

Optimise the Network

No.	Action	Tasks	Outcomes	Likely Value	Priority	Timeframe	Responsibility
3.6	**Support the implementation of existing masterplans**						
	Support the implementation of master/concept plans to enhance the open space network	P9 Stringer Road Reserve Concept Plan 2022, Blairgowrie (26): Support the development of a new playspace and improvements in line with the open space strategy objectives. P5 RW Stone Masterplan 2023, Somers (9): Support the upgrade of play infrastructure, path networks and dirt jumps. P1 Briars Masterplan (2019-2029), Mt Martha (92): Support ongoing improvements including improved trails and seating, educational signage including Traditional Owner cultural stories, play garden and children's garden. P4 Hastings Foreshore Reserve (6 & 12) Master Plan P9 French Street Reserve (23) Master Plan	A proactive approach to continual improvement of open spaces and delivery of services that meet the needs of the community.	High-Very High (per project)	High	Horizon 1	Community Infrastructure and Open Space Planning Team Project Delivery Team
3.7	**Prioritise cycling and walking connections through open space**						
	Support the Peninsula Trails Strategic Plan & Peninsula Trails Masterplan 2024 to Complete the Walking and Cycling Trail Network	• Fill crucial gaps in the existing walking and cycling trail network to improve connectivity across the Mornington Peninsula and link to Melbourne's Bay Trail. P6 Plan for a short loop trail (under 30 minutes) within the Rural Precinct, in response to community priorities, and consider prioritising proposed walking trails with the Red Hill Recreation Reserve (5) Long Term Master Plan 2014 for implementation.	An integrated network of open space throughout the Shire that supports and encourages walking and rolling for recreation, exercise and active transportation.	High - Very High (per project)	Medium	Horizon 2	Major Project Coordination Team Community Infrastructure and Open Space Planning Team

Optimise the Network

No.	Action	Tasks	Outcomes	Likely Value	Priority	Timeframe	Responsibility
3.8	**Plan for accessible and inclusive open spaces**						
	Develop design guidelines for open spaces that promote accessibility, inclusivity, and sustainability (Refer Actions 1.5 & 1.2)	• Ensure alignment with community needs. • Focus on designing high-quality, multi-functional spaces that promote universal access, sustainability, health, and wellbeing. • Collaborate with developers to integrate these guidelines into new developments, ensuring the inclusion of trail networks that support active transport, enhance biodiversity, and strengthen community connectivity.	Inclusive, welcoming open spaces that make it easy for people of all ages and abilities to visit and experience	Low	High	Horizon 1	Community Infrastructure and Open Space Planning Team Community Inclusion Team
3.9	**Integrate open space into asset management systems for better planning and transparency**						
	Allocate resources for open space improvements equitably and transparently	• Allocate resources for open space improvements based on community needs, accessibility, impact, and feasibility. • Establish clear prioritisation criteria to ensure balanced investment across both urban and rural areas. • Focus on key projects that align with strategic goals and deliver maximum benefits to the entire Shire, using the Capital Works Prioritisation Matrix.	A proactive, data-driven and comprehensive approach to asset management and service provision.	N/A	High	Horizon 1	Capital Program Management Team Community Infrastructure and Open Space Planning Team Project Delivery Team

Optimise the Network

No.	Action	Tasks	Outcomes	Likely Value	Priority	Timeframe	Responsibility
3.10	**Continue to collaborate with the community to ensure open spaces meet community needs**						
	Enhance community engagement in open space planning through inclusive and ongoing collaboration	• Strengthen partnerships with local groups, Traditional Owners, and community organisations. • Ensure inclusive and culturally safe consultation with Traditional Owners, and with marginalised and/or underrepresented communities. • Use diverse engagement platforms to gather broad input, incorporating cultural and ecological knowledge. • Establish ongoing feedback loops so open space upgrades continue to reflect evolving community needs and priorities.	A more equitable, meaningful and effective open space network.	N/A	High	Ongoing	Community Engagement Team Communications Team RAP Working Group
3.11	**Meet the growing demand for sporting facilities and infrastructure**						
	Support the implementation of the Sports Capacity Plan to meet growing demand and ensure sustainable, inclusive sport and recreation opportunities	Address facility gaps and prioritise upgrades to increase participation in sport and recreation, ensuring access to inclusive, high-quality infrastructure that supports community wellbeing and long-term sustainability.	A proactive approach to continual improvement of sporting facilities and infrastructure and services that meet the needs of the community.	High-Very High (per project)	High	Ongoing	Community Infrastructure and Open Space Planning Team Peninsula Sports Development Team



PART 7

Our Precinct Profiles

About the Precinct Profiles

The Precinct Profiles for open space provide a detailed analysis of open space distribution, access, and quality within the Shire. Each profile includes maps that highlight the location, classification, and size of open spaces, as well as an overview of the current and projected population for each precinct. These profiles assess open space provision, access, experience measures, and gaps, offering valuable insights to inform planning decisions and ensure spaces meet the needs of the community now and in the future.

The profiles also provide a summary of key issues, opportunities and actions relating to each area.

This page provides an overview of the Precinct Profile components.

Experience Access

Access to experiences is modelled on standards from the Planning Framework, using distance tolerances tested with the community through a deliberative engagement process.

Access is calculated for each precinct, with benchmarks tailored to precinct type and expressed as the percentage of residential properties within the specified distance. In some precincts, experiences are measured on a per-town or per-precinct basis.

Example Experience Access



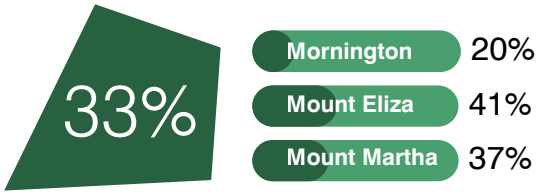
Priority Gaps

Specific gaps in access to the above experiences are shown in the suburb inset maps. These gap locations are shown when a portion of dwellings fall outside the designated distance for that experience. Priority gaps are only shown in areas of incremental or substantial change as designated by the Housing and Settlement Strategy.

Canopy Cover

Canopy cover percentages have been sourced from the Urban Forest Strategy Town Profiles. They represent the area of canopy cover as a percentage of the total urban area of a town. The Urban Forest Strategy only considers land within the Urban Growth Boundary and areas outside the Urban Growth Boundary but zoned residential (GRZ and LDRZ). For most townships this is a smaller urban core, not taking into account the entire area.

Example Canopy Cover



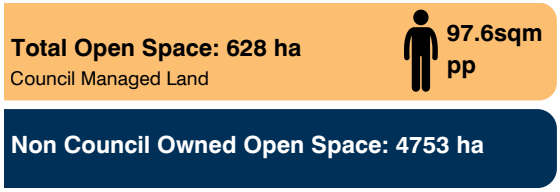
Open Space Provision

Open Space Classification

Open space totals are made up of accessible open space that is owned and managed by Mornington Peninsula Shire, owned by the Shire and managed by a Comittee of Management or Crown Land which is managed by Council.

Non Council Land is Crown land owned by the state and managed by the Department of Energy, Environment and Climate Action (DEECA), Parks Victoria or a DEECA Committee of Management. Council has limited scope to influence the management of these sites but they are important contributions to the open space network and have been taken into consideration when calculating distance based access gaps.

Example Open Space Provision by Classification



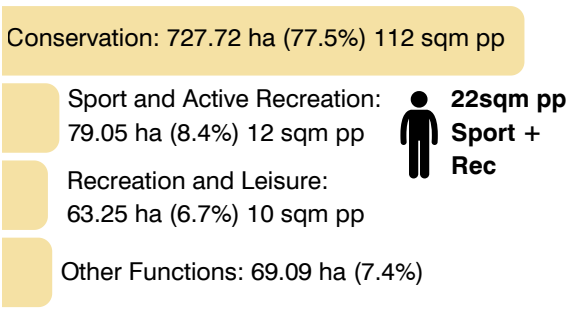
Open Space Provision by Function

The totals and percentages for open space provision in this strategy are calculated based on the primary function of each open space parcel. While a parcel may be classified under one function, such as conservation, it may also contain other uses, including sports fields or recreation facilities.

These secondary uses are acknowledged but not separately counted in the provision totals. For example, a reserve with a primary function of conservation may include a sporting field or playground. The classification reflects the dominant role the parcel plays in the open space network.

For more detail on the range of uses within individual parcels, refer to the open space maps and the Open Space Index included in this strategy.

Example Open Space Provision by Function



Infrastructure Provision

Provision Ratios

Infrastructure provision benchmarks have been applied to assess the adequacy of open space and recreational facilities across the municipality. These benchmarks are drawn from a range of credible industry sources and are intended to serve as a guide only. Local needs, geographic context, and future growth should always be considered alongside these ratios.

- Sports fields: Provision ratios are based on adjusted benchmarks from the Mornington Peninsula Shire Sports Capacity Plan (Volume 1 – 3).
- Tennis courts: Benchmarks are informed by Tennis Australia's average provision ratios.
- Playgrounds: A widely accepted benchmark in Australian planning is 1 playground per 1,500 residents. This is supported by various local government strategies, the Victorian Planning Authority (VPA) Practice Notes and PSP Guidelines (2013–current), and endorsed by Parks and Leisure Australia, which recognises a suitable range of 1 playground per 1,500–2,000 people. A more targeted benchmark of 1 playground per 500 children aged 0–14 years, may also be applied in areas with high concentrations of young families.

These industry-average ratios are not prescriptive and should be tested against local conditions, demographic needs, and community expectations.

For detailed, sport-specific infrastructure requirements, please refer to the Mornington Peninsula Sports Capacity Plan – Volume 1 – 3 (Volume 2 and 3 were adopted in November 2025).

Example Infrastructure Provision



Clarifying Provision Standards Across Planning Frameworks

This Strategy adopts a best practice open space planning lens, focusing on community-wide needs such as access, diversity of use, and informal recreation opportunities. In contrast, sport-specific planning, such as the Sports Capacity Plan Volume 1 - 3, takes a more targeted approach, addressing the infrastructure needs, capacities, and standards required to support organised sport and specific sporting codes.

As a result, there may be some differences in provision standards or priorities when comparing this Strategy with sport-specific plans (e.g. for soccer). These discrepancies reflect the distinct planning goals and user groups of each approach.

While these generally align, the Open Space Strategy seeks to balance multiple community needs, ensuring enough provision to service the community now and into the future, while sport-specific plans are designed to support participation pathways, competition standards, and code-specific infrastructure and growth aspirations.

Open Space Mapping

The precinct profiles are comprised of a series of maps outlining the distribution and classification of open space throughout the Shire.

Open space insets have been formed using the ABS Urban Centres and Localities boundaries. They have been further divided along township boundaries.

The purpose of the insets is to show urban centres where there are higher concentrations of open space. In some cases the inset boundaries have been edited to show the greatest amount of open space possible.

Included Open Space

Only publicly accessible open space zoned as PPRZ or PCRZ has been included in the mapping. Parcels which are not zoned as one of the two have been assessed based on their use and included if performing as an open space reserve or bushland reserve.

Inserts and Indexes

Each precinct is broken into multiple insets which are divided along suburb boundaries and centered on urban cores. These insets are accompanied by an index showing the classification, hierarchy and size of each open space parcel. Only open space parcels with a primary or secondary recreation or sport function have been labelled and shown on the indexes in addition to conservation open space with nature as a secondary function. This ensures the maps remain legible and the indexes represent the parks which are most accessible and functional.

Performance Measures

Performance Measures have been calculated based on performance assessments of 200 sport and recreation open space sites across the Shire.

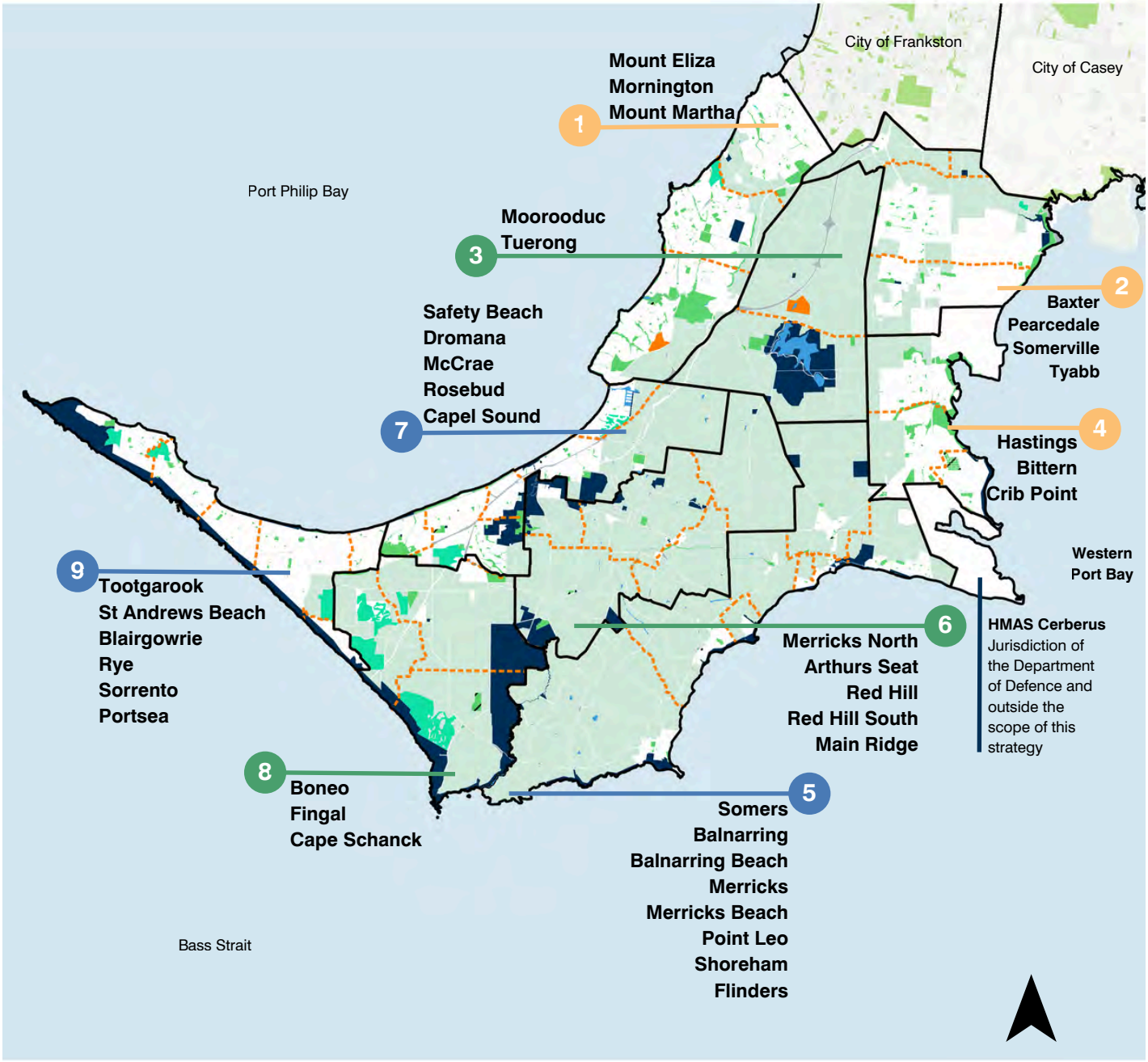
Each category within the performance assessments is based on a series of criteria aligned to the key themes of the strategy. The overall score is calculated as an average of these categories. These scores have been expressed as an average per precinct with the Shire average shown in comparison.

The methodology and performance criteria is attached as an appendix to the open space strategy.

Example Performance Score

Overall Score	60%	*62%*

Shire Wide Open Space Map



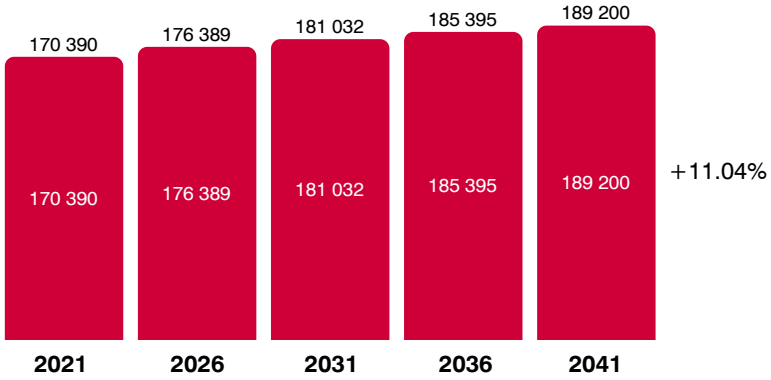
Legend

- Council Managed Open Space
- Non Council Managed Open Space
- Council Managed Golf Course
- Private Golf Course
- Township Boundary
- Green Wedge Zone Land
- Water Body
- Coastal Precinct
- Residential Precinct
- Rural Precinct

Precinct Overview

Shire Wide

Population



Source: forecast .id

Open Space Provision

Total Open Space: 2751.4 ha
Council Owned Land

161 sqm pp

Conservation: 2135.7 ha (77.6%) 125 sqm pp

Sport: 238.7 ha (8.7%) 14sqm pp

Recreation: 192.6 ha (7%) 11sqm pp

25sqmpp Sport & Rec

Other Functions: 184.4 ha (6.7%) 11sqm pp

Non Council Managed Open Space: 4753 ha

** Open space provision ratios are all based on 2021 Forecast ID data*

Performance Measures

Overall Score	62%
Comfort Score & Safety	72%
Play	56%
Landscape Quality	69%
Design	58%
Accessibility	56%
Unique Qualities	54%

Experience Access

Total Open Space within 400m	94%
Children's Play within 500m	59%
Natural Areas within 800m	87%
Dog off leash within 1km	62%
Sports Facilities within 1km	59%

**Refer 'Our Open Space' Section 4.6: Experience Standards*

Infrastructure Provision (2021)

142	1 Playground	per 1200 people	1:1500 Benchmark 114 (Now) 126 (2041)
60	1 Sports Field	per 2,839 people	1:4000 Benchmark 43 Fields (Now) 47Fields (2041)
131	1 Tennis Court	per 1300 people	1:2000 Benchmark 85 Courts (Now) 95 Courts (2041)

**Benchmarks are based on industry-average provision ratios and are intended as a guide only. Local context and demand should be considered when applying them. For detailed, sport-specific infrastructure requirements, refer to the Mornington Peninsula Shire Sports Capacity Plan – Volume 1 – 3 (Volume 2 and 3 were adopted by Council in November 2025).*

Canopy Cover

37%

Precinct 1

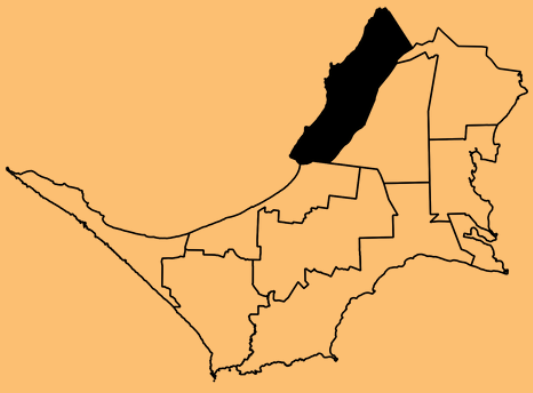
Mount Eliza, Mornington, Mount Martha

Overview

With a population of 64,852 over 74.5 square kilometres, Precinct 1 stands out as the most urbanised area of the Peninsula, with the town of Mornington the most densely populated at over 870 people per square kilometre. Positioned between Port Phillip Bay to the west and a peri-urban landscape to the east, the towns have access to a variety of natural landscape typologies from coastal dunes and beaches to semi-rural environments with pockets of remnant grassy woodlands, heathy woodlands, and lowland forests.

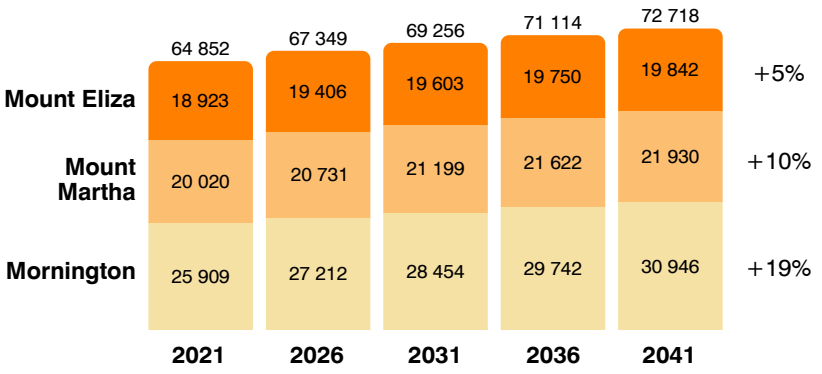
The west-facing aspect of the precinct's undulating hills provides views across Port Phillip Bay and strengthens the community's focus on coastal living. Over the next two decades the population is set to increase by an average of 12.5% across the precinct with the highest level of growth occurring in Mornington Peninsula.

Precinct Type: **Residential**



Precinct Overview

Population



Source: forecast .id

Open Space Provision

Total Open Space: 939.1 ha
Council Managed Land

99sqm pp

Conservation: 727.72 ha (77.5%) 112 sqm pp

Sport and Active Recreation: 79.05 ha (8.4%) 12 sqm pp

Recreation and Leisure: 63.25 ha (6.7%) 10 sqm pp

22sqm pp Sport + Rec

Other Functions: 69.09 ha (7.4%)

Non Council Managed Open Space: 68.2 ha

** Open space provision ratios are all based on 2021 Forecast ID data*

Experience Access

Total Open Space within 400m	98%
Children's Play within 500m	71%
Natural Areas within 800m	92%
Dog off leash within 1km	70%
Sports Facilities within 1km	60%

**Refer 'Our Open Space' Section 4.6: Experience Standards*

Performance Measures

Overall Score	60%	*62%*
Comfort Score & Safety	71%	*72%*
Play	54%	*56%*
Landscape Quality	64%	*69%*
Design	57%	*58%*
Accessibility	55%	*56%*
Unique Qualities % of total sites with unique qualities	58%	*54%*

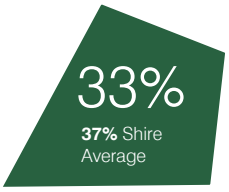
**Shire Average*

Infrastructure Provision (2021)

42	1 Playground per 1,544 people	1:1500 Benchmark 43 (now) 48 (2041)	*GAP*
14	1 Sports Field per 4,632 people	1:4000 Benchmark 16 Fields (now) 18 Fields (2041)	*GAP*
28	1 Tennis Court per 2316 people	1:2000 Benchmark 32 Courts (Now) 36 Courts (2041)	*GAP*

**Benchmarks are based on industry-average provision ratios and are intended as a guide only. Local context and demand should be considered when applying them. For detailed, sport-specific infrastructure requirements, refer to the Mornington Peninsula Shire Sports Capacity Plan – Volume 1 – 3 (Volume 2 and 3 were adopted by Council in November 2025).*

Canopy Cover



Mornington	21%
Mount Eliza	41%
Mount Martha	37%

Precinct 1 Analysis

Key Issues

Open space in precinct 1 is dominated by large areas of conservation and foreshore space with smaller sport and recreation reserves dispersed in between. Due to it's size and population precinct 1 has the highest number of reserves in the Shire.

Experience Access

Open space for recreation is highly concentrated in some areas of precinct 1 and sparse in areas of Mount Martha and Mount Eliza.

Distribution of sporting ovals is also uneven, however most access is satisfactory through driving.

Priority Gaps

Mornington - Gap in access to gathering spaces and playgrounds in housing investigation area adjacent to Mornington Racecourse.

Infrastructure Provision

Play Space and Sport Field Gaps

Precinct 1 currently has a notable gap in the provision of sports infrastructure, compared with broader Shire.
By 2041, given projected population growth, an additional five play spaces are required, four sports fields, and up to eight sports or tennis courts, to meet the benchmark ratio identified in the Sports Capacity Plan. For detailed, sport-specific infrastructure requirements, please refer to Sports Capacity Plan – Volume 1 – 3 (Volume 2 and 3 were adopted by Council in November 2025).

Note: Improved access does not necessarily mean constructing new facilities. Alternative approaches such as joint-use agreements, revised management models, and partnerships should also be explored to meet future needs, in the first instance.

Coastal Open Space

The precinct is increasingly vulnerable to coastal hazards, particularly erosion and storm tide inundation, with risks worsened by combined catchment and coastal flooding. These hazards affect both the coastline and inland areas, due to limitations in the local drainage network and broader catchment hydrology. The entire precinct has been flagged for further coastal assessment and planning to manage these escalating risks. Additionally, significant environmental and cultural values in the area are increasingly threatened and must be considered in future open space and coastal resilience planning.

Canopy Cover

Canopy cover in Precinct 1 is below the Shire average but above the State target of 30%.
In Mornington (suburb) canopy cover is 21%, ranked 3rd highest priority in the Urban Forest Strategy for improvement.

+12.1%

Growth (2021-2041)

Housing growth is more prominent in precinct 1 particularly in the outskirts of Mornington. Ensuring open space is delivered with new housing is a key challenge and priority.

Supporting Plans

- Balcombe Estuary Reserve Ecological and Planning Study, 2022
- Briars Master Plan, 2019
- Civic Reserve Master Plan (Mornington), 2008
- Emil Madsen Reserve Master Plan and Report, 2020
- Howard Parker Reserve Master Plan (Mt Martha), 2007
- John Butler Reserve Master Plan (Mt Martha), 2012
- Mills Beach Landscape Master Plan (Mornington), 2012
- Mornington Activity Centre Structure Plan, 2007
- Mornington Coastal Management Plan, 2015
- Mount Eliza Coastal and Marine Management Plan, 2023
- Mount Eliza to Point Nepean Coastal Action Plan, 2021
- Mount Martha Coastal and Marine Management Plan, 2019
- Mount Martha Parade Grounds Master Plan, 2011
- Narambi Recreation Reserve Master Plan and Report (Mornington), 2019
- Peninsula Trail Master Plan, 2024
- Mornington Peninsula Sports Capacity Plan – Volume 1 – 3 (Volume 2 and 3 were adopted in November 2025).

Park Performance

On average open space quality is on par with the rest of the precincts however there are 8 parks which scored below 40% for performance as follows.

- Jonathon Court Reserve, Mornington 20% (low priority)
- James Court Reserve, Mt Martha 28% (medium priority)
- Summerhill Reserve, Mornington 28% (medium priority)
- JR Anderson Reserve, Mt Martha 32% (medium priority)
- Dorset Road Reserve, Mt Martha 32% (medium priority)
- Murralinga Place Reserve, Mt Eliza 32% (high priority)
- Flinders Park, Mornington 36% (medium priority)
- Marthas Ridge Drive, Mt Martha 36% (medium priority)

Optimising Under-utilised Open Space

The precinct contains a high number of reserves, some of which are located in close proximity to one another, offer limited function, or have restricted access. This pattern of provision may reduce the overall effectiveness and community value of the open space network.

Within this context, Mornington has been identified as an area of focus for further analysis, given the potential to enhance the performance and use of existing open spaces.

Precinct 1 Actions

No.	Action	Tasks	Priority	Timeframe	Responsibility
1.1	**PROTECT: Implement Planning Scheme Amendments to Secure and Strengthen Open Space Outcomes**				
	Undertake a planning scheme amendment to embed strategic directions, and update zoning to reflect the strategic directions of this Strategy.	• Rezone high priority parcels identified for long-term public open space use to appropriate open space zones: Change to PPRZ: ○ Wensleydale Drive Reserve (2 parcels) (47) ○ Van Ness Reserve (59) ○ Bentons Square Reserve (61) ○ Oakridge Reserve (2 parcels) (81) ○ Summerfields Wetlands (108) ○ Maddison Hill Estate Park (126) ○ Narambi Station Reserve (45) ○ Cobb Road Reserve (5) ○ Langrigg Avenue Reserve (playground portion of) (93) Change to PCRZ: ○ Clearwater Bushland Reserve ○ Finlayson Bushland Reserve ○ Greenfield Way Bushland Reserve ○ Gunyong Creek Bushland Reserve ○ Harrap Creek Bushland Reserve ○ Quinton Court Bushland Reserve ○ Seaside Creek Bushland Reserve ○ Sunshine Creek Bushland Reserve - Upper ○ Tanti Creek Bushland Reserve	High	Horizon 1-3	Strategic Planning Team Planning Services Team
1.7	**PROTECT: Proactively plan for the impact of future climate change on open spaces**				
	Support the implementation of the Mornington Peninsula Biodiversity Conservation Plan and Our Coast Our Future Coastal Strategy by prioritising actions that help manage and adapt to the impacts of climate change across the open space network.	• In partnership with local environmental, landcare and reserve friends-groups, prioritise open spaces for revegetation and habitat restoration using climate-resilient indigenous species to strengthen ecological corridors and buffer vulnerable habitats, working with ecologists, land managers, and Traditional Owners to map high-priority areas. • Protect and deliver open space upgrades near the foreshore in line with Coastal and Marine Management Plans (CMMPs) and consult the Coastal Strategy modelling and recommendations to ensure upgrades are future-proofed, and proactively select sites and infrastructure for resilience.	High	Horizon 1-3	Climate Change Team Community Infrastructure and Open Space Planning Team

Precinct 1 Actions

No.	Action	Tasks	Priority	Timeframe	Responsibility
2.3	**GROW: Develop a clear and actionable open space disposal and acquisition process in line with the Mornington Peninsula Property Strategy 2018**				
	Review and rationalise open space by identifying underutilised or redundant sites and implementing a clear, actionable, and transparent Disposal and Acquisition process in line with the Mornington Peninsula Property Strategy 2018, to better meet community needs, improve access, and strategically address open space gaps.	• Identify open space areas that may have limited function, poor access, or are located very close to other similar spaces (within 200 metres). Explore opportunities to enhance the value of these spaces, such as improving their use, combining them with nearby spaces, or repurposing them to better serve the community. Initial areas of focus includes: Mornington, where there may be opportunities to make better use of existing open space. • Establish and implement a transparent, equitable land transaction (disposal, acquisition and reallocation) process that aligns with legislation and public acquisition overlays, supported through an assessment of need, benchmarking and community consultation. • Integrate with the Property Strategy when due for review.	High	Horizon 2	Property Strategy and Operations Team Community Infrastructure and Open Space Planning Team

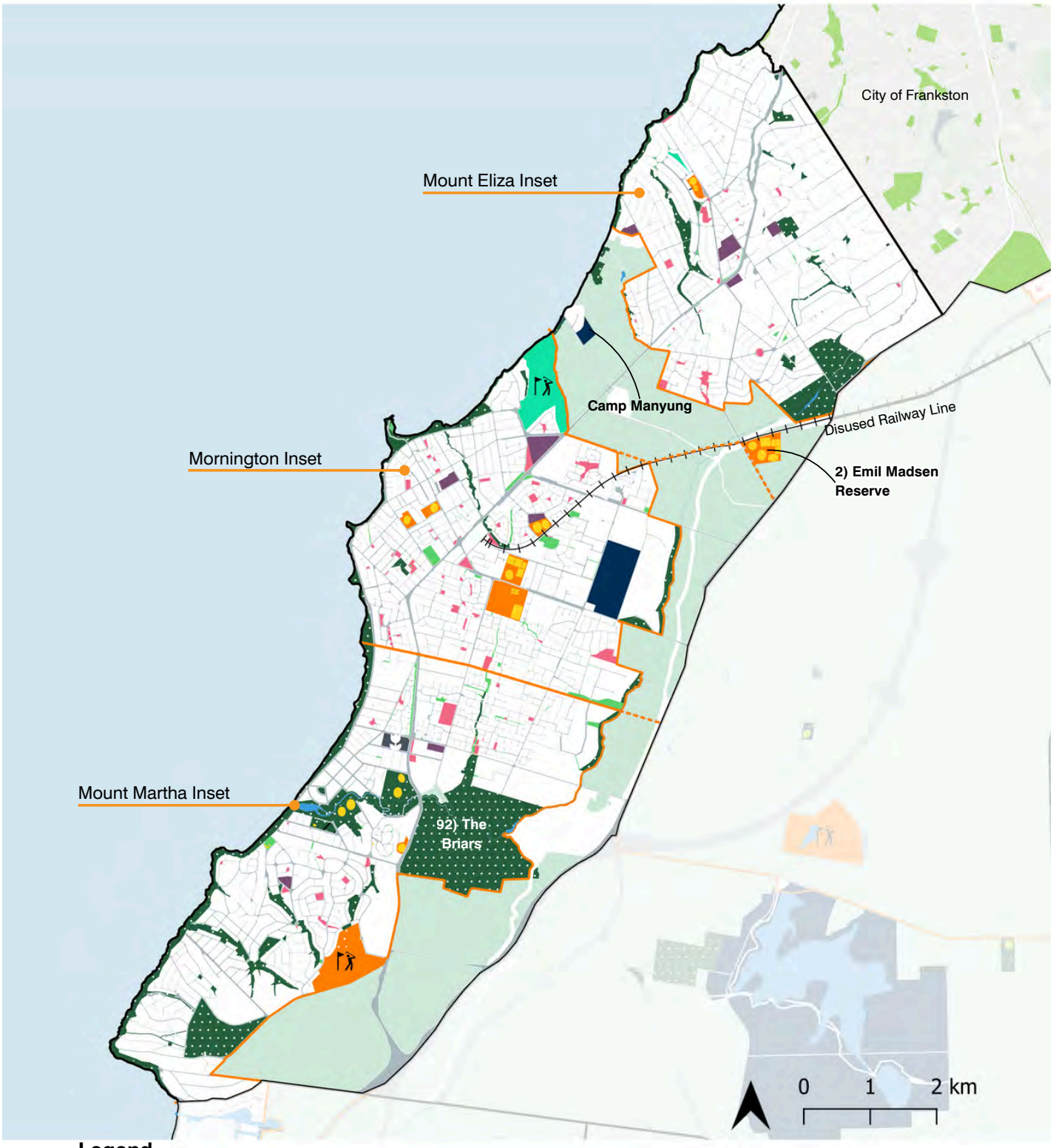
Precinct 1 Actions

No.	Action	Tasks	Priority	Timeframe	Responsibility
3.5	**OPTIMISE: Develop masterplans for under performing reserves**				

	Prioritise and develop masterplans for parks and reserves to meet community needs and support sustainable development.	• Assess, identify and prioritise district or regional open spaces that support complex and overlapping activities, have limited nearby alternatives, or possess unique characteristics and are identified as high-use and or highly sensitive.
		• Engage the community in the planning process to ensure plans reflect local priorities and align with broader Council strategies for sustainability, asset renewal, and infrastructure development.
		• Develop masterplans for district reserves with a performance score below 60%, in line with capital works and asset renewal programs, including:
		  ○ Ferrero Reserve, Mt Martha (66)
		  ○ C B Wilson Reserve, Mornington (51)
		• Investigate and improve pedestrian connectivity between Reserve 20 (Barkly Street Reserve), Reserve 46 (Murray Street Reserve), Reserve 79 (Edward Berry Reserve) and Reserve 6 (D R Morell Reserve).
			Medium - High	Horizon 1 (Planning) Horizon 2-3 (Rollout)
				
				Ongoing
					Community Infrastructure and Open Space Planning Team

3.6	**OPTIMISE: Support the implementation of existing masterplans**				
	Support the implementation of master/concept plans to enhance the open space network.	• Briars Masterplan (2019-2029), Mt Martha (92): Support ongoing improvements including improved trails and seating, educational signage including Aboriginal cultural stories, play garden and children's garden. • Peninsula Trail Master Plan (2024): Support implementation of the preferred alignment of the trail between Moorooduc and Mornington, including connectivity between Mornington Park Primary School and the foreshore (subject to detailed design and further investigation).	High	Horizon 1	Community Infrastructure and Open Space Planning Team Project Delivery Team

Precinct 1 Open Space Map



Legend

Council Managed Open Space

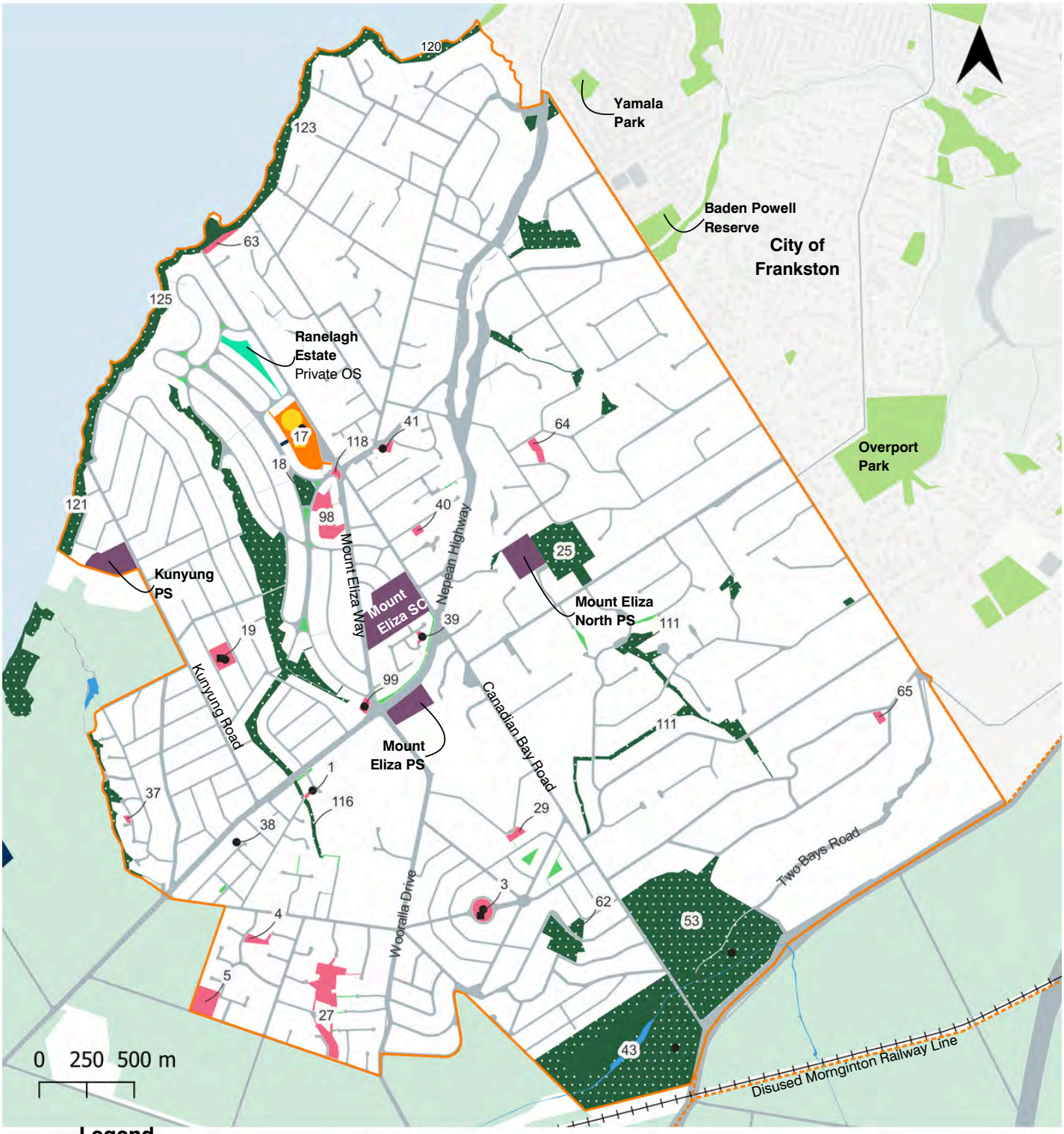
- Sport
- Recreation
- Conservation/Foreshore
- Other Functions
- Field of play
- Restricted Access
- Managed as a Bushland Reserve

Other Land

- Non Council Managed Open Space
- Open Space in Other Municipalities
- Public School
- Railway Line
- Green Wedge Land
- Port of Hastings (State and Regionally Significant Industrial Land)
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Township Boundary
- Inset Boundary

112

Mount Eliza Inset



Legend

Open Space Primary Function

- Sport
- Recreation
- Conservation/Foreshore
- Other Functions
- Bushland Reserve
- Field of play
- Priority Access Gap
- Restricted Access
- Non Council Managed Open Space

Other Land

- Cemetery
- Public School
- Railway Line
- Green Wedge Land
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Port of Hastings (State and Regionally Significant Industrial Land)

Play Assets

- Playground
- Skate/BMX
- Outdoor Fitness Station
- Basketball/halfcourt

Mount Eliza Index

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
1	Boxmoor Park Reserve	Recreation		Local	0.12
2	Emil Madsen Reserve (precinct 1 map)	Sport	Recreation	Regional	19.59
3	Mount Eliza Park	Recreation		Local	1.05
4	Cameron Way Reserve	Recreation	Linking	Local	0.46
5	Cobb Road Reserve	Recreation	Water Management	Neighbourhood	1.69
17	Howard Parker Reserve	Sport	Recreation	District	4.85
18	J T Smith Reserve	Conservation	Recreation	Local	1.16
19	Bruce Cameron Reserve	Recreation	Linking	Local	1.25
25	Lorikeet Reserve	Conservation	Sport	Local	6.65
27	Murralinga Place Reserve	Recreation	Water Management	Local	3.77
29	The Ridge Reserve	Recreation		Local	0.36
37	Valley Court Reserve	Recreation		Local	0.11
38	Lisa Reserve	Recreation		Local	0.10
39	Warana Reserve	Recreation	Linking	Local	0.17
40	Phyllis Jackson Reserve	Recreation		Local	0.22
41	Rotary Park	Recreation		Local	0.30
43	Mount Eliza Regional Park	Conservation	Recreation	District	36.06
53	Moorooduc Quarry Flora Fauna Reserve	Conservation	Recreation	District	36.66
62	Banool Crescent Reserve	Conservation	Nature	Local	0.55
63	Canadian Bay Road Reserve	Recreation		Local	0.57
64	Sunset Reserve	Recreation	Linking	Local	0.55
65	Winona Road Reserve	Recreation		Local	0.27
98	John Butler Reserve	Recreation		Neighbourhood	2.31
99	Rupert White Reserve	Recreation		Local	0.32

Mount Eliza Index

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
111	Millbank Bushland Reserve	Conservation	Nature		3.93
116	Earimil Creek Reserve	Conservation	Nature		0.80
118	Mt Eliza Village Green	Recreation		Local	0.22
120	Sunnyside to Moondah Beach	Conservation	Water Foreshore	Regional	17.97
121	Earimil Reserve	Conservation	Water Foreshore	Regional	3.37
123	Canadian Bay to Davey's Bay Foreshore	Conservation	Water Foreshore	Regional	10.61
125	Ranelagh Beach	Conservation	Water Foreshore	Regional	4.31

Mornington Inset



Legend

Open Space Primary Function

- Sport
- Recreation
- Conservation/Foreshore
- Other Functions
- Bushland Reserve
- Field of play
- Priority Access Gap
- Restricted Access
- Non Council Managed Open Space

Other Land

- Cemetery
- Public School
- Railway Line
- Green Wedge Land
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Port of Hastings (State and Regionally Significant Industrial Land)

Play Assets

- Playground
- Skate/BMX
- Outdoor Fitness Station
- Basketball/halfcourt

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Mornington Index

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
6	D R Morell Reserve	Recreation		Local	0.41
7	Cherry Blossom Reserve	Recreation	Linking	Local	0.61
8	Tallis Park	Recreation		Local	2.48
9	Summerhill Reserve	Recreation		Local	0.36
10	Currawong Community Centre	Recreation	Linking	Local	1.22
11	Grevillea Court Reserve	Recreation	Linking	Local	0.20
12	Taranna Street Reserve	Recreation	Linking	Local	0.62
13	Narambi Reserve	Sport	Recreation	District	5.54
14	Narang Court Reserve	Recreation	Linking	Local	0.23
16	Civic Reserve	Sport	Recreation	Regional	26.17
20	Barkly Street Reserve	Recreation		Local	0.37
23	Hutchins Park	Recreation	Linking	Local	0.44
26	Mornington and District Memorial Park	Recreation		District	1.00
28	Mornington Foreshore	Conservation	Water Foreshore	Regional	40.63
30	S L Butler Reserve	Recreation	Linking	Neighbourhood	0.68
31	Nunns Reserve	Recreation	Linking	Local	0.18
32	Iluka Place Reserve	Recreation		Local	0.13
33	Tyalla Grove Reserve	Recreation		Local	0.15
34	Pine Avenue Reserve	Recreation		Local	0.12
35	Pitt Reserve	Recreation		Local	0.14
36	Seaview Reserve	Recreation		Local	0.07
42	Seaview Avenue Walkway	Recreation	Linking	Local	0.22
45	Narambi Station Reserve	Water Management	Recreation	Local	4.13
46	Murray Street Reserve	Recreation	Water Management	Local	0.19

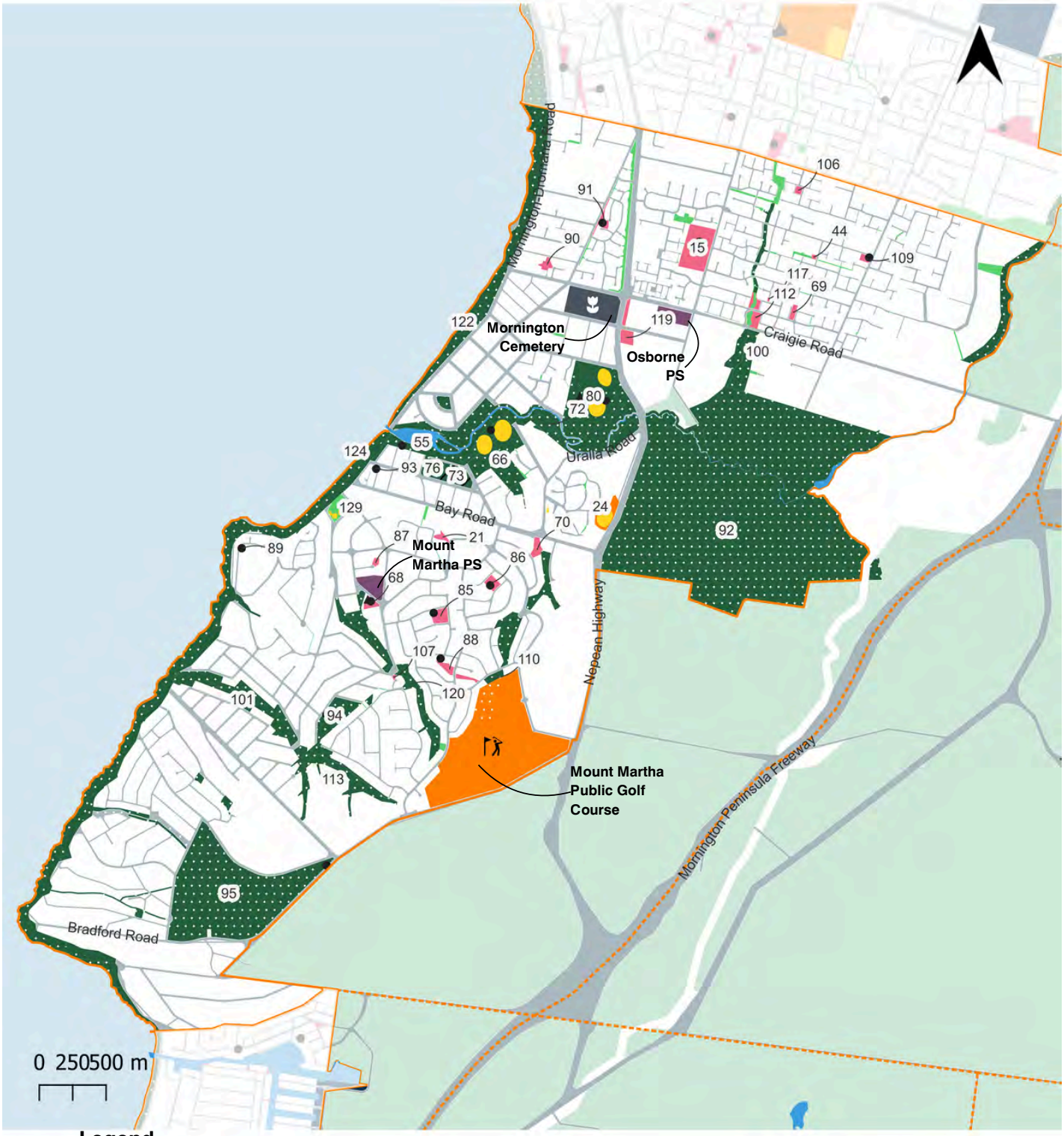
Mornington Index

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
47	Wensleydale Drive Reserve	Recreation	Linking	Local	0.07
48	Terrigal Street Reserve	Recreation	Linking	Local	0.32
49	Dallas Brooks Park	Sport	Recreation	District	12.74
50	Flinders Park	Recreation		Local	1.93
51	C B Wilson Reserve	Sport	Recreation	District	3.70
52	Dava Drive Reserve	Recreation	Linking	Local	0.85
54	Elsie Dorrington Reserve	Sport	Recreation	District	1.36
56	Troon Reserve	Recreation		Local	0.17
57	A C Campbell Reserve	Recreation		Local	0.70
58	Karina-Kiandra Reserve	Recreation	Water Management	Local	0.36
59	Van Ness Reserve	Recreation	Linking	Local	1.16
60	Warilda Reserve	Recreation	Linking	Local	0.47
61	Bentons Square Reserve	Recreation	Linking	Local	1.89
67	Maxwell Street Reserve	Recreation	Linking	Local	0.24
71	Venice Reserve	Recreation		Local	1.19
74	Jonathon Court Reserve	Recreation	Linking	Local	0.40
77	Mornington Park	Conservation	Recreation	Regional	7.45
78	Dr Somers Memorial Reserve	Recreation		Local	0.08
79	Edward Berry Reserve	Recreation		Local	0.26
81	Oakridge Reserve	Recreation	Water Management	Neighbourhood	3.63
82	Tanti Creek Reserve	Recreation		Local	1.30
83	Neptune Reserve	Recreation		Local	0.13
84	Apex Park	Recreation		Local	0.23

Mornington Index

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
96	Mornington Foreshore	Conservation	Water Foreshore	Regional	16.22
97	Elizabeth Reserve	Recreation		Local	0.22
102	Adelaide Reserve	Recreation	Linking	Local	0.64
103	Alameda Reserve	Recreation		Local	0.33
104	Alexandra Park	Sport	Recreation	District	2.64
108	Summerfields Wetlands	Recreation	Water Management	Neighbourhood	4.79
115	Tanti Creek Reserve	Conservation	Nature		1.73
126	Madison Hill Park	Recreation		Local	0.50
127	Mornington Community House Grounds	Other	Recreation	Local	4.07
128	Lindenderry Circuit Drainage Reserve	Water Management	Recreation	Local	0.52

Mount Martha Inset



Legend

Open Space Primary Function

- Sport
- Recreation
- Conservation/Foreshore
- Other Functions
- Bushland Reserve
- Field of play
- Priority Access Gap
- Restricted Access
- Non Council Managed Open Space

Other Land

- Cemetery
- Public School
- Railway Line
- Green Wedge Land
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Port of Hastings (State and Regionally Significant Industrial Land)

Play Assets

- Playground
- Skate/BMX
- Outdoor Fitness Station
- Basketball/halfcourt

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Mount Martha Index

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
15	Dunns Road Reserve	Recreation		Neighbourhood	7.22
21	James Court Reserve	Recreation	Linking	Local	0.41
22	Balcombe Estuary Reserve (towards East)	Conservation	Recreation	District	2.09
24	Mace Oval	Sport	Recreation	Neighbourhood	2.47
44	Helen Street Reserve	Recreation	Linking	Local	0.12
55	Balcombe Estuary Reserve (towards West)	Conservation	Recreation	Neighbourhood	19.54
66	Ferrero Reserve	Conservation	Sport	District	13.37
68	Ecco Park	Recreation		Neighbourhood	0.68
69	Marthas Ridge Drive	Recreation		Local	0.42
70	Hopetoun / Norfolk Flora and Fauna Reserve (part)	Recreation	Linking	Local	0.81
72	Seppelt Park Reserve	Conservation	Nature	District	1.99
73	Mt Martha Bowling Club	Conservation	Sport	Restricted	2.87
76	Mt Martha Tennis	Conservation	Sport	District	2.09
80	Citation Reserve	Conservation	Sport	District	17.58
85	Walara Reserve	Recreation		Local	1.23
86	Greenlaw Reserve	Recreation	Linking	Local	0.77
87	Ramsay Court Reserve	Recreation		Local	0.25
88	Dorset Road Reserve	Recreation	Linking	Local	1.19
89	J E Dowdle Reserve	Recreation		Local	0.15
90	Clarkes Avenue Reserve	Recreation	Linking	Local	0.57
91	Tolhurst Osborne Reserve	Recreation	Linking	Local	0.67

Mount Martha Index

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
92	The Briars (precinct 1 map)	Conservation	Recreation	Regional	232.01
93	Langrigg Avenue Reserve	Recreation		Local	0.08
94	Fairbairn Park	Conservation	Recreation	Local	4.74
95	Mount Martha Public Park	Conservation	Recreation	Regional	52.96
100	Craigie Road Bushland Reserve	Conservation	Nature		4.25
101	Sunshine Reserve	Conservation	Nature		10.61
106	Sandhurst Terrace Reserve	Recreation	Linking	Local	0.27
107	Hull Road	Recreation	Linking	Local	0.07
109	Harrap Road Reserve	Recreation		Neighbourhood	0.38
110	Norfolk Reserve	Conservation	Nature		0.74
112	Craigie Road Reserve	Recreation	Linking	Local	1.23
113	Panorama Bushland Reserve	Conservation	Nature		7.90
117	Vogel Avenue Link	Recreation	Linking	Local	0.05
119	J R Anderson Reserve	Recreation		Local	1.48
120	Hove Road Bushland Reserve	Conservation	Nature		2.72
122	Mount Martha Foreshore Reserve	Conservation	Water Foreshore	Regional	10.16
124	Lochiel Avenue Reserve	Conservation	Water Foreshore	Regional	4.33
129	Mount Martha Tennis Club Grounds	Other	Recreation	Neighbourhood	2.04

Precinct 2

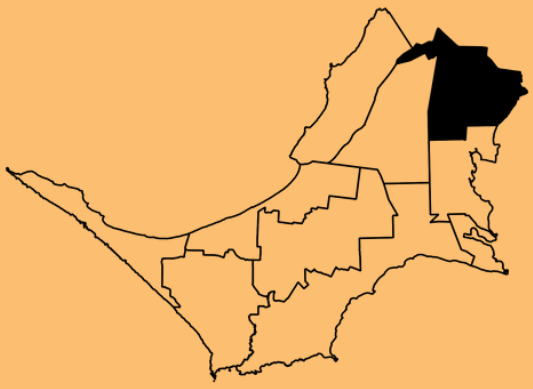
Baxter, Pearcedale, Somerville, Tyabb

Overview

Encompassing the northeastern edge of the Peninsula, the precinct covers 75 square kilometres with a population of 17,800 across three townships. The large Township of Somerville, the most urbanised, has approximately 12,000 residents, while Baxter and Pearcedale combined have just over 2,000. Characterised by semi-rural landscapes, market gardens, and fragmented ecologies, it includes heathlands, woodlands, and swampy scrubs. Tyabb is projected to grow 30% from 3,511 in 2021 to 4,568 by 2041, while Somerville and Baxter/Pearcedale are expected to see modest growth of 5% and 7%, respectively.

Open space in precinct 2 has a more urban quality with a lower proportion of native bushland in the urban centres and more open space for sport and recreation.

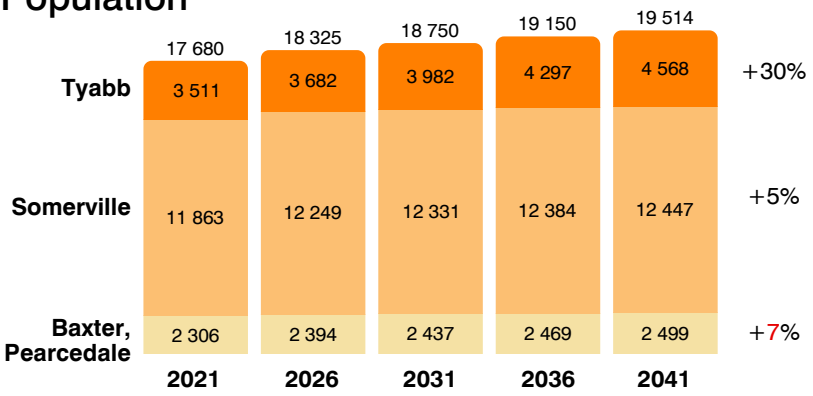
Precinct Type: **Residential**



Precinct Overview

2

Population



Source: forecast .id

Open Space Provision

Total Open Space: 223.41 ha
Council Managed Land

126 sqm pp

Conservation: 148.73 ha (66.6%) 84sqm pp

Sport: 26.11 ha (11.7%) 15sqm pp

Recreation: 25.88 ha (11.6%) 15sqm pp

30sqm pp Sport & Rec

Other Functions: 22.69 ha (10.2%)

Non Council Managed Open Space: 60.6 ha

** Open space provision ratios are all based on 2021 Forecast ID data*

Performance Measures

Overall Score	61%	*62%*
Comfort Score & Safety	69%	*72%*
Play	60%	*56%*
Landscape Quality	67%	*69%*
Design	57%	*58%*
Accessibility	52%	*56%*
Unique Qualities*	33%	*54%*

*% of total sites with unique qualities

**Shire Average*

Experience Access

Total Open Space within 400m	94%
Children's Play within 500m	76%
Natural Areas within 800m	50%
Dog off leash within 1km	52%
Sports Facilities within 1km	71%

**Refer 'Our Open Space' Section 4.6: Experience Standards*

Infrastructure Provision (2021)

16	1 Playground	per 1,105 people	1:1500 Benchmark 12 (Now) 13 (2041)
6	1 Sports Fields	per 2946 people	1:4000 Benchmark 4 Fields (Now) 5 Fields (2041)
10	1 Tennis Court	per 1,768 people	1:2000 Benchmark 9 Courts (Now) 10 Courts (2041)

**Benchmarks are based on industry-average provision ratios and are intended as a guide only. Local context and demand should be considered when applying them. For detailed, sport-specific infrastructure requirements, refer to the Mornington Peninsula Shire Sports Capacity Plan – Volume 1 – 3 (Volume 2 and 3 were adopted by Council in November 2025).*

Canopy Cover

28%
37% Shire Average

Baxter	20%
Somerville	30%
Tyabb	35%

Precinct 2 Analysis

Key Issues

Open space provision in precinct 2 has a lower quantity of conservation open space than the other Residential Precincts.

Open Space Access

Open space distribution is good in the areas of higher urban density in precinct 2. There is a lack of natural areas throughout the precinct particularly in the urban centres with parks mostly serving a recreation function with little native bushland.

Priority Gaps

- Somerville - 2 Gaps in access to dog off leash spaces to the south east of the railway line
- Somerville - Gap in access to natural spaces to the east of the railway line.
- Tyabb - Gap in access to natural spaces in the north of the urban core

Park Performance

On average open space quality is on par with the rest of the precincts however there are 3 parks which scored below 40% for performance as follows.

- Sinclair Street Reserve, Somerville 24% (high priority)
- Penton Park, Somerville 36% (high priority)

There is an overprovision of playgrounds within the precinct. In particular, 3 playgrounds in Somerville are within 500 meters of each other.

There are gaps in dog off leash areas in Somerville.

Optimising Under-utilised Open Space

The precinct contains a high number of reserves, some of which are located in close proximity to one another, offer limited function, or have restricted access. This pattern of provision may reduce the overall effectiveness and community value of the open space network.

Within this context, Somerville has been identified as an area of focus for further analysis, given the potential to enhance the performance and use of existing open spaces.



+10.4%

Growth (2021-2041)

Housing growth is more prominent in the suburb of Somerville. Ensuring open space is delivered with new housing is a key challenge and priority.

Port of Hastings

A significant portion of this precinct is made up of the Port of Hastings State and Regionally Significant Industrial Land area. This land is designated Special Use Zone 1 and is intended to be protected for future expansion of the Port and port related industries. The planning of this area is controlled by the Port of Hastings Corporation. Housing and open space within this area is minimal.

Supporting Plans

- Baxter Township Structure Plan, 2019
- Bunguyun Reserve and Tyabb Central Reserve Masterplan, 2012
- Somerville Townsip Structure Plan, 2019
- Tyabb Township Plan, 2012
- Mornington Peninsula Sports Capacity Plan – Volume 1 – 3 (Volume 2 and 3 were adopted in November 2025).

Canopy Cover



Canopy cover in precinct 2 is just below the state target of 30% and well below the Shire average of 37%. In Baxter it is 20%, ranked the second highest priority township in the Urban Forest Strategy for improvement.

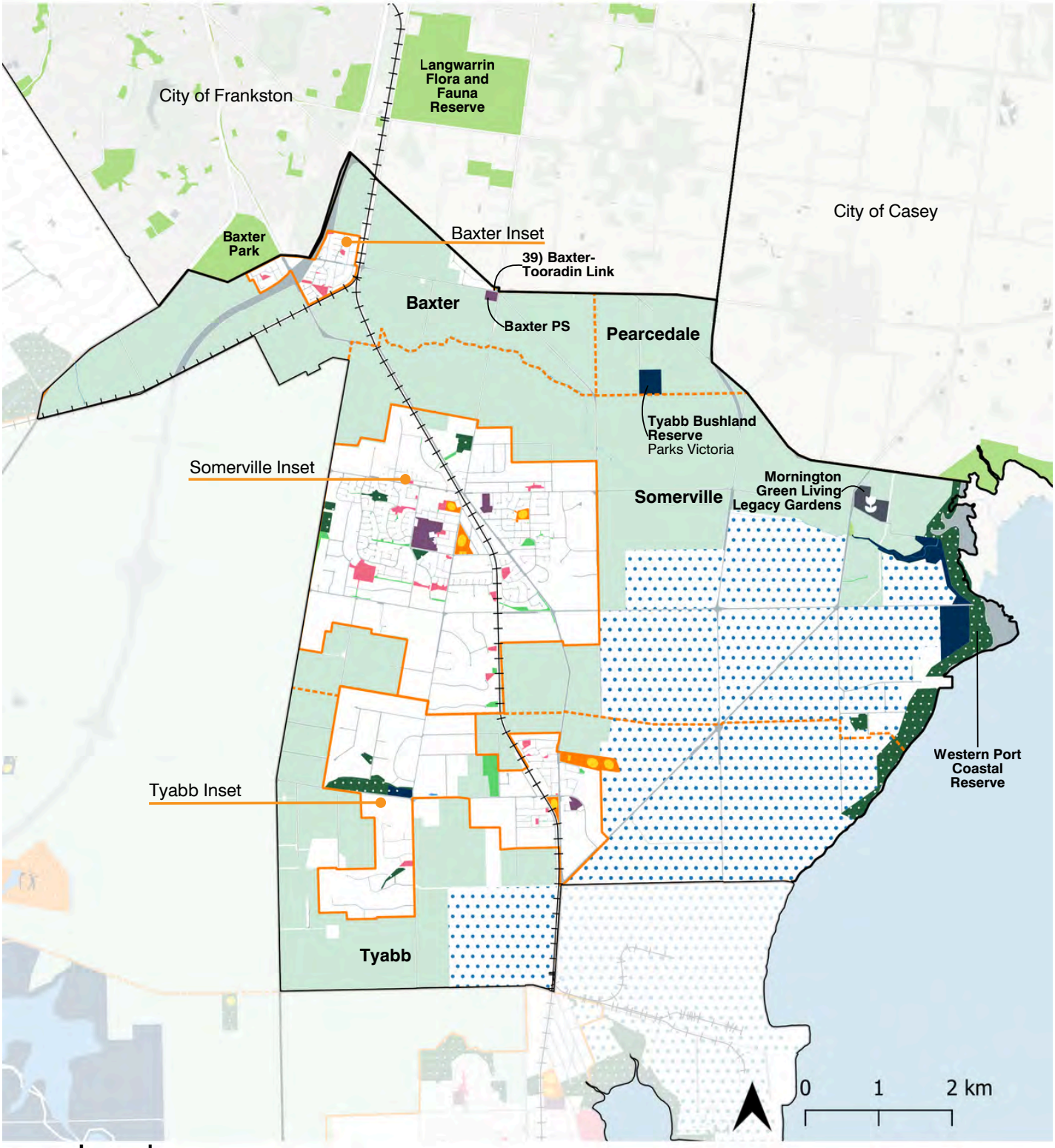
Precinct 2 Actions

No.	Action	Tasks	Priority	Timeframe	Responsibility
1.1	**PROTECT: Implement Planning Scheme Amendments to Secure and Strengthen Open Space Outcomes**				
	Undertake a planning scheme amendment to embed strategic directions, and update zoning to reflect the strategic directions of this Strategy.	• Rezone high priority parcels identified for long-term public open space use to appropriate open space zones: Change to PPRZ: ○ Clairmont Close Reserve (7) ○ Barber Reserve (entrance only) (37) ○ Banksia Reserve (40)	High	Horizon 1-3	Strategic Planning Team Planning Services Team
1.3	**PROTECT: Ensure everyone has easy access to natural open spaces**				
	Explore the potential to transform reserves with limited infrastructure into 'natural' spaces that prioritise walking paths and support biodiversity conservation **Design improvements in consultation with drainage engineer to ensure drainage function isn't compromised. NB. Prioritisation based on urban areas of the Shire which fall outside the minimum distance to natural areas as defined in the experience standards.*	Prioritise the following reserves: • Deanswood Drive Reserve (1), Somerville • Todd Grove Recreation Reserve (34), Somerville • Kinlora Drive Drainage Reserve*, Somerville • Delepan Drive Reserve (2), Tyabb • Seribu Close Reserve (31), Tyabb • Rotaract Park (33), Tyabb • Bunguyung Reserve (38), Tyabb	High	Horizon 1 (Planning) Horizon 2-3 (Rollout)	Climate Change Team Natural Systems Team Open Space Team Community Infrastructure and Open Space Planning Team
2.3	**Develop a clear and actionable open space Disposal and Acquisition process in line with the Mornington Peninsula Property Strategy 2018**				
	Review and rationalise open space by identifying underutilised or redundant sites and implementing a clear, actionable, and transparent Disposal and Acquisition process in line with the Mornington Peninsula Property Strategy 2018, to better meet community needs, improve access, and strategically address open space gaps.	• Identify open space areas that may have limited function, poor access, or are located very close to other similar spaces (within 200 metres). Explore opportunities to enhance the value of these spaces, such as improving their use, combining them with nearby spaces, or repurposing them to better serve the community. Initial areas of focus includes: Somerville, where there may be opportunities to make better use of existing open space. • Establish and implement a transparent, equitable land transaction (disposal, acquisition and reallocation) process that aligns with legislation and public acquisition overlays, supported through an assessment of need, benchmarking and community consultation. • Integrate with the Property Strategy when due for review.	High	Horizon 2	Property Strategy and Operations Team Community Infrastructure and Open Space Planning Team

Precinct 2 Actions

No.	Action	Tasks	Priority	Timeframe	Responsibility
3.1	**OPTIMISE: Improve the quality of open space in priority areas.**				
	Enhance the quality and functionality of key reserves, prioritising parks with limited nearby alternatives, and low performance ratings. ***Reserves have been prioritised where there are no other higher-performing reserves nearby* ***All recommendations should be tested with the local community to confirm priorities.*	• Improve the quality of Penton Park, Somerville (28) or Sinclair Street, Somerville (32) with the addition of park furniture and planting to improve recreation experiences in this area.	Medium	Horizon 2	Community Infrastructure and Open Space Planning Team Project Delivery Team
3.2	**OPTIMISE: Address recreational pressure from off-leash dog activities through alternative solutions.**				
	Investigate the provision of dog off-leash areas based on community feedback and in alignment with the Mornington Peninsula Shire Dogs in Public Places Policy 2024, ensuring access targets are met across all precincts.	• Investigate suitability of open space in the East of Somerville for a dog off leash area.	Medium	Horizon 3	Community Safety Team Community Infrastructure and Open Space Planning Team
3.3	**OPTIMISE: Better distribute play opportunities**				
	Review the Mornington Peninsula Shire Playspace Strategy 2015–2020 and assess opportunities to address gaps in play provision, while rationalising playgrounds in precincts with both oversupply and unmet demand to ensure equitable and efficient access across the Shire.	• Identify underutilised or redundant playgrounds (such as those with nearby play spaces within 200m, small sizes, poor access, or limited infrastructure) ○ Somerville: Explore consolidating play experiences at Penton Park (28) and Somerville Recreation Reserve (26), focusing on two higher-value sites within a 200m catchment • Explore options for redeploying or repurposing these spaces to better meet community needs and improve recreational opportunities in high-demand areas	High	Horizon 1 (Planning) Horizon 2-3 (Rollout)	Community Infrastructure and Open Space Planning Team

Precinct 2 Open Space Map



Legend

Council Managed Open Space

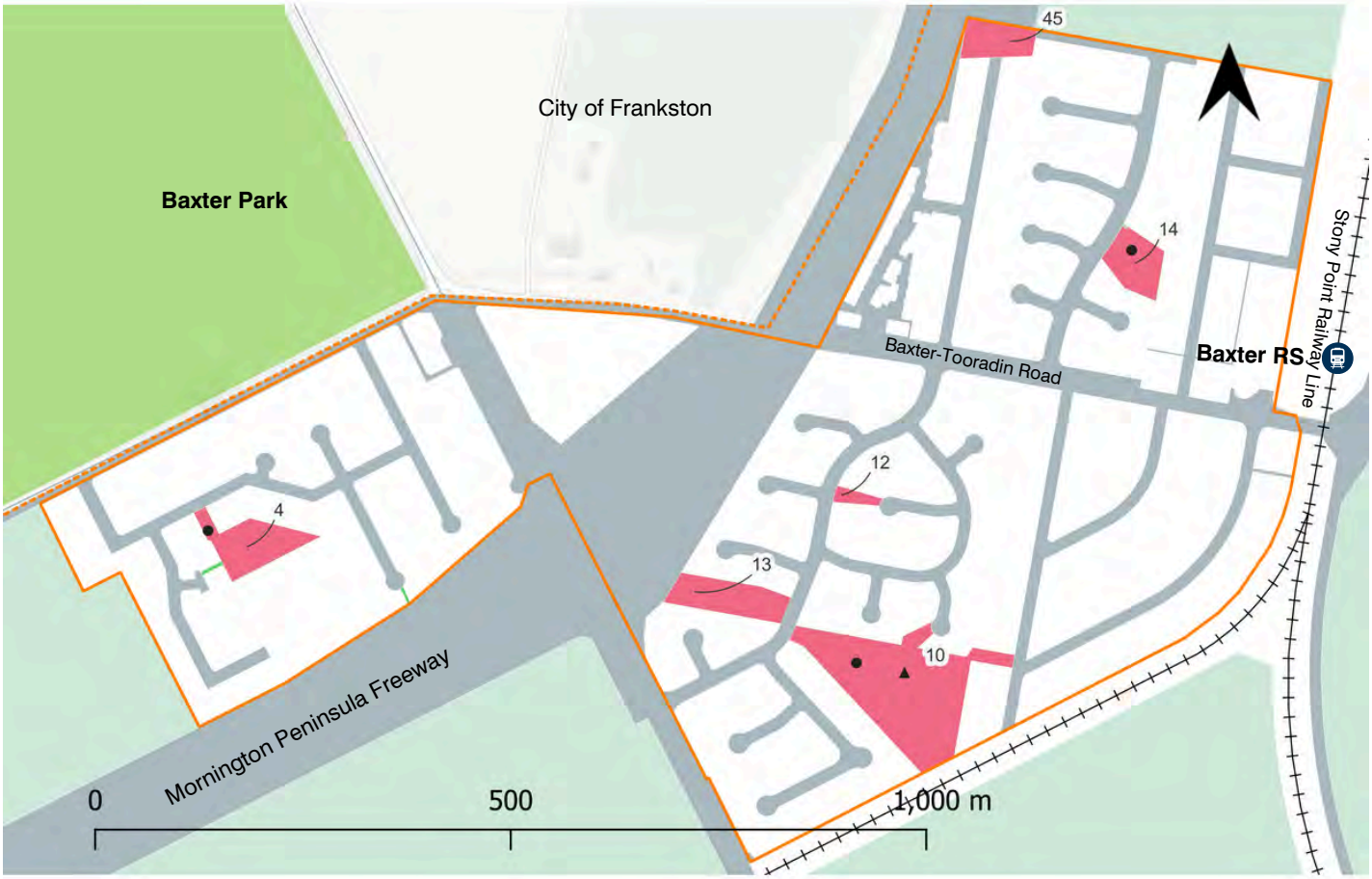
- Sport
- Recreation
- Conservation/Foreshore
- Other Functions
- Field of play
- Restricted Access
- Managed as a Bushland Reserve

Other Land

- Non Council Managed Open Space
- Open Space in Other Municipalities
- Public School
- Railway Line
- Green Wedge Land
- Port of Hastings (State and Regionally Significant Industrial Land)
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Township Boundary
- Inset Boundary

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Baxter Inset & Index



Legend

Open Space Primary Function

- Sport
- Recreation
- Conservation/Foreshore
- Other Functions
- Bushland Reserve
- Field of play
- Priority Access Gap
- Restricted Access
- Non Council Managed Open Space

Other Land

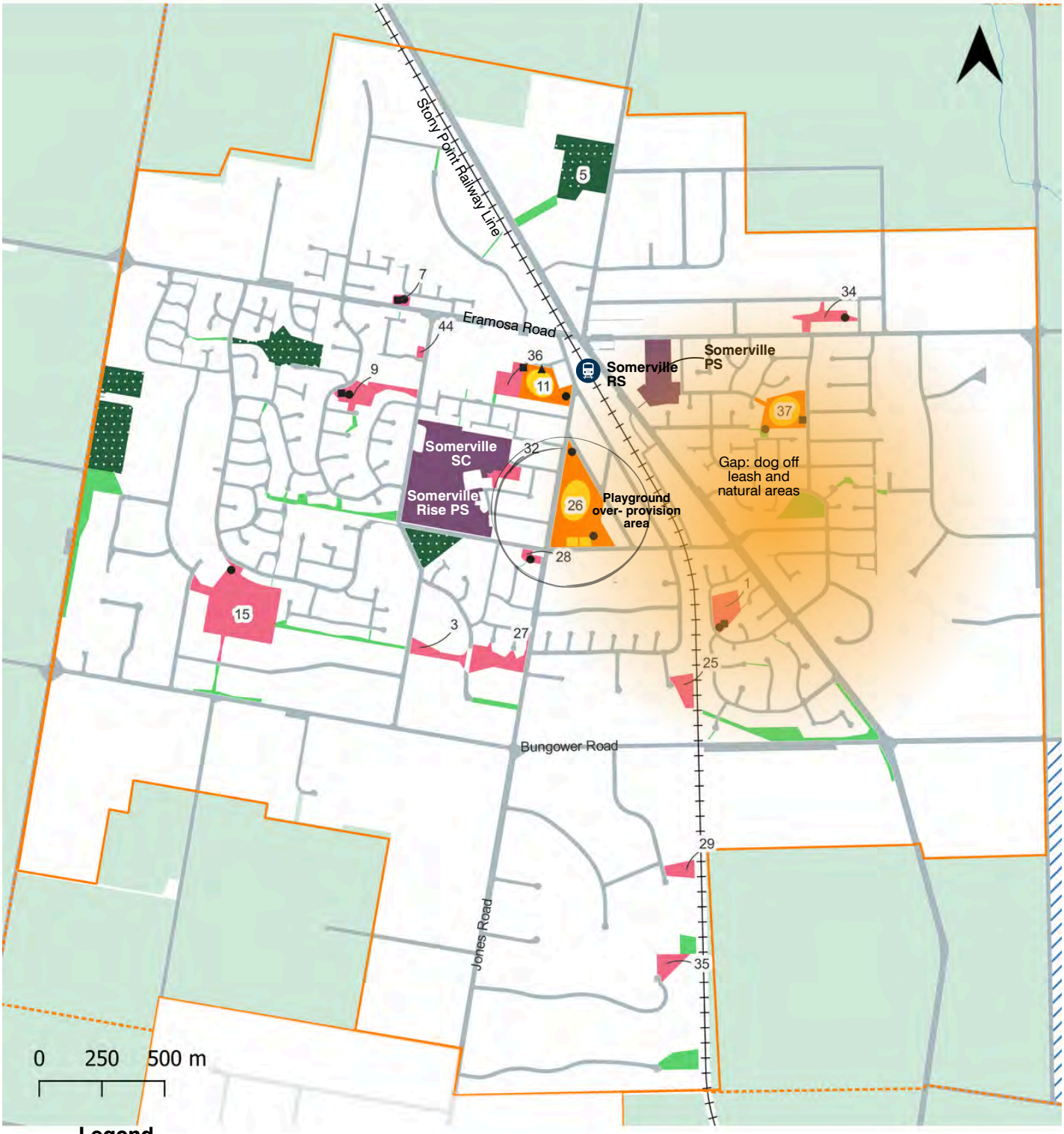
- Cemetery
- Public School
- Railway Line
- Green Wedge Land
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Port of Hastings (State and Regionally Significant Industrial Land)

Play Assets

- Playground
- Skate/BMX
- Outdoor Fitness Station
- Basketball/halfcourt

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
4	Austral Crescent Reserve	Recreation	Other	Local	0.56
10	Harold Reid Reserve	Recreation	Water Management	Neighbourhood	1.99
12	Olstead Drive Reserve	Recreation	Linking	Local	0.05
13	Bramblefield Reserve	Recreation		Local	0.53
14	Jacarandra Drive Reserve	Recreation		Local	0.40
39	Baxter-Tooradin Link (precinct 2 map)	Recreation	Linking	Local	0.06
45	Stronoway Drive Reserve	Recreation		Neighbourhood	0.19

Somerville Inset



Legend

Open Space Primary Function

- Sport
- Recreation
- Conservation/Foreshore
- Other Functions
- Bushland Reserve
- Field of play
- Priority Access Gap
- Restricted Access
- Non Council Managed Open Space
- Playground over-provision

Other Land

- Cemetery
- Public School
- Railway Line
- Green Wedge Land
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Port of Hastings (State and Regionally Significant Industrial Land)

Play Assets

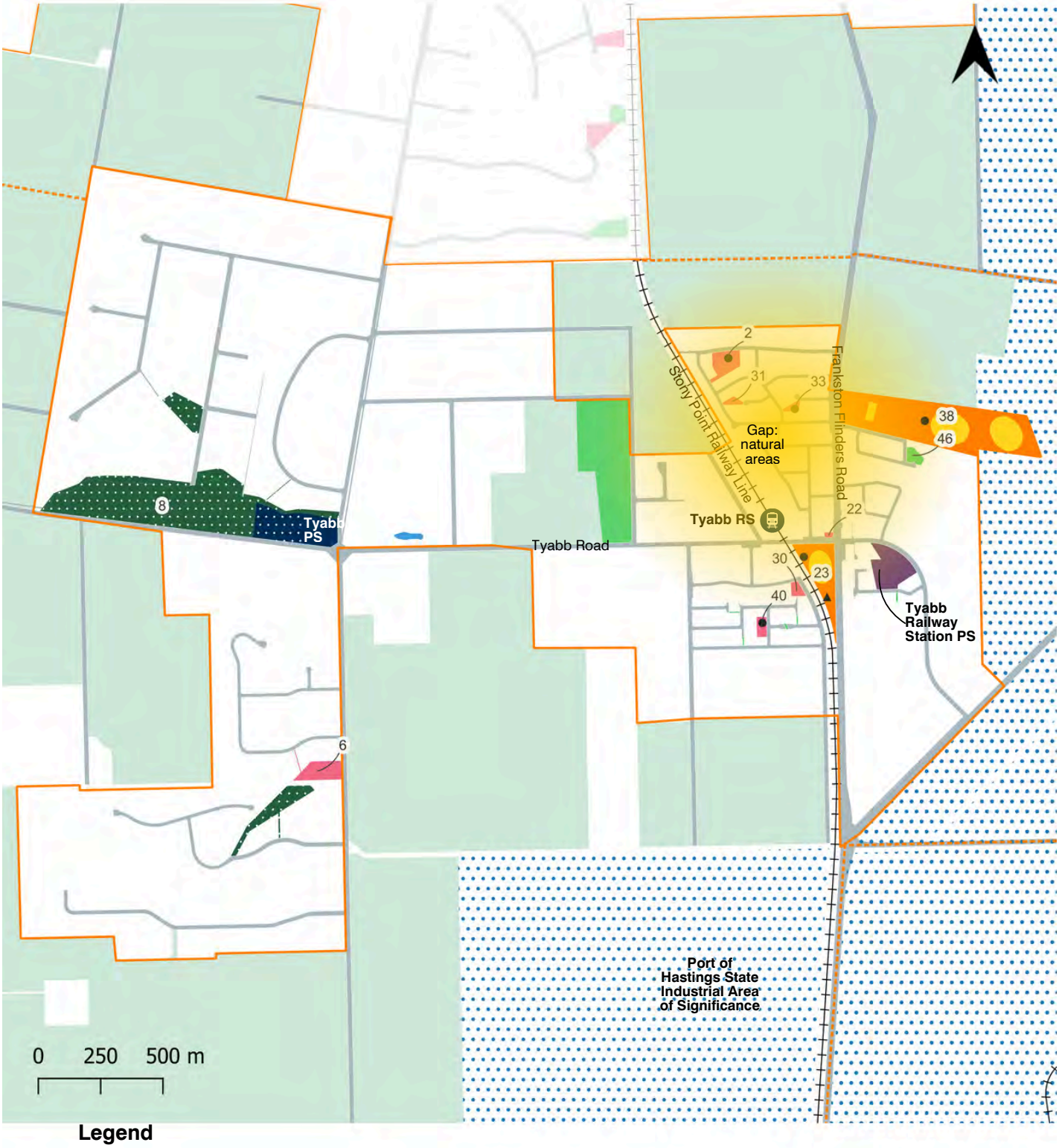
- Playground
- Skate/BMX
- Outdoor Fitness Station
- Basketball/halfcourt

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Somerville Index

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
1	Deanswood Drive Reserve	Recreation	Linking	Local	1.38
3	Austin Reserve	Recreation	Linking	Local	0.87
5	Grant Road Reserve	Environmental Conservation	Recreation	Neighbourhood	4.52
7	Clairmont Close Reserve	Recreation	Linking	Local	0.27
9	Colchester Park	Recreation	Linking	Local	1.67
11	Fruit Growers Reserve	Sport	Recreation	Neighbourhood	2.36
15	Barakee Drive Reserve	Recreation	Water Management	Neighbourhood	7.18
25	Inverness Court Reserve	Recreation	Water Management	Local	0.86
26	Somerville Recreation Reserve	Sport	Recreation	District	6.02
27	William Gomm Reserve	Recreation	Linking	Local	1.69
28	Penton Park	Recreation	Linking	Local	0.31
29	Radnor Rise Reserve	Recreation	Water Management	Local	0.66
32	Sinclair Street Reserve	Recreation	Linking	Local	0.61
34	Todd Grove Recreation Reserve	Recreation	Linking	Local	1.07
35	Vista Court Reserve	Recreation		Local	0.81
36	Somerville Recreation Centre	Recreation		Neighbourhood	1.15
37	Barber Reserve	Sport	Recreation	Neighbourhood	2.51
44	Beaconsfield Court Reserve	Recreation		Local	0.13

Tyabb Inset



Legend

Open Space Primary Function

- Sport
- Recreation
- Conservation/Foreshore
- Other Functions
- Bushland Reserve
- Field of play
- Priority Access Gap
- Restricted Access
- Non Council Managed Open Space

Other Land

- Cemetery
- Public School
- Railway Line
- Green Wedge Land

- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Port of Hastings (State and Regionally Significant Industrial Land)

Play Assets

- Playground
- Skate/BMX
- Outdoor Fitness Station
- Basketball/halfcourt

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Tyabb Index

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
2	Delepan Drive Reserve	Recreation	Linking	Local	0.99
6	Island View Drive Reserve	Recreation		Local	1.23
8	Olivers Creek Bushland Reserve	Conservation	Nature		15.72
22	Tyabb Town Park	Recreation		Local	0.07
23	Tyabb Central Reserve	Sport	Recreation	Neighbourhood	2.80
30	Western Port Lions Reserve	Recreation	Linking	Local	0.25
31	Seribu Close Reserve	Recreation	Linking	Local	0.17
33	Rotaract Park	Recreation	Linking	Local	0.18
38	Bunguyan Reserve	Sport	Recreation	District	12.42
40	Banksia Reserve	Recreation		Local	0.31
46	Stella Avenue Drainage Reserve	Water Management	Recreation	Local	0.34

Precinct 3

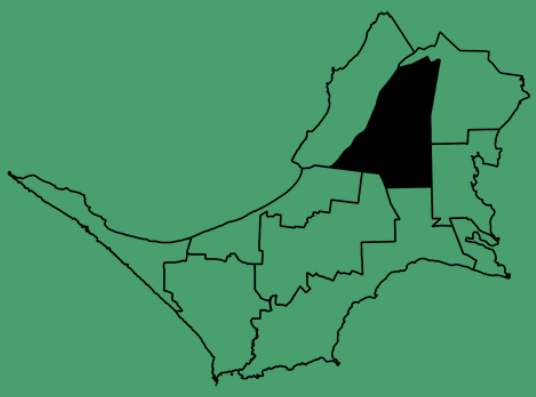
Mooroduc, Tuerong

Overview

In contrast to adjacent Precinct 1, this precinct has the lowest density at 16.8 people per square kilometre, with 1,364 residents across 81 square kilometres.

Entirely within the Green Wedge Zone, it features small agricultural holdings, wineries, orchards, and improved pastures. The Devil Bend Natural Features Reservoir and associated bushland reserve dominate the open space network, while sparse, degraded remnant ecologies include lowland forests and scattered woodlands. Protected by the Green Wedge Zone, the area's population is stable, with a forecasted 2% increase over the next two decades.

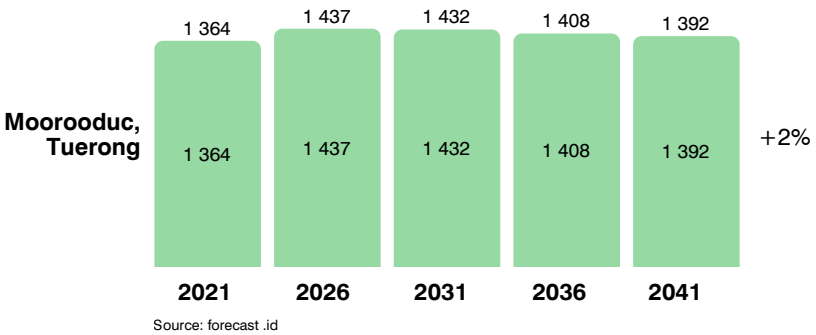
Precinct Type: **Rural**



Precinct Overview



Population



Source: forecast .id

Open Space Provision

Total Open Space: 70.2 ha
Council Managed Land

515 sqm pp

Conservation*: 66.6 ha (95%) 491sqm pp

Other Functions: 3.6ha (5%)

**NB: sports oval is available (secondary function) within Conservation (primary function) open space refer pg. 124, RM Hooper oval.*

Non Council Managed Open Space: 1066 ha

** Open space provision ratios are all based on 2021 Forecast ID data*

Experience Access

Gathering Spaces within 400m	89%
Children's Play within 500m	85%
Natural Areas within 5km	100%
Sports Facility per precinct	100%

**Refer 'Our Open Space' Section 4.6: Experience Standards*

Infrastructure Provision (2021)

0	0 Playgrounds per 1,500 people	1:1500 Benchmark 1 (Now) 1 (2041)	GAP
2	1 Sports Fields per 682 people	1:4000 Benchmark 1 Field (Now) 1 Field (2041)	
4	1 Tennis Court per 341 people	1:2000 Benchmark 1 Court (Now) 1 Court (2041)	

**Benchmarks are based on industry-average provision ratios and are intended as a guide only. Local context and demand should be considered when applying them. For detailed, sport-specific infrastructure requirements, refer to the Mornington Peninsula Shire Sports Capacity Plan – Volume 1 – 3 (Volume 2 and 3 were adopted by Council in November 2025).*

Performance Measures

Overall Score	66%	*62%*
Comfort Score & Safety	70%	*72%*
Play	60%	*56%*
Landscape Quality	70%	*69%*
Design	60%	*58%*
Accessibility	70%	*56%*
Unique Qualities	50%	*54%*

% of total sites with unique qualities

**Shire Average*

Precinct 3 Analysis

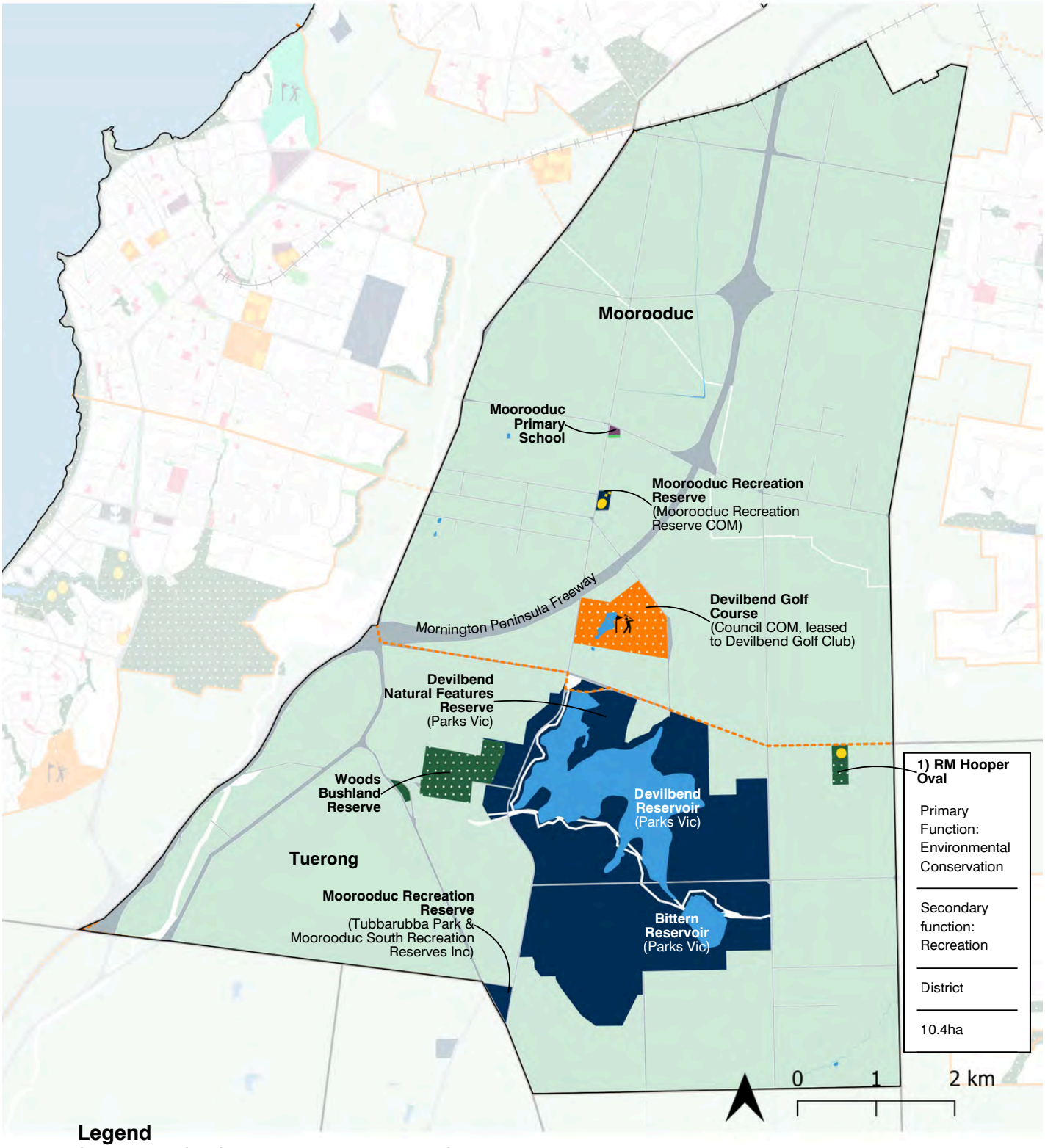
Open Space in precinct 3 almost entirely serves a conservation purpose with 2 multifunctional sporting reserves adequately serving the small resident population.

The majority of open space is managed by Parks Victoria or DEECA Committees of Management. Precinct 3 has no playgrounds despite having the population to support one.

Precinct 3 Actions

No.	Action	Tasks	Priority	Timeframe	Responsibility
3.3	**OPTIMISE: Better distribute play opportunities**				
	Review the Mornington Peninsula Shire Playspace Strategy 2015–2020 and assess opportunities to address gaps in play provision, while rationalising playgrounds in precincts with both oversupply and unmet demand to ensure equitable and efficient access across the Shire.	• Explore the opportunity to develop a playground at RM Hooper Reserve to fill the playground gap in this precinct	High	Horizon 1 (Planning) Horizon 2-3 (Rollout)	Community Infrastructure and Open Space Planning Team

Precinct 3 Open Space Map



Legend

Council Managed Open Space

- Sport
- Recreaction
- Conservation/Foreshore
- Other Functions
- Field of play
- Restricted Access
- Managed as a Bushland Reserve

Other Land

- Non Council Managed Open Space
- Open Space in Other Municipalities
- Public School
- Railway Line
- Green Wedge Land
- Port of Hastings (State and Regionally Significant Industrial Land)
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Township Boundary
- Inset Boundary

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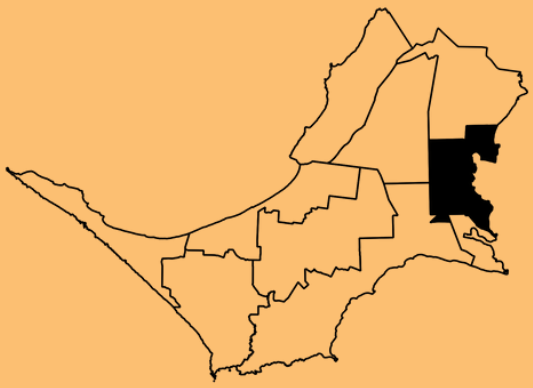
Precinct 4

Hastings, Bittern, Crib Point

Overview

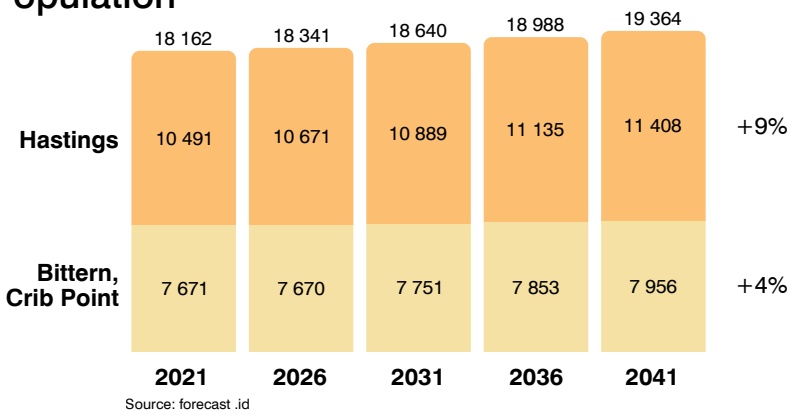
Located on the eastern edge of the Green Wedge, Precinct 4 has approximately 18,000 residents across 50 square kilometres, making it the most densely populated area on the Western Port side. Hastings is a major activity centre, while Bittern and Crib Point are local town centres. The sense of place is industrial due to the area's proximity to an industrial port and HMAS Cerberus. The precinct features Ramsar-listed coastal wetlands, endangered heath ecologies, and opportunities for nature-based recreation and tourism, with scenic views across Western Port to French Island. Growth is modest, with Hastings' population projected to rise by 9% by 2041.

Precinct Type: **Residential**



Precinct Overview

Population



Source: forecast .id

Open Space Provision

Total Open Space: 634.3 ha
Council Managed Land

349sqm pp

Conservation: 543.1 ha (85%) 299sqm pp

Sport: 20 ha (3%) 11sqm pp

Recreation: 49 ha (9%) 27sqm pp

38sqm pp Sport & Rec

Other Functions: 22.2 ha (3%)

Non Council Managed Open Space: 70.5 ha

** Open space provision ratios are all based on 2021 Forecast ID data*

Experience Access

Total Open Space within 400m	90%
Children's Play within 500m	76%
Natural Areas within 800m	93%
Dog off leash within 1km	71%
Sports Facilities within 1km	80%

**Refer 'Our Open Space' Section 4.6: Experience Standards*

Performance Measures

Overall Score	63%	*62%*
Comfort Score & Safety	73%	*72%*
Play	53%	*56%*
Landscape Quality	71%	*69%*
Design	58%	*58%*
Accessibility	60%	*56%*
Unique Qualities % of total sites with unique qualities	62%	*54%*

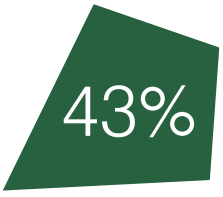
**Shire Average*

Infrastructure Provision (2021)

13	1 Playground per 1,397 people	1:1500 Benchmark 12 (Now) 13 (2041)	
4	1 Sports Fields per 3,027 people	1:4000 Benchmark 5 Fields (Now) 5 Fields (2041)	*GAP*
13	1 Tennis Court per 1,397 people	1:2000 Benchmark 9 Courts (Now) 10 Courts (2041)	

**Benchmarks are based on industry-average provision ratios and are intended as a guide only. Local context and demand should be considered when applying them. For detailed, sport-specific infrastructure requirements, refer to the Mornington Peninsula Shire Sports Capacity Plan – Volume 1 – 3 (Volume 2 and 3 were adopted by Council in November 2025).*

Canopy Cover



Hastings	33%
Bittern	47%
Crib Point	50%

Precinct 4 Analysis

Key Issues

Provision of open space is good in precinct 4 with an above average amount of open space primarily for sport and recreation purposes.

Experience Access

Open space distribution is generally good with gaps mainly appearing in the periphery of townships in lower density areas.

Provision of playgrounds within the precinct is on par but may fall below the benchmark with population growth.

Provision of sports fields is adequate in the urban core but falls below the benchmark for the current population by 1 oval.

Priority Gaps

There are two priority gaps in the precinct both in Hastings.

- Hastings - Gap in the north of the urban core for access to all open space
- Hastings - Gap in central Hastings for access to playgrounds

Infrastructure Provision

Precinct 4 could benefit from access to an additional sports field. For detailed, sport-specific infrastructure requirements, please refer to the Mornington Peninsula Sports Capacity Plan – Volume 1 – 3 (Volume 2 and 3 were adopted in November 2025).

Note: Improved access does not necessarily mean constructing new facilities. Alternative approaches such as joint-use agreements, revised management models, and partnerships should also be explored to meet future needs, in the first instance.

Park Performance

On average open space is performing on par with the rest of the Shire with playgrounds performing slightly better than other precincts.

One audited park scored below 30% in terms of overall performance.

- The Bittern Boulevard, Bittern 28% (high priority)

Optimising Under-utilised Open Space

The precinct contains a high number of reserves, some of which are located in close proximity to one another, offer limited function, or have restricted access. This pattern of provision may reduce the overall effectiveness and community value of the open space network.

Within this context, Hastings has been identified as an area of focus for further analysis, given the potential to enhance the performance and use of existing open spaces.

Coastal Open Space

Like many coastal areas, this precinct is expected to face increasing exposure to natural coastal processes over time. This includes the potential for more frequent erosion, storm surges and, in the longer term, permanent tidal inundation in some locations.

These changes may gradually affect a range of public and environmental assets, including community facilities, local infrastructure (such as drainage, sewage, water and electricity), coastal vegetation and habitats, and areas of cultural and environmental significance.
By planning ahead, we can better understand and manage these risks to ensure the long-term protection, accessibility and resilience of our coastal open spaces.

Hastings has been identified as a focus area for coastal planning as it faces both increasing inundation (both temporary and more permanent) and erosion risks, particularly around the Hastings foreshore reserve and surrounding areas. These areas also hold various important assets and services key to liveability, economy and enjoyment of Hastings township. Unique and special coastal and marine vegetation and habitats are also at risk including Ramsar Wetlands, and areas associated with First Nations culture.
Our Coast Our Future Strategy

Supporting Plans

- Crib Point Township Structure Plan, 2021
- Hastings Coastal Management Plan, 2015
- Hastings Town Centre Structure Plan, 2017
- Hastings Foreshore Masterplan, 2023
- Western Port Coastal Villages Surrounding Settlements Strategy, 2019
- Mornington Peninsula Sports Capacity Plan – Volume 1 – 3 (Volume 2 and 3 were adopted in November 2025).

Precinct 4 Actions

No.	Action	Tasks	Priority	Timeframe	Responsibility
1.1	**PROTECT: Implement Planning Scheme Amendments to Secure and Strengthen Open Space Outcomes**				
	Undertake a planning scheme amendment to embed strategic directions, and update zoning to reflect the strategic directions of this Strategy.	• Rezone high priority parcels identified for long-term public open space use to appropriate open space zones: Change to PPRZ: ○ Flinders Sreet Reserve (25) ○ Arthur W Peterson Reserve (15) ○ Tara Drive Reserve (8) ○ Barcoo Street Playground (27) ○ Olivia Way Park (28) Change to PCRZ: ○ Dartnell Reserve (40) ○ King Creek Bushland Reserve - South ○ Warringine Park - Coastal ○ Warringine Park - Creek ○ Warringine Park - Woodland	High	Horizon 1-3	Strategic Planning Team Planning Services Team
1.3	**PROTECT: Ensure everyone has easy access to natural open spaces**				
	Explore the potential to transform reserves with limited infrastructure into 'natural' spaces that prioritise walking paths and support biodiversity conservation	Prioritise the following reserves: • Hastings Foreshore Reserve (6 and 12), Hastings (ensuring alignment with Hastings Foreshore Masterplan 2023).	High	Horizon 1 (Planning) Horizon 2-3 (Rollout)	Climate Change Team Natural Systems Team Open Space Team Community Infrastructure and Open Space Planning Team
1.7	**PROTECT: Proactively plan for the impact of future climate change on open spaces**				
	Support the implementation of the Mornington Peninsula Biodiversity Conservation Plan and Our Coast Our Future Coastal Strategy by prioritising actions that help manage and adapt to the impacts of climate change across the open space network.	• In partnership with local environmental, landcare and reserve friends-groups, prioritise open spaces for revegetation and habitat restoration using climate-resilient indigenous species to strengthen ecological corridors and buffer vulnerable habitats, working with ecologists, land managers, and Traditional Owners to map high-priority areas. • Protect and deliver open space upgrades near the foreshore in line with Coastal and Marine Management Plans (CMMPs) and consult the Coastal Strategy modelling and recommendations to ensure upgrades are future-proofed, and proactively select sites and infrastructure for resilience.	High	Horizon 1-3	Climate Change Team Natural Systems Team Open Space Team Community Infrastructure and Open Space Planning Team

Precinct 4 Actions

No.	Action	Tasks	Priority	Timeframe	Responsibility
2.1	**GROW: Expand and improve open space in priority locations.**				
	Enhance accessibility to open space by addressing walkability gaps within urban areas of the Shire. Prioritise identifying and developing key locations for new or expanded open spaces, ensuring all residents have convenient access to recreational areas, with a focus on areas designated for future growth.	• Partner with VicTrack to improve access and develop a new local park along the rail corridor in North Hastings, addressing the open space gap near Tyabb Railway Reserve.	Medium	Horizon 2	Community Infrastructure and Open Space Planning Team
2.3	**Develop a clear and actionable open space Disposal and Acquisition process in line with the Mornington Peninsula Property Strategy 2018**				
	Review and rationalise open space by identifying underutilised or redundant sites and implementing a clear, actionable, and transparent Disposal and Acquisition process in line with the Mornington Peninsula Property Strategy 2018, to better meet community needs, improve access, and strategically address open space gaps.	• Identify open space areas that may have limited function, poor access, or are located very close to other similar spaces (within 200 metres). Explore opportunities to enhance the value of these spaces, such as improving their use, combining them with nearby spaces, or repurposing them to better serve the community. Initial area of focus includes: **Hastings**, where there may be opportunities to make better use of existing open space. • Establish and implement a transparent, equitable land transaction (disposal, acquisition and reallocation) process that aligns with legislation and public acquisition overlays, supported through an assessment of need, benchmarking and community consultation. • Integrate with the Property Strategy when due for review.	High	Horizon 2	Property Strategy and Operations Team Community Infrastructure and Open Space Planning Team
2.6	**GROW: Partner with schools to share open space for mutual benefit**				
	Develop a plan to work with schools to facilitate shared access to open spaces, including playgrounds and ovals, in areas with gaps in open space provision.	• Develop shared use agreements for playgrounds, ovals, and other facilities. • Consider after-hours access through measures like open gates or signage. • Align the approach with the Plan for Victoria. • Identify schools in areas with open space gaps. • Enter into negotiations with the following schools: ○ Hastings Primary School	Medium	Horizon 3	Property Strategy and Operations Team Community Infrastructure and Open Space Planning Team Peninsula Sports Development Team

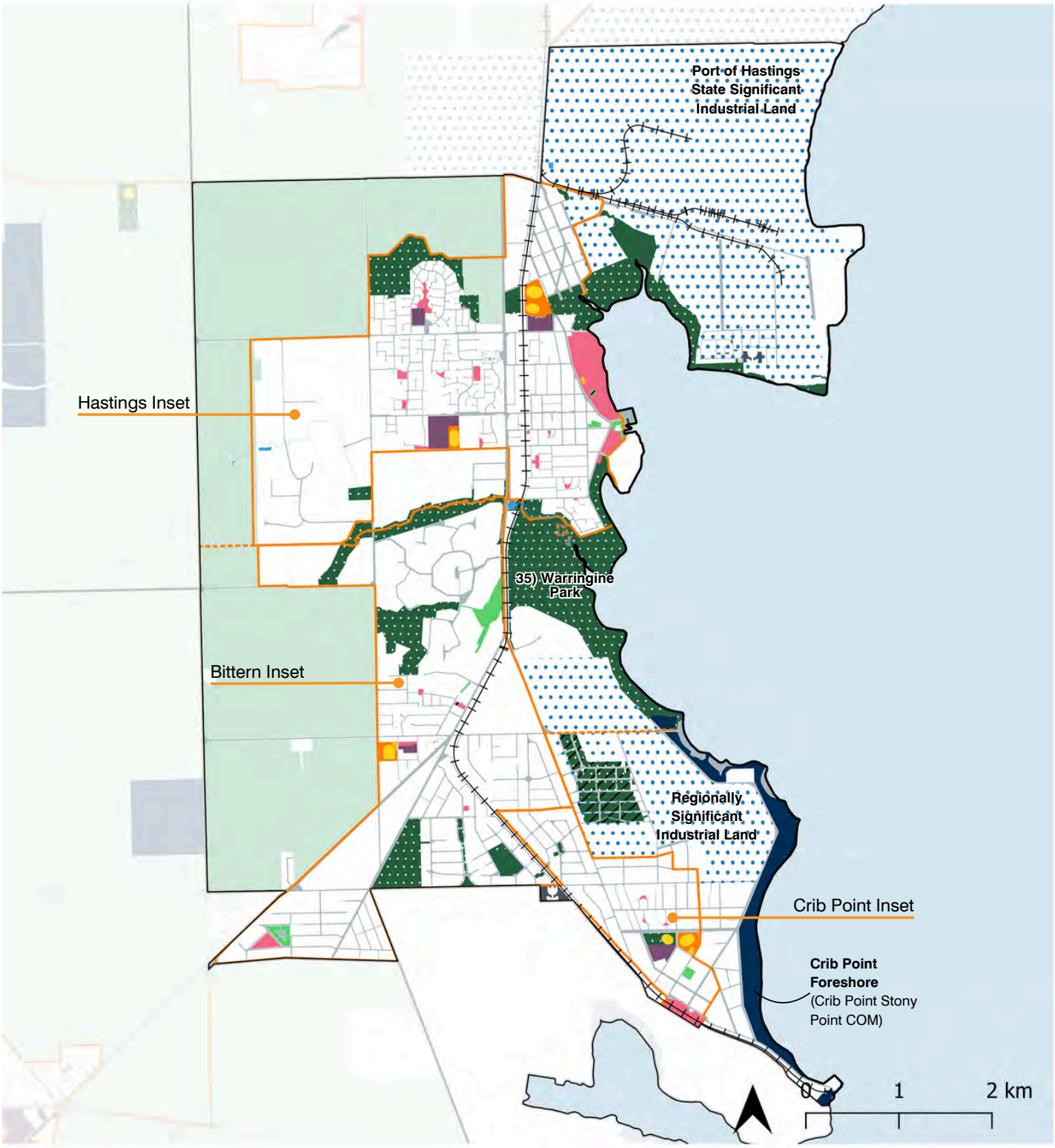
Precinct 4 Actions

No.	Action	Tasks	Priority	Timeframe	Responsibility
3.1	**OPTIMISE: Improve the quality of open space in priority areas.**				
	Enhance the quality and functionality of key reserves, prioritising parks with limited nearby alternatives, and low performance ratings.	• The Bittern Boulevard, Bittern (19). Improve the appeal and functionality of the reserve with park furniture mature trees. *NB. Reserves have been prioritised where there are no other higher-performing reserves nearby. All recommendations should be tested with the local community to confirm priorities.*	Medium	Horizon 2	Community Infrastructure and Open Space Planning Team Project Delivery Team
3.3	**OPTIMISE: Better distribute play opportunities**				
	Review the Mornington Peninsula Shire Playspace Strategy 2015–2020 and assess opportunities to address gaps in play provision, while rationalising playgrounds in precincts with both oversupply and unmet demand to ensure equitable and efficient access across the Shire.	• Consider planning for a playspace within the following play gaps in growth areas (incremental change) ○ Hastings Foreshore Reserve (northern end)	High	Horizon 1 (Planning) Horizon 2-3 (Rollout)	Community Infrastructure and Open Space Planning Team
3.4	**OPTIMISE: Improve Play opportunities across the Shire**				
	Review the Mornington Peninsula Shire Playspace Strategy 2015-2020 to improve play opportunities for all ages and abilities across the Shire	• Deliver new skate facility at Arthur W Peterson Reserve (15) subject to VicTrack approval.	Medium	Horizon 1 (Planning) Horizon 2-3 (Rollout)	Community Infrastructure and Open Space Planning Team

Precinct 4 Actions

No.	Action	Tasks	Priority	Timeframe	Responsibility
3.5	**OPTIMISE: Develop masterplans for under performing reserves**				
	Prioritise and develop masterplans for parks and reserves to meet community needs and support sustainable development.	• Assess, identify and prioritise district or regional open spaces that support complex and overlapping activities, have limited nearby alternatives, or possess unique characteristics and are identified as high-use and or highly sensitive. • Engage the community in the planning process to ensure plans reflect local priorities and align with broader Council strategies for sustainability, asset renewal, and infrastructure development. • Develop masterplans for district reserves with a performance score below 60%, in line with capital works and asset renewal programs, including: Graham Myers Memorial Reserve, Bittern (21), Cyril Fox Recreation Reserve, Crib Point (24) and Western Port Athletics Track, Hastings, (30)	Medium - High	Horizon 1 (Planning) Horizon 2-3 (Rollout) Ongoing	Community Infrastructure and Open Space Planning Team
3.6	**OPTIMISE: Support the implementation of existing masterplans**				
	Support the implementation of master/concept plans to enhance the open space network	• Hastings Foreshore Master Plan (6 &12)	High	Horizon 1	Community Infrastructure and Open Space Planning Team Project Delivery Team

Precinct 4 Open Space Map



Legend

Council Managed Open Space

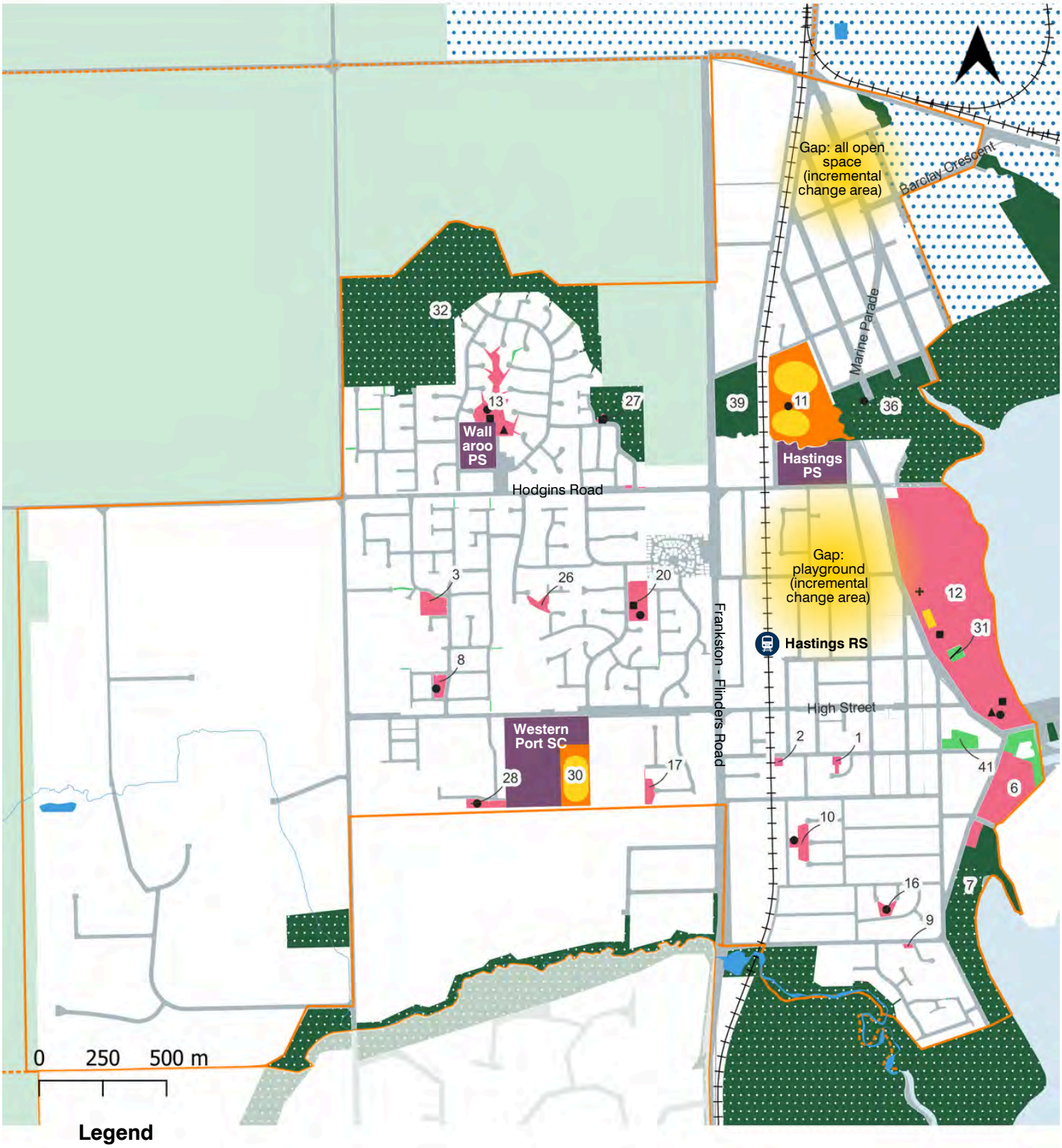
- Sport
- Recreation
- Conservation/Foreshore
- Other Functions
- Field of play
- Restricted Access
- Managed as a Bushland Reserve

Other Land

- Non Council Managed Open Space
- Open Space in Other Municipalities
- Public School
- Railway Line
- Green Wedge Land
- Port of Hastings (State and Regionally Significant Industrial Land)
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Township Boundary
- Inset Boundary

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Hastings Inset



Legend

Open Space Primary Function

- Sport
- Recreation
- Conservation/Foreshore
- Other Functions
- Bushland Reserve
- Field of play
- Priority Access Gap
- Restricted Access
- Non Council Managed Open Space

Other Land

- Cemetery
- Public School
- Railway Line
- Green Wedge Land
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Port of Hastings (State and Regionally Significant Industrial Land)

Play Assets

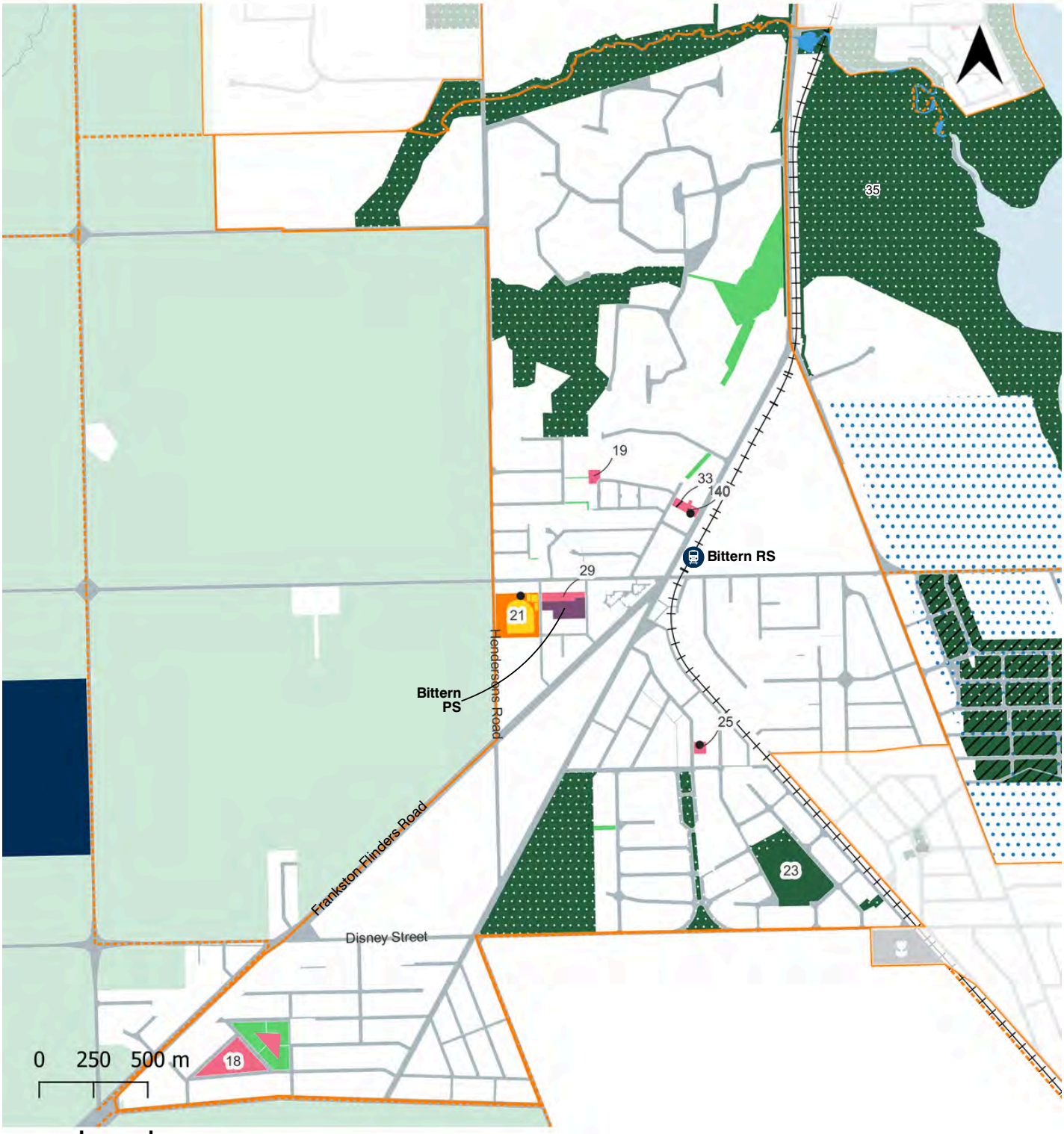
- Playground
- Skate/BMX
- Outdoor Fitness Station
- Basketball/halfcourt

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Hastings Index

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
1	Cyril Ward Reserve	Recreation	Linking	Local	0.16
2	Elizabeth Street Reserve	Recreation		Local	0.11
3	Lantons Way Park	Recreation		Neighbourhood	0.83
6	Hastings Foreshore South	Recreation		Local	4.17
7	Warringine Park (north section)	Conservation	Water Foreshore	Regional	5.77
8	Tara Drive Reserve	Recreation		Local	0.41
9	Carinya Court Reserve	Recreation		Local	0.06
10	Rotary Park	Recreation	Linking	Local	0.72
11	Hastings Park	Sport	Recreation	District	8.81
12	Hastings Foreshore Reserve (including Fred Smith Reserve)	Recreation	Sport	District	72.91
13	Westpark Reserve	Recreation	Linking	Neighbourhood	2.28
16	Gaskin Avenue Reserve	Recreation	Linking	Local	0.29
17	Lomica Drive Reserve	Recreation	Water Management	Local	0.36
20	Villawood Drive Reserve	Recreation		Neighbourhood	1.18
26	Cypress Close Reserve	Recreation	Linking	Neighbourhood	0.34
27	Barcoo Street Reserve	Recreation		Local	0.14
28	Olivia Way Park	Recreation	Water Management	Local	0.48
30	Western Port Athletics Track	Sport	Recreation	District	2.77
31	Hastings Bowls Club	Other		Restricted	0.28
32	King Creek Bushland Reserve	Conservation	Recreation	Neighbourhood	32.73
36	J A Babington Park	Conservation	Nature	Neighbourhood	3.27
39	Hastings Community Hub	Conservation	Recreation	Local	4.29
41	Herring Street Reserve	Other	Recreation	Local	1.74

Bittern Inset



Legend

Open Space Primary Function

- Sport
- Recreation
- Conservation/Foreshore
- Other Functions
- Bushland Reserve
- Field of play
- Priority Access Gap
- Restricted Access
- Non Council Managed Open Space

Other Land

- Cemetery
- Public School
- Railway Line
- Green Wedge Land
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Port of Hastings (State and Regionally Significant Industrial Land)

Play Assets

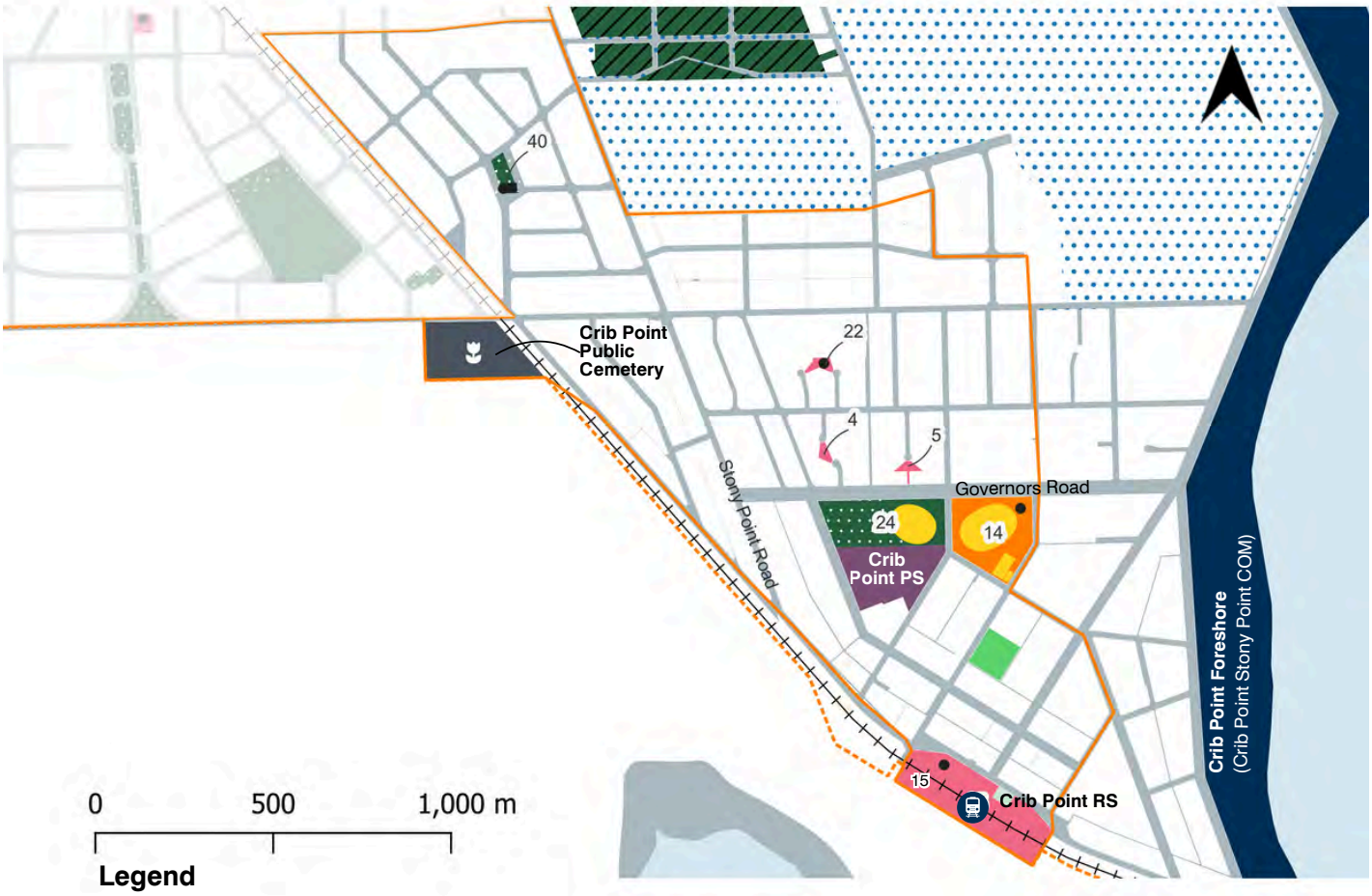
- Playground
- Skate/BMX
- Outdoor Fitness Station
- Basketball/halfcourt

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Bittern Index

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
18	Rosyth Road Reserve (across two parcels)	Recreation		Neighbourhood	3.44
19	The Bittern Boulevard	Recreation	Linking	Local	0.32
21	Graham Myers Memorial Reserve	Sport	Recreation	District	4.05
23	Lens Reserve	Conservation	Recreation	Local	7.76
25	Flinders Street Reserve	Recreation		Local	0.30
29	Cresswell Road Open Space	Recreation	Linking	Local	0.74
33	Bittern Preschool	Recreation		Restricted	0.24
35	Warringine Park	Conservation	Nature	Regional	167.48
140	Bittern Hall Grounds	Recreation		Local	0.29

Crib Point Inset & Index



Legend

Open Space Primary Function

- Sport
- Recreaction
- Conservation/Foreshore
- Other Functions
- Bushland Reserve
- Field of play
- Priority Access Gap
- Restricted Access
- Non Council Managed Open Space

Other Land

- Cemetery
- Public School
- Railway Line
- Green Wedge Land
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Port of Hastings (State and Regionally Significant Industrial Land)

Play Assets

- Playground
- Skate/BMX
- Outdoor Fitness Station
- Basketball/halfcourt

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
4	Bond Close Reserve	Recreation	Linking	Local	0.14
5	Kara Court Reserve	Recreation	Linking	Local	0.16
14	Crib Point Recreation Reserve	Sport	Recreation	District	4.38
15	Arthur W Peterson Reserve (council committee of management for playground only)	Recreation		Neighbourhood	5.93
22	Osment Court Reserve	Recreation	Linking	Local	0.22
24	Cyril Fox Recreation Reserve	Conservation	Sport	District	4.36
40	Dartnell Reserve	Conservation	Recreation	Local	0.45

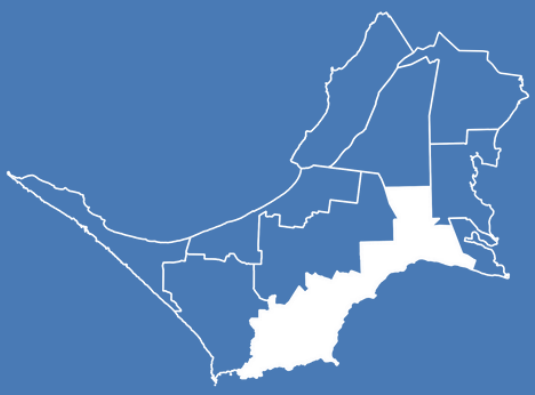
Precinct 5

Somers, Balnarring, Balnarring Beach, Merricks, Merricks Beach, Point Leo, Shoreham, Flinders

Overview

Located on the south-eastern edge of the Green Wedge, Precinct 5 has a semi-rural character, with approximately 7,000 residents mainly in Somers, Balnarring, Shoreham, and Flinders. The 133 square kilometres feature rolling pastures, cypress windbreaks, and remnant coastal ecologies, including coastal scrubland, grasslands, and dry forests within road reserves. Known for views of Phillip Island and the inland hills, the community values its semi-rural identity, favouring environmentally sensitive infrastructure and opportunities to connect with nature. The population is projected to increase by 22% over the next two decades, primarily in the main town centres.

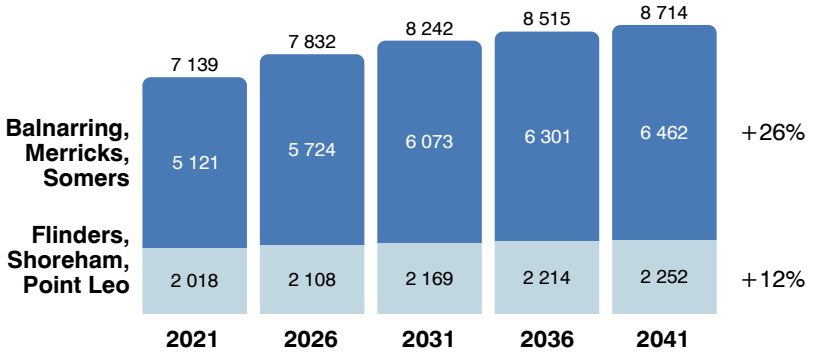
Precinct Type: **Coastal**



Precinct Overview

5

Population



Source: forecast .id

Open Space Provision

Total Open Space: 209.67 ha
Council Managed Land

294sqm pp

Conservation: 176.8 ha (84%) 248sqm pp

Sport: 15.72 ha (7%) 22sqm pp

Recreation: 13.86 ha (7%) 19sqm pp

41sqm pp Sport & Rec

Other Functions: 3.29 ha (2%)

Non Council Managed Open Space: 648.2 ha

** Open space provision ratios are all based on 2021 Forecast ID data*

Experience Access

Total Open Space within 400m	97%
Children's Play within 1km	84%
Natural Areas within 400m	75%
Dog off leash per town	60% (Available in 3 out of 5 towns)
Sports Facilities per town	60% (Available in 3 out of 5 towns)

**Refer 'Our Open Space' Section 4.6: Experience Standards*

Infrastructure Provision (2021)

12	1 Playground	per 594 people	1:1500 Benchmark 5 (NOw) 6 (2041)
3	1 Sports Field	per 2,380 people	1:4000 Benchmark 2 Fields (Now) 2 Fields (2041)
21	1 Tennis Court	per 340 people	1:2000 Benchmark 4 Courts (Now) 4 Courts (2041)

**Benchmarks are based on industry-average provision ratios and are intended as a guide only. Local context and demand should be considered when applying them. For detailed, sport-specific infrastructure requirements, refer to the Mornington Peninsula Shire Sports Capacity Plan – Volume 1 – 3 (Volume 2 and 3 were adopted by Council in November 2025).*

Performance Measures

Overall Score	72%	*62%*
Comfort Score & Safety	89%	*72%*
Play	71%	*56%*
Landscape Quality	82%	*69%*
Design	65%	*58%*
Accessibility	55%	*56%*
Unique Qualities	55%	*54%*

% of total sites with unique qualities

**Shire Average*

Canopy Cover

46%
37% Shire Average

Somers	48%	**Point Leo**	41%
Balnarring	39%	**Shoreham**	59%
Merricks Beach	47%	**Flinders**	43%
Balnarring Beach	37%		

Precinct 5 Analysis

Key Issues

Provision of open space is above average in precinct 5 with a high proportion of open space per person coastal and inland. The majority of foreshore reserves in precinct 5 are managed by Parks Victoria or a patchwork of DEECA committees of management. This fragmented management framework is a challenge.

Experience Access

Open space is generally well distributed across Precinct 5, with no priority access gaps identified.
However, due to the dispersed settlement pattern and relatively small population base, there is an over-provision of infrastructure in some locations. For example, Somers contains three small playgrounds located in close proximity, which may offer limited value in terms of diversity or efficiency of provision.

The precinct includes three sporting ovals, which is considered sufficient for the overall population. However, this results in some towns not being directly serviced by a dedicated sporting reserve.

In terms of dog off-leash access, the precinct does not meet the aspirational experience standards. Off-leash areas are available in Somers and Flinders, but are lacking in Shoreham, Point Leo, Merricks, and Balnarring Beach.

Coastal Open Space

The majority of foreshore reserves in precinct 5 are managed by Parks Victoria or DEECA committees of management.

Like many coastal areas, this precinct is expected to face increasing exposure to natural coastal processes over time. This includes the potential for more frequent erosion, storm surges and, in the longer term, permanent tidal inundation in some locations.

These changes may gradually affect a range of public and environmental assets, including community facilities, local infrastructure (such as drainage, sewage, water and electricity), coastal vegetation and habitats, and areas of cultural and environmental significance.
By planning ahead, we can better understand and manage these risks to ensure the long-term protection, accessibility and resilience of our coastal open spaces.

Somers, Flinders and Balnarring Beach have been selected as focus areas for further coastal assessment and planning as it faces increasing erosion risks. They have high erosion risk ratings in the short term increasing to extreme in longer-term, with almost 300 at risk residential and/or commercial buildings combined across these townships in the longer-term. Important vegetation, habitat, Ramsar Wetlands, and areas associated with First Nations culture are vulnerable

Our Coast Our Future Strategy

Supporting Plans

- Balnarring Structure Plan, 2019
- Balnarring Recreation Reserve Master Plan, 2013
- Flinders Coastal and Marine Management Plan, 2023
- Flinders Foreshore Precinct Conservation Management Plan, 2023
- Flinders Park and Cook Street Open Space Master Plan, 2014
- Merricks Station Grounds Master Plan, 2012
- Western Port Coastal Villages Surrounding Settlements Strategy, 2019
- Mornington Peninsula Sports Capacity Plan – Volume 1 – 3 (Volume 2 and 3 were adopted in November 2025).

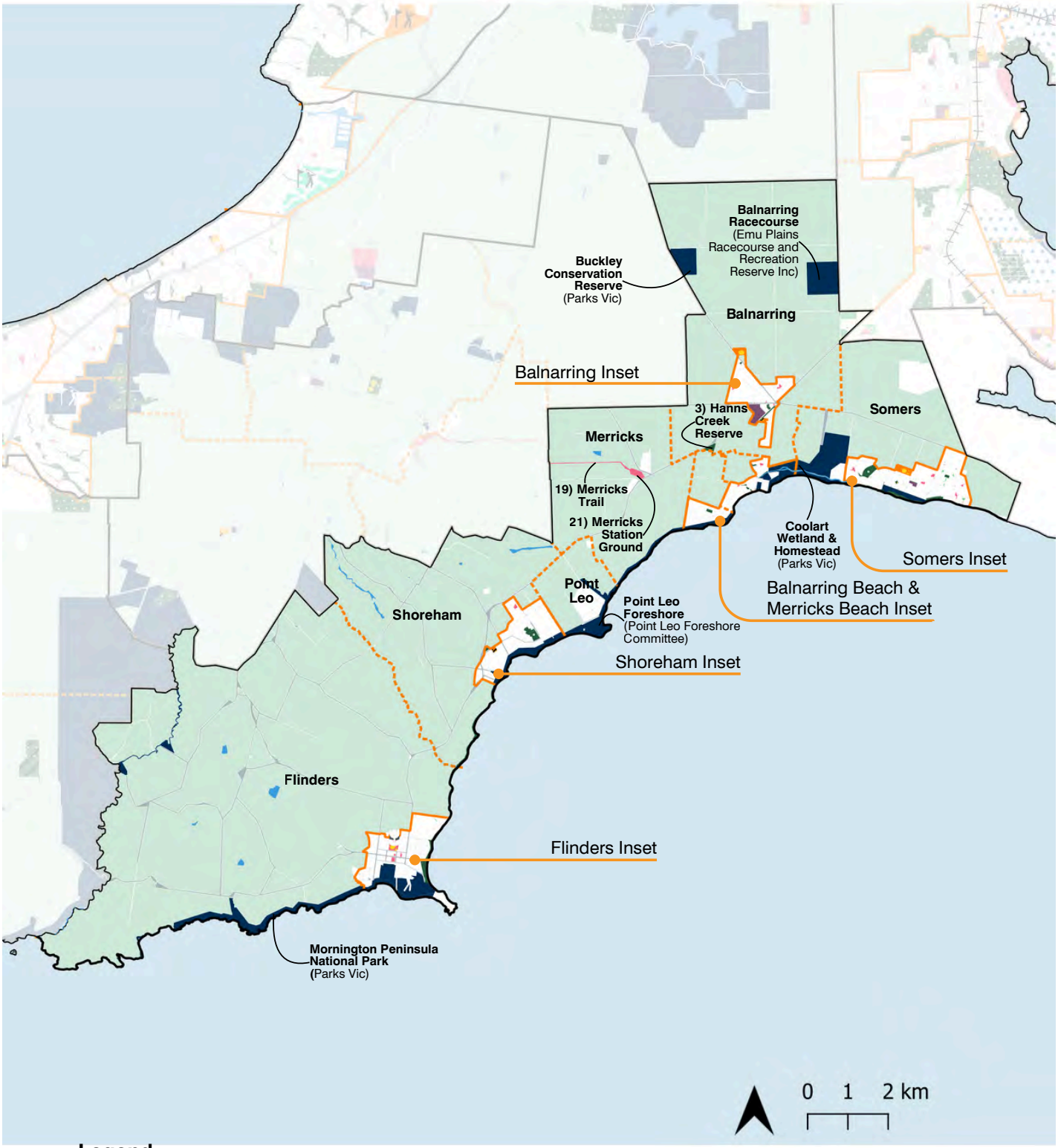
Precinct 5 Actions

No.	Action	Tasks	Priority	Timeframe	Responsibility
1.1	**PROTECT: Implement Planning Scheme Amendments to Secure and Strengthen Open Space Outcomes**				
	Undertake a planning scheme amendment to embed strategic directions, and update zoning to reflect the strategic directions of this Strategy.	• Rezone high priority parcels identified for long-term public open space use to appropriate open space zones: Change to PPRZ: ○ Seascape Avenue Reserve (24) Change to PCRZ: ○ South Sea Foreshore Reserve ○ Balnarring Mechanics Institute Park (13)	High	Horizon 1-3	Strategic Planning Team Planning Services Team
1.7	**PROTECT: Proactively plan for the impact of future climate change on open spaces**				
	Support the implementation of the Mornington Peninsula Biodiversity Conservation Plan and Our Coast Our Future Coastal Strategy by prioritising actions that help manage and adapt to the impacts of climate change across the open space network.	• In partnership with local environmental, landcare and reserve friends-groups, prioritise open spaces for revegetation and habitat restoration using climate-resilient indigenous species to strengthen ecological corridors and buffer vulnerable habitats, working with ecologists, land managers, and Traditional Owners to map high-priority areas. • Protect and deliver open space upgrades near the foreshore in line with Coastal and Marine Management Plans (CMMPs) and consult the Coastal Strategy modelling and recommendations to ensure upgrades are future-proofed, and proactively select sites and infrastructure for resilience.	High	Horizon 1-3	Climate Change Team Community Infrastructure and Open Space Planning Team

Precinct 5 Actions

No.	Action	Tasks	Priority	Timeframe	Responsibility
3.3	**OPTIMISE: Better distribute play opportunities**				
	Review the Mornington Peninsula Shire Playspace Strategy 2015–2020 and assess opportunities to address gaps in play provision, while rationalising playgrounds in precincts with both oversupply and unmet demand to ensure equitable and efficient access across the Shire.	• Identify underutilised or redundant playgrounds (such as those with nearby play spaces within 200m, small sizes, poor access, or limited infrastructure) ○ Somers: Assess Kennedy Road Reserve (4) and Nisson Court Reserve (11) for consolidation into a single, higher-value playspace. • Explore options for redeploying or repurposing these spaces to better meet community needs and improve recreational opportunities in high-demand areas	High	Horizon 1 (Planning) Horizon 2-3 (Rollout)	Community Infrastructure and Open Space Planning Team
3.6	**OPTIMISE: Support the implementation of existing masterplans**				
	Support the implementation of master/concept plans to enhance the open space network.	• RW Stone Masterplan 2023, Somers (9): Support the upgrade of play infrastructure, path networks and dirt jumps	High	Horizon 1	Community Infrastructure and Open Space Planning Team Project Delivery Team

Precinct 5 Open Space Map



Legend

Council Managed Open Space

- Sport
- Recreation
- Conservation/Foreshore
- Other Functions
- Field of play
- Restricted Access
- Managed as a Bushland Reserve

Other Land

- Non Council Managed Open Space
- Open Space in Other Municipalities
- Public School
- Railway Line
- Green Wedge Land
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Township Boundary
- Inset Boundary

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Somers Inset



Legend

Open Space Primary Function

- Sport
- Recreation
- Conservation/Foreshore
- Other Functions
- Bushland Reserve
- Field of Play
- Priority Access Gap
- Restricted Access
- Non Council Managed Open Space
- Playground over-provision

Other Land

- Cemetery
- Public School
- Railway Line
- Green Wedge Land
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Port of Hastings (State and Regionally Significant Industrial Land)

Play Assets

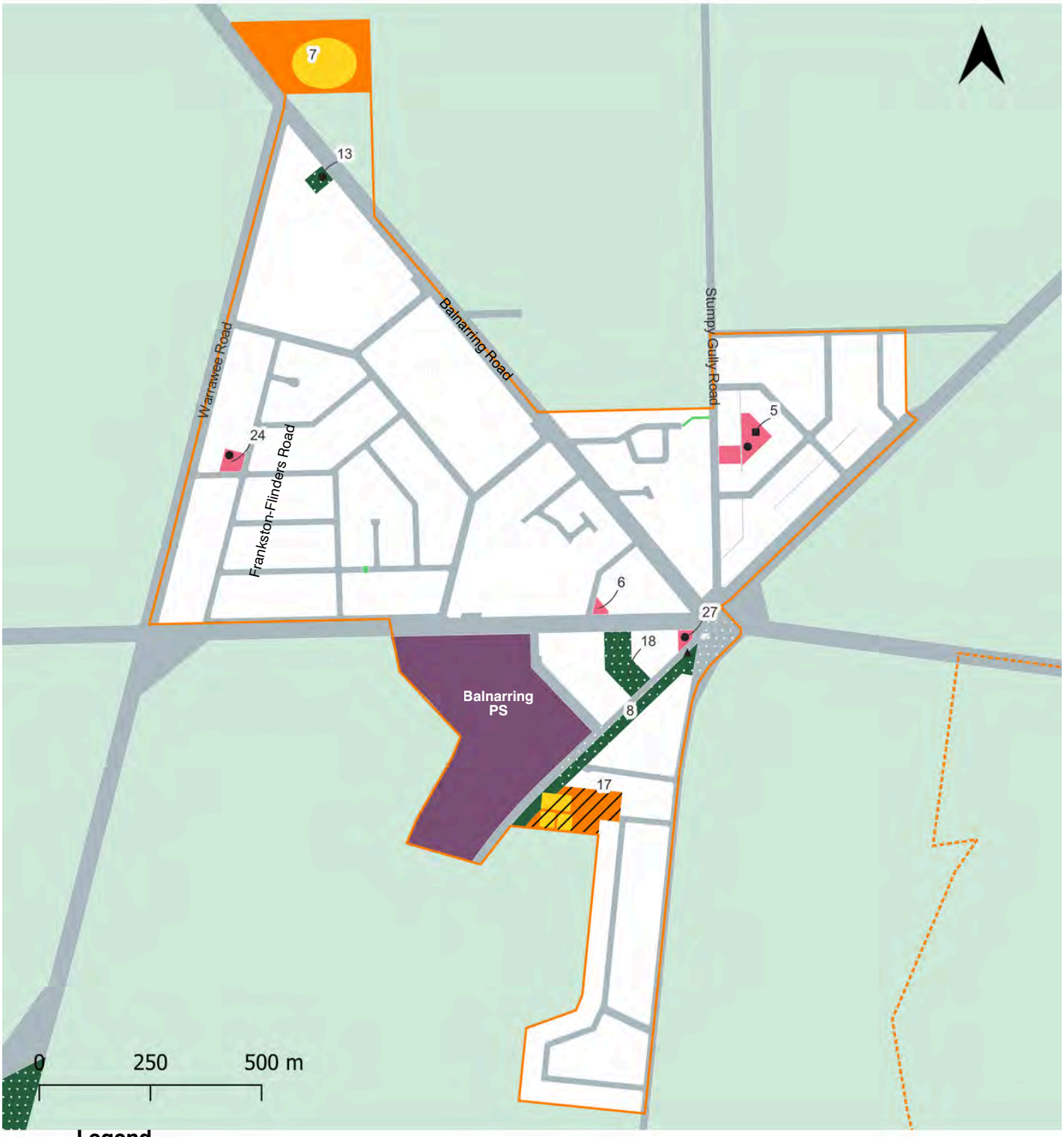
- Playground
- Skate/BMX
- Outdoor Fitness Station
- Basketball/halfcourt

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Somers Index

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
2	Dover Court Reserve	Recreation	Linking	Local	0.66
4	Kennedy Road Reserve	Recreation	Linking	Local	0.58
9	R W Stone Reserve	Sport	Recreation	District	6.11
11	Nisson Court Reserve	Recreation	Linking	Local	0.48
12	Miramar Road Reserve	Recreation	Linking	Local	0.48
14	Miramar Walkway and Somers South Beach	Conservation	Linking	Neighbourhood	0.78
16	Banksia Square	Conservation	Recreation	Local	0.68
20	Clifton Court Reserve	Recreation	Linking	Local	0.25
22	Garden Square Reserve	Conservation	Recreation	Local	0.37
30	Somers Koala Reserve	Conservation	Nature		7.26

Balnarring Inset



Legend

Open Space Primary Function

- Sport
- Recreation
- Conservation/Foreshore
- Other Functions
- Bushland Reserve
- Field of play
- Priority Access Gap
- Restricted Access
- Non Council Managed Open Space

Other Land

- Cemetery
- Public School
- Railway Line
- Green Wedge Land
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Port of Hastings (State and Regionally Significant Industrial Land)

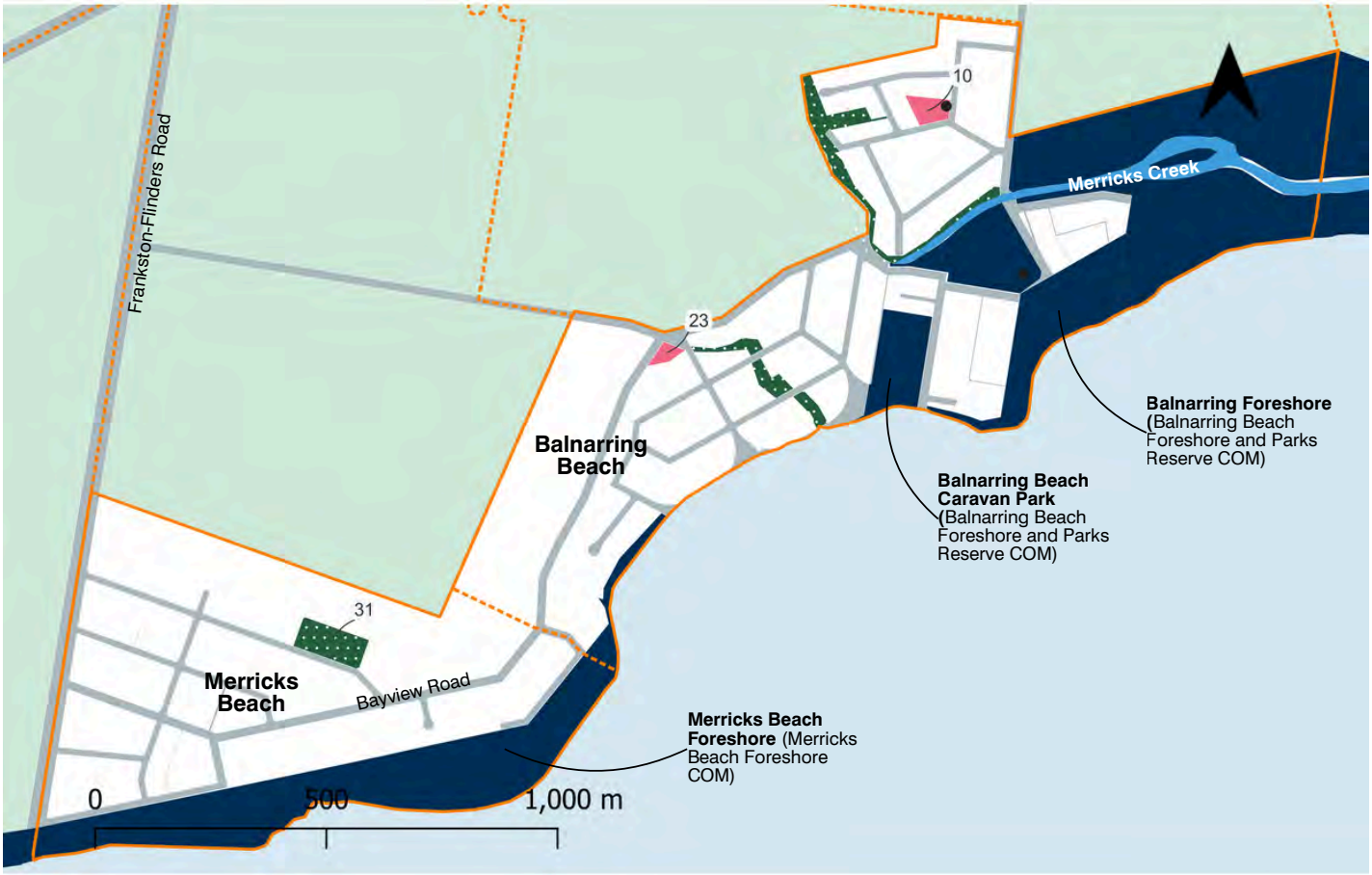
Play Assets

- Playground
- Skate/BMX
- Outdoor Fitness Station
- Basketball/halfcourt

Balnarring Index

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
3	Hanns Creek Reserve (precinct 5 map)	Conservation	Recreation	Neigbourhood	3.89
5	Stumpy Gully Reserve	Recreation		Local	0.65
6	Anzac Park	Recreation		Local	0.08
7	Balnarring Recreation Reserve	Sport	Recreation	District	4.07
8	Civic Court Reserve	Conservation	Recreation	Neighbourhood	1.45
13	Balnarring Mechanics Institute Park	Environmental Conservation	Recreation	Local	0.20
17	Balnarring Bowls Club	Sport	Recreation	Restricted	1.59
18	Balnarring Park	Conservation	Recreation	Local	0.89
24	Seascape Avenue Reserve	Recreation		Local	0.22
27	Balnarring Village Reserve	Recreation		Local	0.11

Balnarring Beach & Merricks Beach Insert & Index



Legend

Open Space Primary Function

- Sport
- Recreation
- Conservation/Foreshore
- Other Functions
- Bushland Reserve
- Field of play
- Priority Access Gap
- Restricted Access
- Non Council Managed Open Space

Other Land

- Cemetery
- Public School
- Railway Line
- Green Wedge Land
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Port of Hastings (State and Regionally Significant Industrial Land)

Play Assets

- Playground
- Skate/BMX
- Outdoor Fitness Station
- Basketball/halfcourt

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
10	Campbell Court Reserve	Recreation		Local	0.42
19	Merricks Trail (precinct 5 map)	Recreation	Linking	Regional	0.79
21	Merricks Station Ground Reserve (precinct 5 map)	Recreation		Regional	6.34
23	Marmaduke Street Reserve	Recreation		Local	0.19
31	Bill Carroll Reserve	Conservation	Nature		1.00

Shoreham Inset & Index



Legend

Open Space Primary Function

- Sport
- Recreaction
- Conservation/Foreshore
- Other Functions
- Bushland Reserve
- Field of play
- Priority Access Gap
- Restricted Access
- Non Council Managed Open Space

Other Land

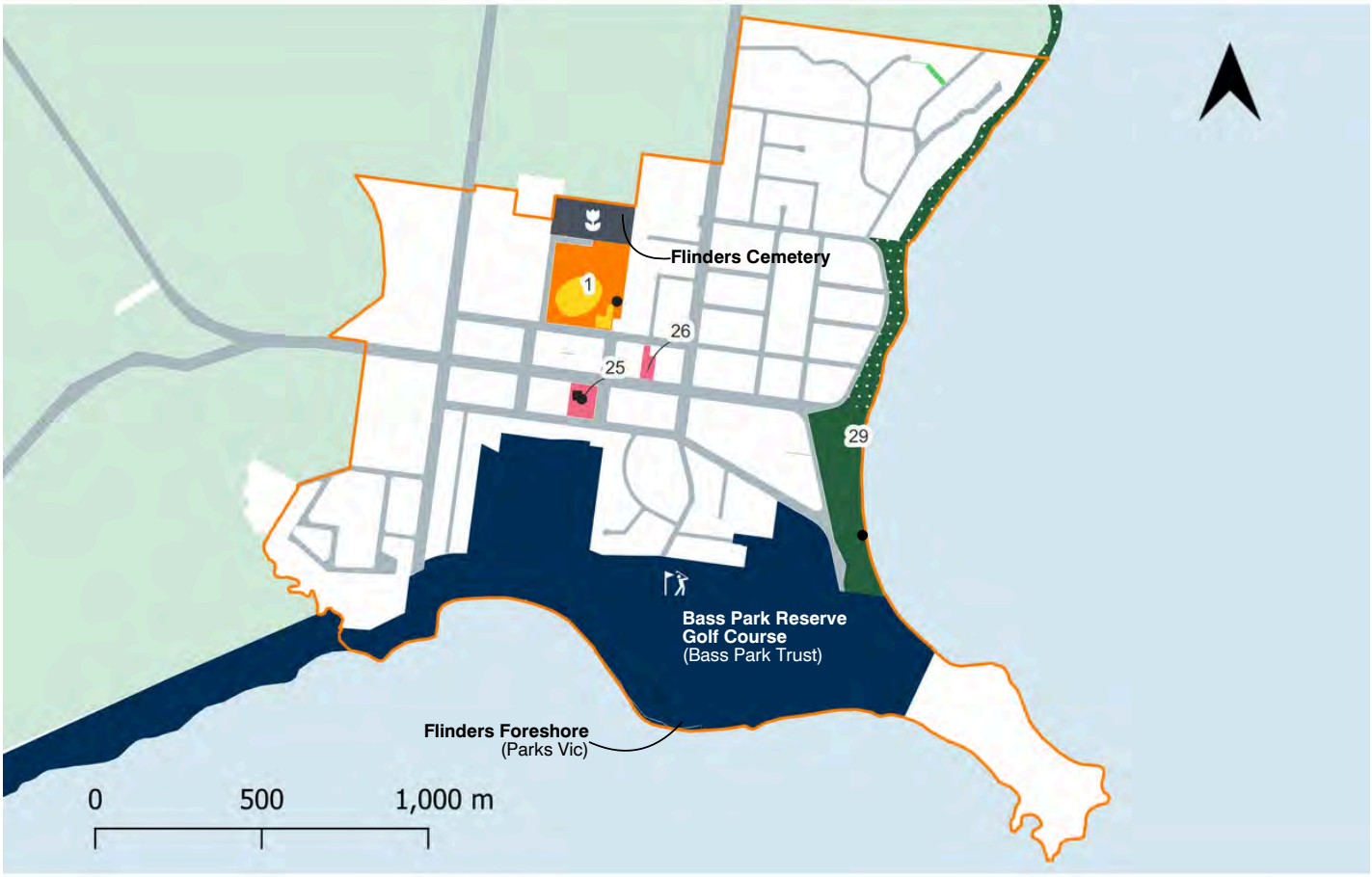
- Cemetery
- Public School
- Railway Line
- Green Wedge Land
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Port of Hastings (State and Regionally Significant Industrial Land)

Play Assets

- Playground
- Skate/BMX
- Outdoor Fitness Station
- Basketball/halfcourt

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
15	Pine Grove Reserve	Recreation		Local	0.68
28	Shoreham Hall	Sport	Recreation	Restricted Access	0.96

Flinders Inset & Index



Legend

Open Space Primary Function

- Sport
- Recreaction
- Conservation/Foreshore
- Other Functions
- Bushland Reserve
- Field of play
- Priority Access Gap
- Restricted Access
- Non Council Managed Open Space

Other Land

- Cemetery
- Public School
- Railway Line
- Green Wedge Land
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Port of Hastings (State and Regionally Significant Industrial Land)

Play Assets

- Playground
- Skate/BMX
- Outdoor Fitness Station
- Basketball/halfcourt

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
1	B A Cairns Reserve	Sport	Recreation	District	5.54
25	Flinders Park	Recreation		Local	0.81
26	Cook Street Reserve	Recreation	Linking	Local	0.35
29	Flinders Foreshore (Crown Land)	Environmental Conservation	Water Forsehore		9.87

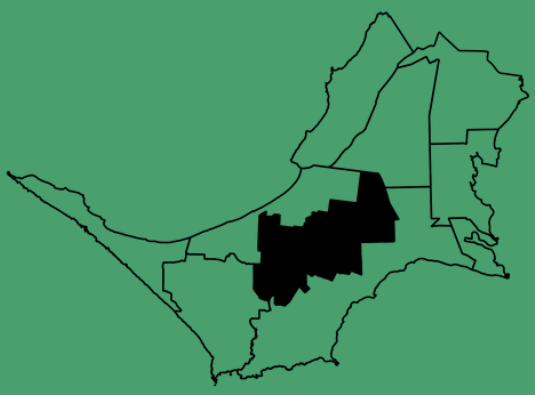
Precinct 6

Merricks North, Arthurs Seat, Red Hill, Red Hill South, Main Ridge

Overview

With approximately 3,000 residents across 100 square kilometres, Precinct 6 is one of the least populated areas, featuring a rural to semi-rural landscape. Located within the Green Wedge, it is characterised by rolling hills, cypress windbreaks, olive groves, and wineries. Unlike the coastal precincts, its mild, sheltered microclimate offers a contrasting visitor experience. Arthurs Seat, a major tourist destination, provides views of Port Phillip Bay, walking trails, adventure activities, and public gardens. Vulnerable vegetation includes herb-rich and heathy woodlands in the Mornington Peninsula National Park, along with dry and grassy woodlands scattered across the farmland. Population growth is minimal, projected at just 4% over two decades.

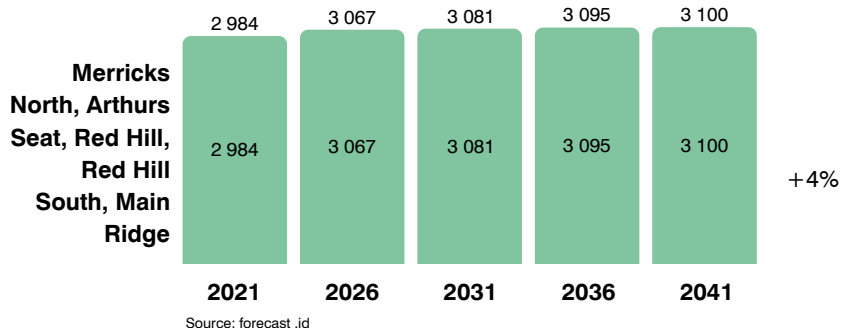
Precinct Type: **Rural**



Precinct Overview



Population



Source: forecast .id

Open Space Provision

Total Open Space: 54.66 ha
Council Managed Land

183 sqm pp

Conservation: 33.43ha (61%)
47 sqm pp

Sport: 2.84 ha (5%) 4 sqm pp

66sqm pp Sport & Rec

Recreation: 18.4 ha (34%) 62 sqm pp

Non Council Managed Open Space: 473.5 ha

** Open space provision ratios are all based on 2021 Forecast ID data*

Performance Measures

Overall Score	74%	*62%*
Comfort Score & Safety	90%	*72%*
Play	70%	*56%*
Landscape Quality	85%	*69%*
Design	70%	*58%*
Accessibility	55%	*56%*
Unique Qualities % of total sites with unique qualities	75%	*54%*

**Shire Average*

Experience Access

Children's Play per town — 60% (Available in 3 out of 5 towns)

Natural Areas within 5km — 100%

Sports Facilities per precinct — 100%

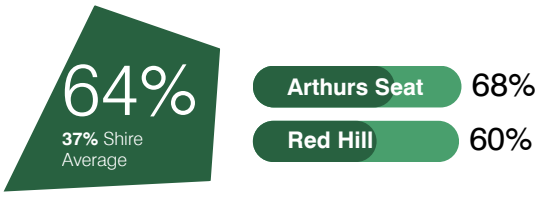
**Refer 'Our Open Space' Section 4.6: Experience Standards*

Infrastructure Provision (2021)

4	1 Playground per 597 people	1:1500 Benchmark 2 (Now) 2 (2041)
3	1 Sports Field per 995 people	1:4000 Benchmark 1 Field (Now) 1 Field (2041)
10	1 Tennis Court per 298 person	1:2000 Benchmark 1 Court (Now) 2 Courts (2041)

**Benchmarks are based on industry-average provision ratios and are intended as a guide only. Local context and demand should be considered when applying them. For detailed, sport-specific infrastructure requirements, refer to the Mornington Peninsula Shire Sports Capacity Plan – Volume 1 – 3 (Volume 2 and 3 were adopted by Council in November 2025).*

Canopy Cover



Analysis and Supporting Plans

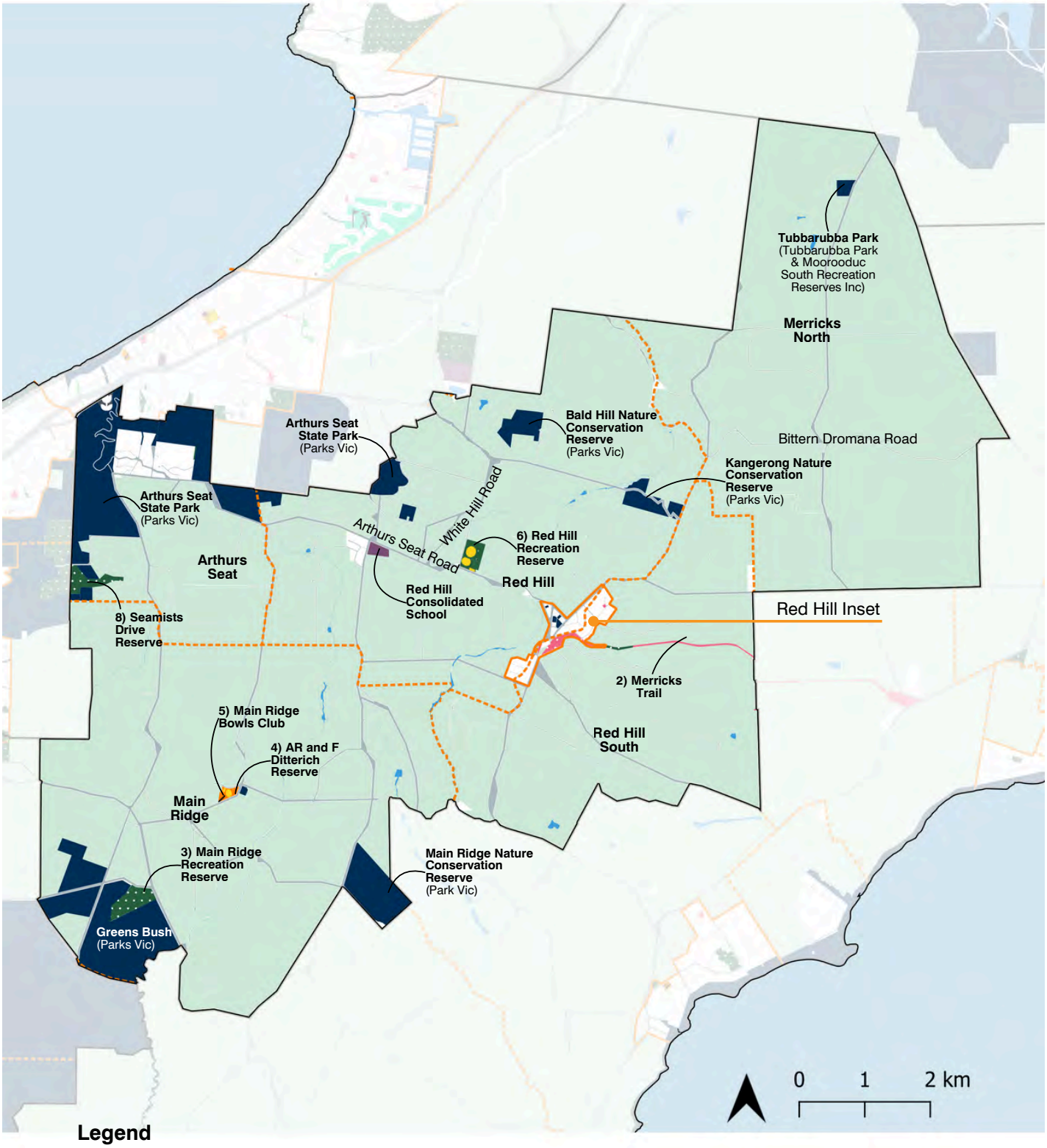
Precinct 6 has good provision of open space and open space infrastructure with parks performing above the Shire average.

- Red Hill Recreation Reserve Master Plan

Precinct 6 Actions

No.	Action	Tasks	Priority	Timeframe	Responsibility
1.1	**PROTECT: Implement Planning Scheme Amendments to Secure and Strengthen Open Space Outcomes**				
	Undertake a planning scheme amendment to embed strategic directions, and update zoning to reflect the strategic directions of this Strategy.	• Rezone high priority parcels identified for long-term public open space use to appropriate open space zones: Change to PPRZ: ○ Koopalanda/Beauford Road Reserve (1) ○ Red Hill Station Reserve (7)	High	Horizon 1-3	Strategic Planning Team Planning Services Team
3.7	**OPTIMISE: Prioritise cycling and walking connections through open space**				
	Support the Peninsula Trails Strategic Plan & Peninsula Trails Masterplan 2024 to Complete the Walking and Cycling Trail Network	• Plan for a short loop trail (under 30 minutes) within the Rural Precinct, in response to community priorities, and consider prioritising proposed walking trails with the Red Hill Recreation Reserve (6) Long Term Master Plan 2014 for implementation.	Medium	Horizon 2	Major Project Coordination Team Community Infrastructure and Open Space Planning Team

Precinct 6 Open Space Map



Legend

Council Managed Open Space

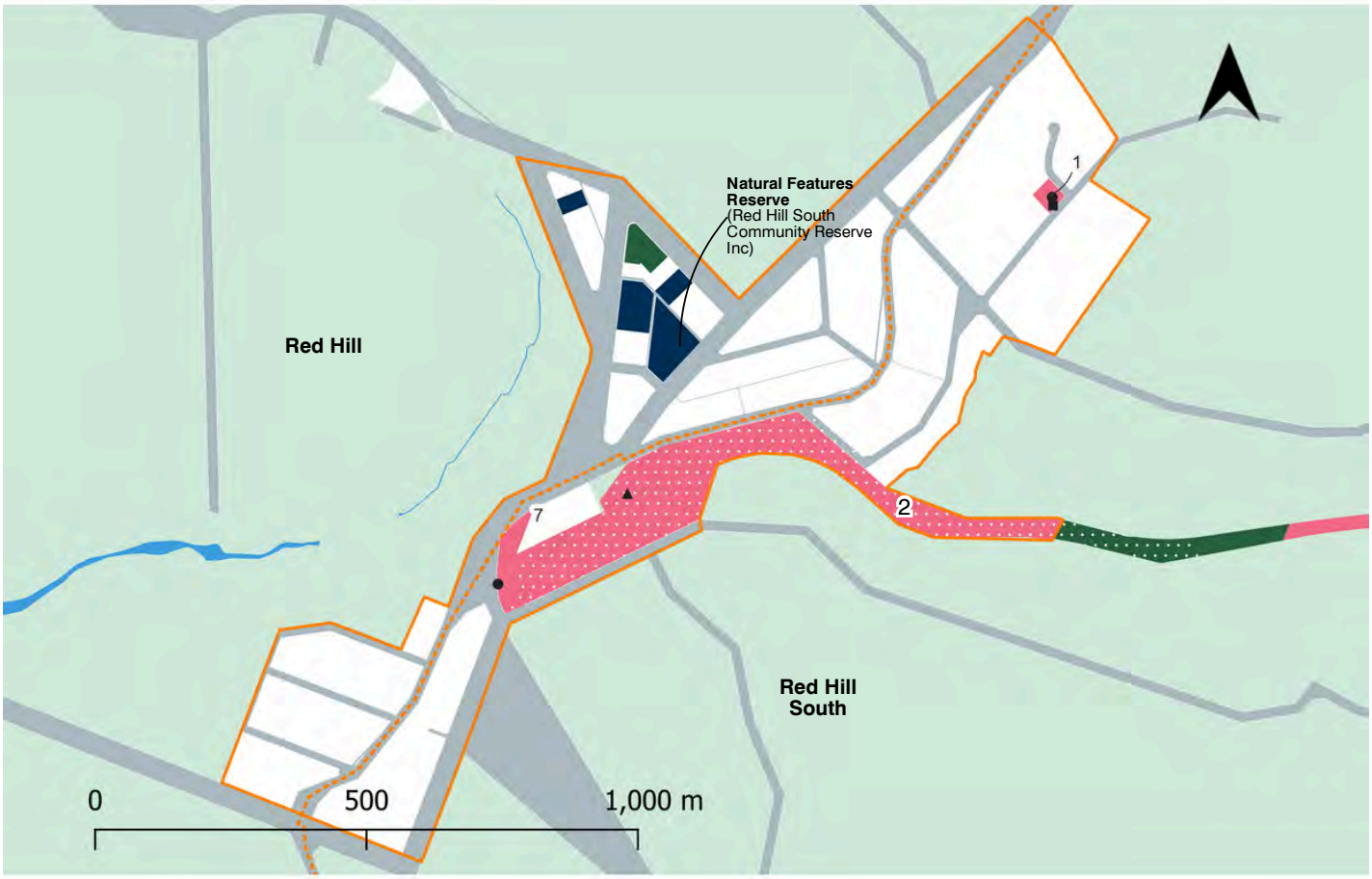
- Sport
- Recreation
- Conservation/Foreshore
- Other Functions
- Field of play
- Restricted Access
- Managed as a Bushland Reserve

Other Land

- Non Council Managed Open Space
- Open Space in Other Municipalities
- Public School
- Railway Line
- Green Wedge Land
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Township Boundary
- Inset Boundary

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Red Hill Inset and Precinct 6 Index



Legend

Open Space Primary Function

- Sport
- Recreaction
- Conservation/Foreshore
- Other Functions
- Bushland Reserve
- Field of play
- Priority Access Gap
- Restricted Access
- Non Council Managed Open Space

Other Land

- Cemetery
- Public School
- Railway Line
- Green Wedge Land
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Port of Hastings (State and Regionally Significant Industrial Land)

Play Assets

- Playground
- Skate/BMX
- Outdoor Fitness Station
- Basketball/halfcourt

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
1	Koopalanda/Beauford Road Reserve	Recreation		Local	0.19
2	Merricks Trail	Recreation	Linking	Regional	19.31
3	Main Ridge Recreation Reserve	Conservation	Recreation	District	18.86
4	AR and F Ditterich Reserve	Sport		District	2.84
5	Main Ridge Bowls Club	Sport		Restricted	1.29
6	Red Hill Recreation Reserve	Conservation	Sport	District	12.67
7	Station Reserve	Recreation	Conservation		0.39
8	Seamists Drive Reserve	Conservation	Nature		14.5

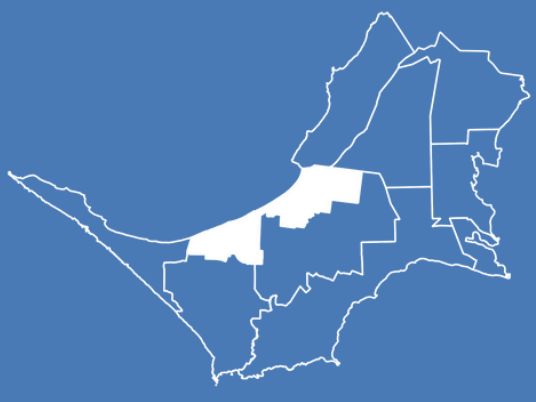
Precinct 7

Safety Beach, Dromana, McCrae, Rosebud, Capel Sound

Overview

Covering 58 square kilometres, this precinct combines coastal townships and rural landscapes, with most of the 37,730 residents concentrated along the Port Phillip Bay edge between Capel Sound and Safety Beach, including the major centres of Rosebud and Dromana. Population growth is among the highest in the Shire seeing the character of the Shire become more urban. Known for its coastal communities, beach trails, and stunning bay views, it also features the diverse ecologies of Arthurs Seat National Park. This precinct is predicted to grow to 43,296 residents (15% increase) by 2041.

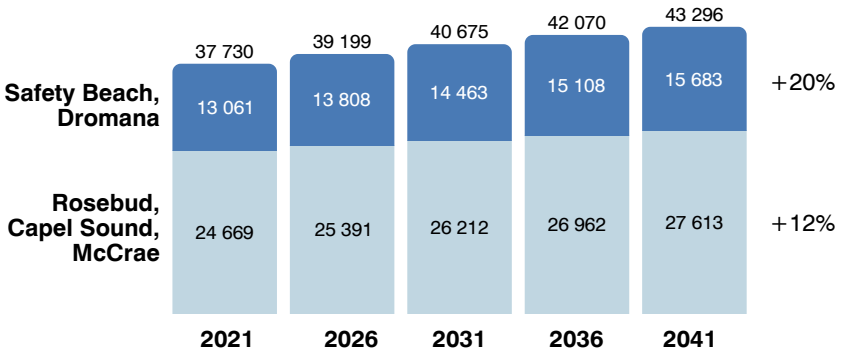
Precinct Type: **Coastal**



Precinct Overview



Population



Source: forecast .id

Open Space Provision

Total Open Space: 391.9 Ha
Council Managed Land

104 sqm pp

Conservation: 257.4 ha (64%) 68 sqm pp

Sport: 76.3 ha (22%) 20 sqm pp

Recreation: 16.9 ha (3%) 4 sqm pp

24sqm pp Sport & Rec

Other Functions: 41.3 ha (11%)

Non Council Managed Open Space: 399.4 ha

** Open space provision ratios are all based on 2021 Forecast ID data*

Performance Measures

Overall Score	62%	*62%*
Comfort Score & Safety	70%	*72%*
Play	53%	*56%*
Landscape Quality	69%	*69%*
Design	56%	*58%*
Accessibility	61%	*56%*
Unique Qualities	49%	*54%*

% of total sites with unique qualities

**Shire Average*

Experience Access

Total Open Space within 400m	93%
Children's Play within 1km	89%
Natural Areas within 400m	66%
Dog off leash per town	100% (Available in 5 out of 5 towns)
Sports Facilities per town	60% (Available in 3 out of 5 towns)

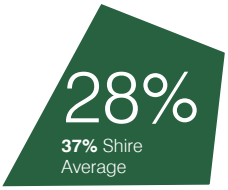
**Refer 'Our Open Space' Section 4.6: Experience Standards*

Infrastructure Provision (2021)

20	1 Playground per 1,886 people	1:1500 Benchmark 25 (Now) 29 (2041)	*GAP*
4	1 Sports Fields per 9,432 people	1:4000 Benchmark 9 Fields (Now) 11 Fields (2041)	*GAP*
16	1 Sports Court per 1,673 person	1:2000 Benchmark 13 Courts (Now) 22 Courts (2041)	*GAP*

**Benchmarks are based on industry-average provision ratios and are intended as a guide only. Local context and demand should be considered when applying them. For detailed, sport-specific infrastructure requirements, refer to the Mornington Peninsula Shire Sports Capacity Plan – Volume 1 – 3 (Volume 2 and 3 were adopted by Council in November 2025).*

Canopy Cover



Safety Beach	14%
Dromana	29%
McCrae	39%
Rosebud	30%
Capel Sound	29%

Precinct 7

Key Issues

Provision of open space is good in precinct 7 with a significant amount of coastal open space managed by Parks Victoria and DEECA committees of management. Provision of sport and recreation open space is average.

Experience Access

Open space distribution is generally average in precinct 7 with several priority gaps throughout the precinct.

There is an under provision of 5 playgrounds and 5 sports ovals in the precinct. Neither Safety Beach or McCrae are currently served by a sporting oval.

Priority Gaps

- Dromana - 2 small gaps between the foreshore and freeway for access to all open space and one for natural areas.
- Rosebud - Gap in access to all open space adjacent to Jetty Road.
- Capel Sound - 2 Gaps in access to playgrounds in the south and adjacent to the foreshore.
- Capel Sound - A gap in access to all open space located south of Eastbourne Road.
- Safety Beach - A gap in access to natural areas across most of the township.

Park Performance

Open space quality is good in coastal areas but local parks situated away from the foreshore are not functioning as well. There are 3 parks with overall performance scores below 40% in the precinct as follows.

- Brasser Avenue Bushland Reserve, Dromana 20% (high priority)
- Fig Street Reserve, Dromana 28% (high priority)
- Dromana Racecourse Reserve, Dromana 36% (medium priority)

Optimising Underutilised Open Space

The precinct contains a high number of reserves, some of which are located in close proximity to one another, offer limited function, or have restricted access. This pattern of provision may reduce the overall effectiveness and community value of the open space network.

Within this context, Rosebud has been identified as an area of focus for further analysis, given the potential to enhance the performance and use of existing open spaces.



+14.7%

Growth (2021-2041)

Population growth is above the average in Precinct 7. Growth is seeing the precinct transition from a more traditional coastal holiday precinct type to an urban one with a higher permanent resident population. This will put pressure on the existing coastal open space and under provision of traditional recreation reserves.

Coastal Open Space

Coastal open space is the main form of public open space in Precinct 7, providing key places for recreation and relaxation.

Areas such as Safety Beach and Rosebud may experience increased pressure from natural coastal processes over time, including coastal flooding and rising groundwater levels.

These changes could gradually affect how coastal open spaces are accessed and enjoyed. Ongoing planning and management will be important to help maintain the safety, usability and long-term resilience of these valued community spaces.

Canopy Cover



Canopy cover in precinct 7 is just below the state target of 30% and below the Shire average of 37%. Safety Beach (14%), Capel Sound (29%) and Dromana (29%) are all ranked in the top 5 priority for improvement by the Urban Forest Strategy.

Supporting Plans

- Dromana Township Plan, 2018
- Jetty Road Foreshore Recreation Node Master Plan (Rosebud), 2015
- Olympic Park Master Plan (Rosebud), 2014
- Rosebud Activity Centre Structure Plan, 2017
- Rosebud Coastal Management Plan, 2015
- Safety Beach Coastal Management Plan, 2016
- Shaping Greater Dromana Plan, 2024
- Mornington Peninsula Sports Capacity Plan – Volume 1 – 3 (Volume 2 and 3 were adopted in November 2025).

Precinct 7 Actions

No.	Action	Tasks	Priority	Timeframe	Responsibility
1.1	**PROTECT: Implement Planning Scheme Amendments to Secure and Strengthen Open Space Outcomes**				
	Undertake a planning scheme amendment to embed strategic directions, and update zoning to reflect the strategic directions of this Strategy.	• Rezone high priority parcels identified for long-term public open space use to appropriate open space zones: Change to PPRZ: ○ Terry Goddard Reserve (41) ○ Waterfall Gully Preschool (53) ○ Horizons Community Park (13) ○ 11A Allambi Avenue Change to PCRZ: ○ Old Cape Schanck Road Bushland Reserve - North ○ Old Cape Schanck Road Bushland Reserve - South ○ Peninsula Sands Bushland Reserve ○ Waterfall Gully Bushland Reserve	High	Horizon 1-3	Strategic Planning Team Planning Services Team
1.7	**PROTECT: Proactively plan for the impact of future climate change on open spaces**				
	Support the implementation of the Mornington Peninsula Biodiversity Conservation Plan and Our Coast Our Future Coastal Strategy by prioritising actions that help manage and adapt to the impacts of climate change across the open space network.	• In partnership with local environmental, landcare and reserve friends-groups, prioritise open spaces for revegetation and habitat restoration using climate-resilient indigenous species to strengthen ecological corridors and buffer vulnerable habitats, working with ecologists, land managers, and Traditional Owners to map high-priority areas. • Protect and deliver open space upgrades near the foreshore in line with Coastal and Marine Management Plans (CMMPs) and consult the Coastal Strategy modelling and recommendations to ensure upgrades are future-proofed, and proactively select sites and infrastructure for resilience.	High	Horizon 1-3	Climate Change Team Community Infrastructure and Open Space Planning Team

Precinct 7 Actions

No.	Action	Tasks	Priority	Timeframe	Responsibility
2.1	**GROW: Expand and improve open space in priority locations**				
	Enhance accessibility to open space by addressing walkability gaps within urban areas of the Shire. Prioritise identifying and developing key locations for new or expanded open spaces, ensuring all residents have convenient access to recreational areas, with a focus on areas designated for future growth. *NB: Gaps prioritised around areas of substantial and incremental change as designated in the Housing and Settlement Strategy.*	• Explore open space land acquisition, shared use and/or improvement of open space in Dromana and Rosebud (refer gap areas on Precinct map pg.164 & 167) to establish a new local recreation park with play provision, focusing on areas east of the primary school and the northern part of town. If acquisition is not feasible, improve existing park infrastructure to mitigate the gap in open space provision. • Develop approximately 2.19 hectares of Council-owned land at Allambi Avenue, Capel Sound as public open space with a neighbourhood-level playspace, in line with Neighbourhood Public Open Space standards to address the identified gap in local provision and rezone the subject land to Public Park and Recreation Zone (PPRZ). • Advocate for the removal of the PAO held by the Department of Transport and Planning (VicRoads) for the future extension of the Mornington Peninsula Freeway, and for the transfer of the corridor to the Shire for public open space, in line with Council's resolution of 13 June 2017, and via the Integrated Transport Strategy (in development).	Medium	Horizon 2	Community Infrastructure and Open Space Planning Team
2.3	**GROW: Develop a clear and actionable open space Disposal and Acquisition process in line with the Mornington Peninsula Property Strategy 2018**				
	Review and rationalise open space by identifying underutilised or redundant sites and implementing a clear, actionable, and transparent Disposal and Acquisition process in line with the Mornington Peninsula Property Strategy 2018, to better meet community needs, improve access, and strategically address open space gaps.	• Identify open space areas that may have limited function, poor access, or are located very close to other similar spaces (within 200 metres). Explore opportunities to enhance the value of these spaces, such as improving their use, combining them with nearby spaces, or repurposing them to better serve the community. Initial area of focus includes: Rosebud, where there may be opportunities to make better use of existing open space. • Establish and implement a transparent, equitable land transaction (disposal, acquisition and reallocation) process that aligns with legislation and public acquisition overlays, supported through an assessment of need, benchmarking and community consultation. • Integrate with the Property Strategy when due for review.	High	Horizon 2	Property Strategy and Operations Team Community Infrastructure and Open Space Planning Team

Precinct 7 Actions

No.	Action	Tasks	Priority	Timeframe	Responsibility
2.6	**GROW: Partner with schools to share open space for mutual benefit**				
	Develop a plan to work with schools to facilitate shared access to open spaces, including playgrounds and ovals, in areas with gaps in open space provision.	• Develop shared use agreements for playgrounds, ovals, and other facilities. • Consider after-hours access through measures like open gates or signage. • Align the approach with the Plan for Victoria. • Identify schools in areas with open space gaps. • Enter into negotiations with the following schools: ○ Eastbourne Primary School	Medium	Horizon 3	Property Strategy and Operations Team Community Infrastructure and Open Space Planning Team Peninsula Sports Development Team

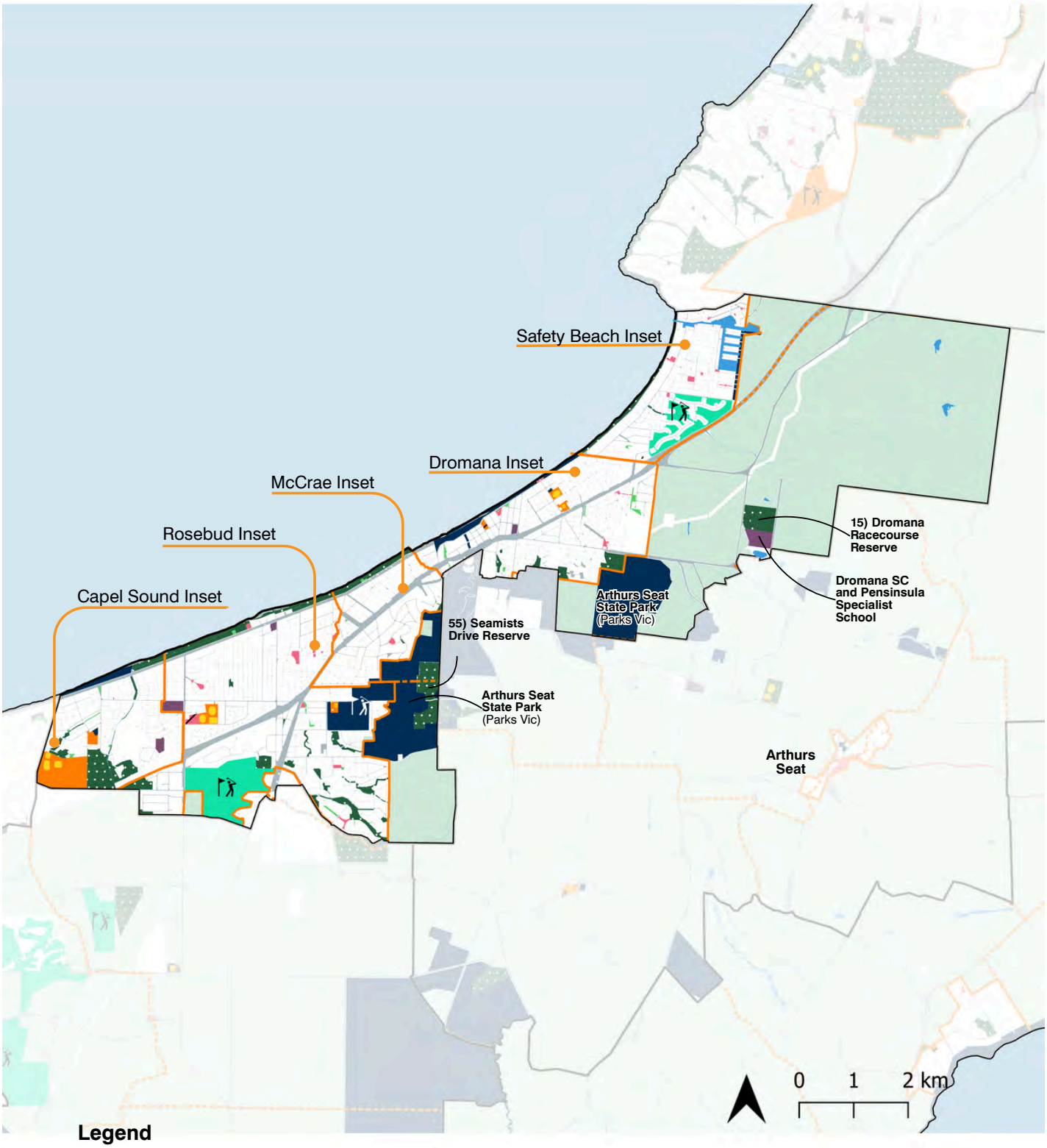
Precinct 7 Actions

No.	Action	Tasks	Priority	Timeframe	Responsibility
3.1	**OPTIMISE: Improve the quality of open space in priority areas.**				
	Enhance the quality and functionality of key reserves, prioritising parks with limited nearby alternatives, and low performance ratings. ***Reserves have been prioritised where there are no other higher-performing reserves nearby* ***All recommendations should be tested with the local community to confirm priorities.*	• Lugano Reserve, Dromana (27): Prioritise improvements by adding park furniture and increasing planting to enhance the functionality and aesthetic appeal of the space. • Fig Street Reserve, Dromana (South Portion): Focus on minimal furniture upgrades, in line with its role as a local recreation park, to support informal, low-maintenance use.	Medium	Horizon 2	Community Infrastructure and Open Space Planning Team Project Delivery Team
3.3	**OPTIMISE: Better distribute play opportunities**				

	Review the Mornington Peninsula Shire Playspace Strategy 2015–2020 and assess opportunities to address gaps in play provision, while rationalising playgrounds in precincts with both oversupply and unmet demand to ensure equitable and efficient access across the Shire.	• Consider planning for a playspace within the following play gaps in growth areas (incremental change):
		  ○ Support Capel Sound Foreshore (Committee of Management to explore nature play opportunities along the foreshore)
		  ○ Benbenjie Reserve, McCrae (28)
			High	Horizon 1 (Planning) Horizon 2-3 (Rollout)	Community Infrastructure and Open Space Planning Team

3.5	**OPTIMISE: Review existing and develop new masterplans for complex and underperforming reserves**				
	Prioritise and develop masterplans for parks and reserves to meet community needs and support sustainable development.	• Assess, identify and prioritise district or regional open spaces that support complex and overlapping activities, have limited nearby alternatives, or possess unique characteristics and are identified as high-use and or highly sensitive. • Engage the community in the planning process to ensure plans reflect local priorities and align with broader Council strategies for sustainability, asset renewal, and infrastructure development. • Develop masterplans for district reserves with a performance score below 60%, in line with capital works and asset renewal programs, including: ○ Pier Street Reserve, Dromana (30)	Medium - High	Horizon 1 (Planning) Horizon 2-3 (Rollout) Ongoing	Community Infrastructure and Open Space Planning Team

Precinct 7 Open Space Map



Legend

Council Managed Open Space

- Sport
- Recreation
- Conservation/Foreshore
- Other Functions
- Field of play
- Restricted Access
- Managed as a Bushland Reserve

Other Land

- Non Council Managed Open Space
- Open Space in Other Municipalities
- Public School
- Railway Line
- Green Wedge Land
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Township Boundary
- Inset Boundary

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Safety Beach Inset



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Safety Beach Index

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
11	Pickings Road Reserve	Recreation	Linking	Local	0.40
12	Royal Freemasons OS	Recreation		Local	0.13
13	Horizons Community Park	Recreation	Linking	Local	1.13
14	Moonlight Mews Reserve	Recreation		Local	0.20
24	Dromana Parade Reserve	Recreation	Linking	Local	1.03
25	Anchorage Park	Recreation		Local	0.11
31	Martha Cove Playground	Recreation	Linking	Local	0.24
32	Clipper Quay 1	Recreation	Water Management	Local	0.04
33	Clipper Quay 2	Recreation	Linking	Local	0.05
34	Clipper Quay 3	Recreation		Local	0.06
36	Brindabella Point	Recreation	Water Management	Local	0.03
39	Anchorage Avenue Reserve	Recreation		Local	0.17
40	Harbour Esplanade Reserve	Recreation		Local	0.29
42	Iluka Street Reserve	Recreation		Local	0.04
43	Oceanic Drive Reserve	Recreation	Linking	Local	0.40
44	Helsal Point	Recreation		Local	0.03
45	Sovereign Point	Recreation		Local	0.03
46	Ragamuffin Point	Recreation		Local	0.03
48	Safety Beach Foreshore	Conservation	Water Foreshore	Regional	19.30

Dromana Inset



Legend

Open Space Primary Function

- Sport
- Recreation
- Conservation/Foreshore
- Other Functions
- Bushland Reserve
- Field of play
- Priority Access Gap
- Restricted Access
- Non Council Managed Open Space

Other Land

- Cemetery
- Public School
- Railway Line
- Green Wedge Land

- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Port of Hastings (State and Regionally Significant Industrial Land)

Play Assets

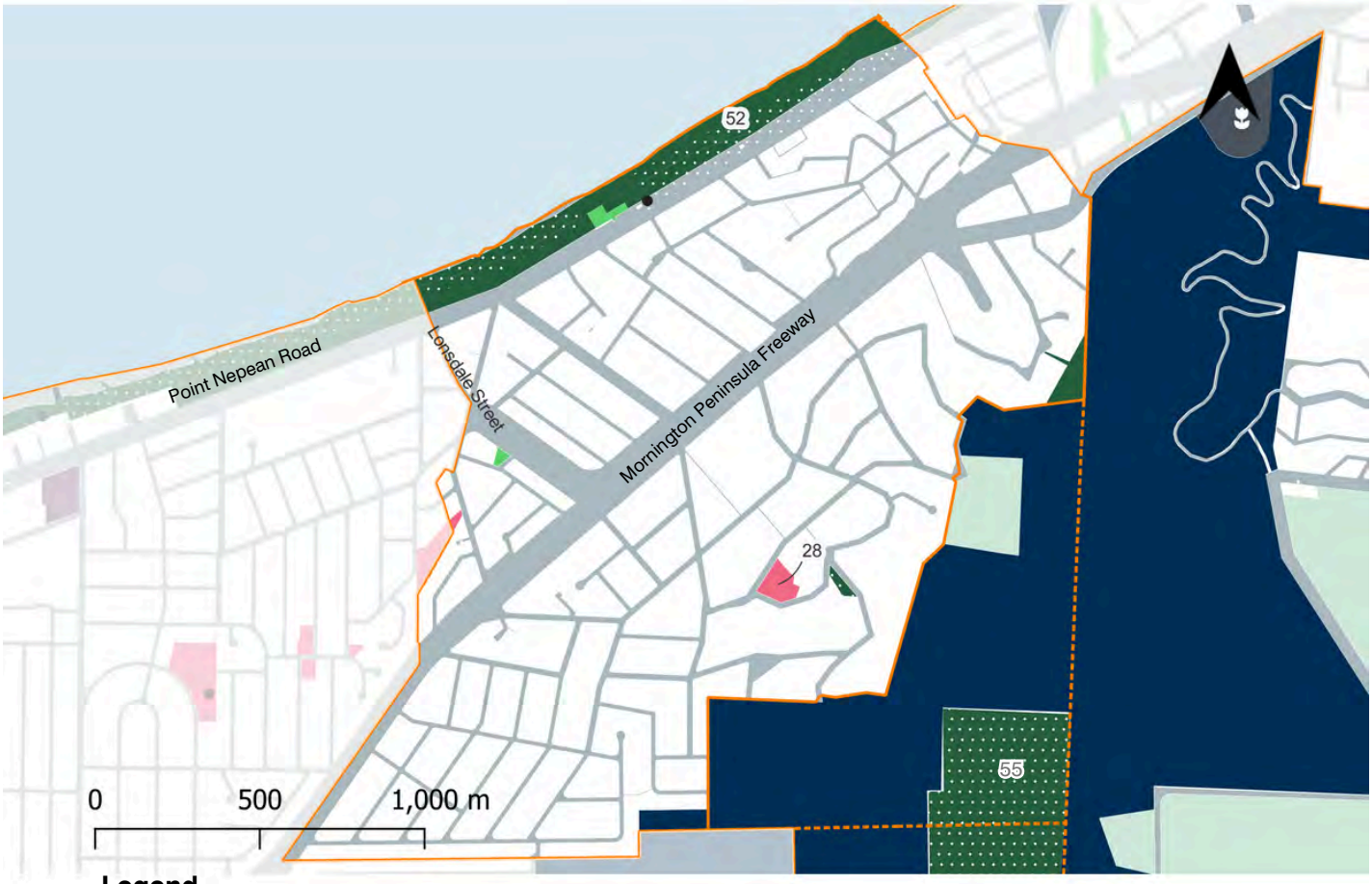
- Playground
- Skate/BMX
- Outdoor Fitness Station
- Basketball/halfcourt

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Dromana Index

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
3	Lombardy Avenue Reserve	Recreation	Linking	Local	1.04
4	Dromana Reserve	Recreation		Local	0.93
8	Dromana Country Bowls Club	Sport	Recreation	Restricted Access	1.40
15	Dromana Racecourse Reserve (precinct 7 map)	Conservation	Recreation	District	25.44
20	Dromana Recreation Reserve	Sport	Recreation	District	3.23
23	Hillview Community Reserve	Conservation	Recreation	Neighbourhood	12.25
27	Lugano Avenue Reserve	Recreation	Linking	Local	0.59
30	Pier Street Reserve	Sport	Recreation	District	2.45
47	Ruddock Square	Recreation		Local	0.35
50	Jackson Way Reserve	Conservation	Nature		4.16
54	Dromana Community Hall Grounds	Other	Recreation	Local	0.42

McCrae Inset & Index



Legend

Open Space Primary Function

- Sport
- Recreation
- Conservation/Foreshore
- Other Functions
- Bushland Reserve
- Field of play
- Priority Access Gap
- Restricted Access
- Non Council Managed Open Space

Other Land

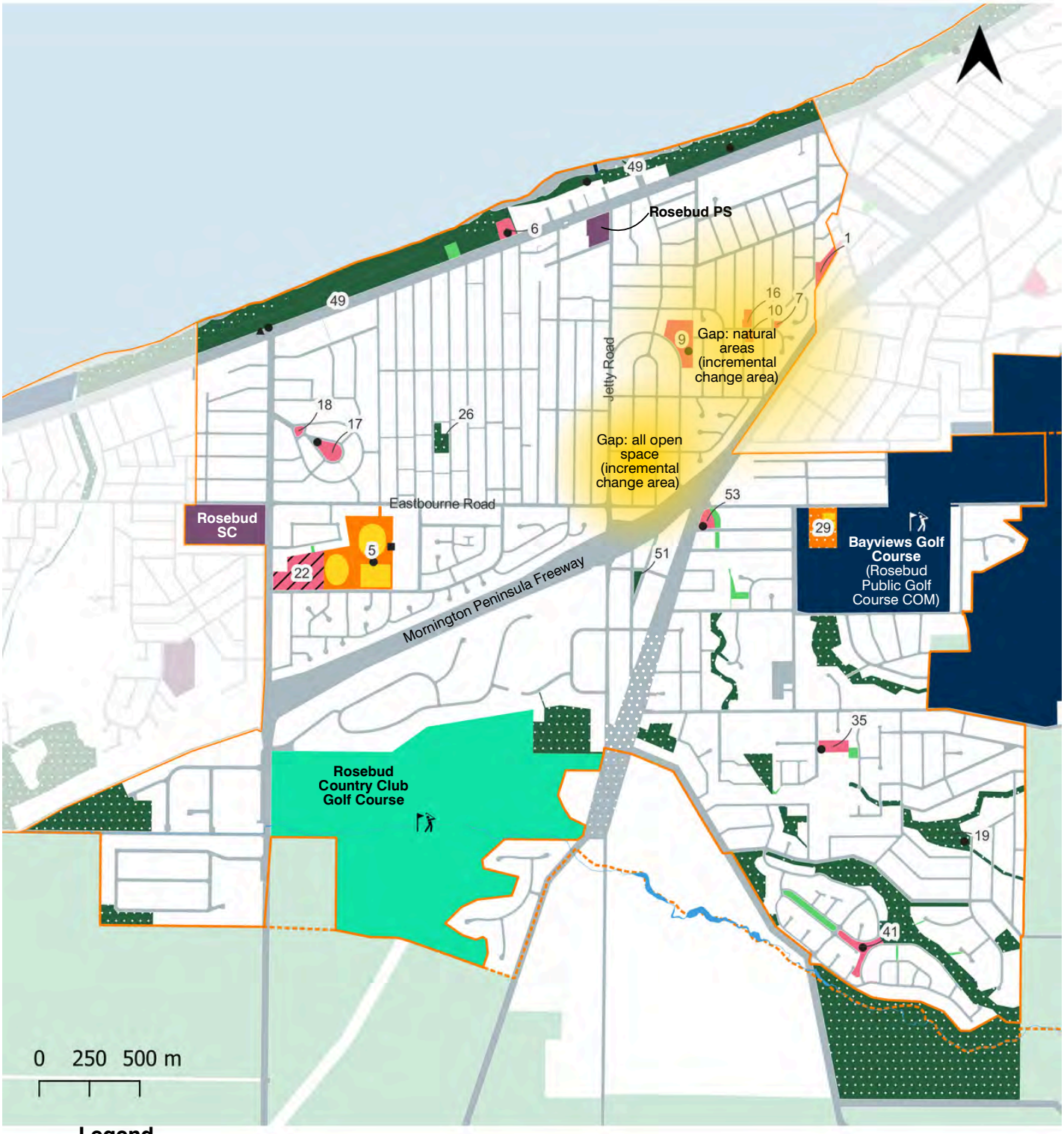
- Cemetery
- Public School
- Railway Line
- Green Wedge Land
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Port of Hastings (State and Regionally Significant Industrial Land)

Play Assets

- Playground
- Skate/BMX
- Outdoor Fitness Station
- Basketball/halfcourt

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
28	Benbenjie Reserve	Recreation		Neighbourhood	0.95
52	McCrae Foreshore	Conservation	Water Foreshore	Regional	17.71
55	Seamists Drive Reserve (precinct 7 map)	Conservation	Nature		40.2

Rosebud Inset

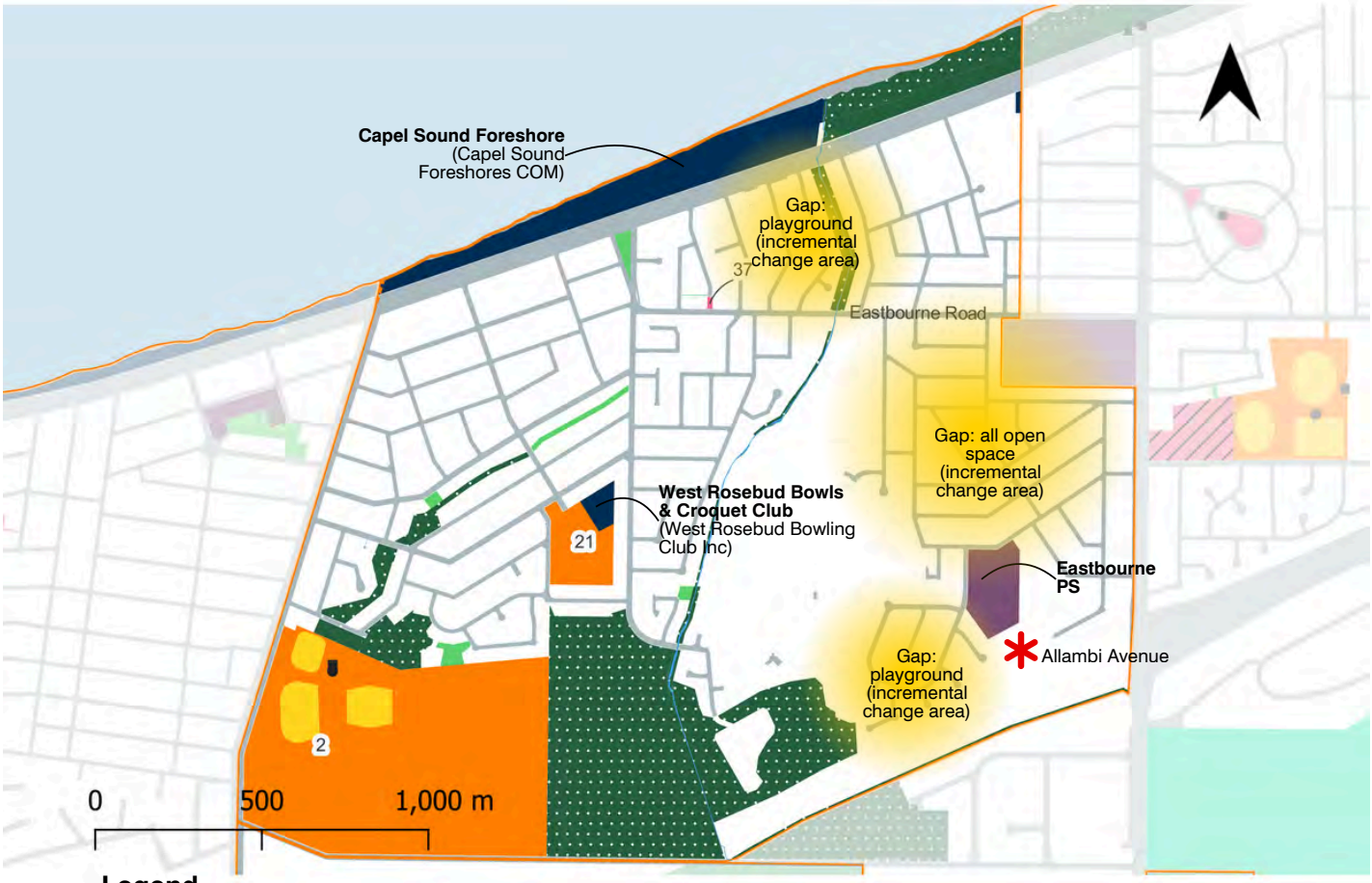


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Rosebud Index

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
1	Woodvale Grove Reserve	Recreation	Linking	Neighbourhood	1.03
5	Olympic Park	Sport	Recreation	District	10.70
6	Rosebud Bowling Club	Recreation	Sport	Local	0.74
7	Vickie Court Reserve	Recreation		Local	0.12
9	Lawson Park	Recreation		Neighbourhood	2.36
10	Woonton Street Reserve	Recreation		Local	0.25
16	Martin Street Reserve	Recreation		Local	0.39
17	Murrowong Avenue Reserve	Recreation		Neighbourhood	0.95
18	Warranilla Avenue Reserve	Recreation		Local	0.18
19	Goolgowie Reserve	Conservation	Recreation	Local	4.50
22	Civic Reserve	Recreation		Restricted	3.89
26	Banksia Woods Reserve	Conservation	Nature		0.90
29	Hove Road Tennis Club	Sport	Conservation		2.82
35	Coral Close Reserve	Recreation	Water Management	Local	0.89
41	Terry Goddard Reserve	Recreation		Local	1.20
49	Rosebud Foreshore	Conservation	Water Foreshore	Regional	45.17
51	Bass Avenue Bushland Reserve	Nature			1.56
53	Waterfall Gully Preschool Grounds	Recreation		Local	0.56

Capel Sound Inset & Index



Legend

Open Space Primary Function

- Sport
- Recreaction
- Conservation/Foreshore
- Other Functions
- Bushland Reserve
- Field of play
- Priority Access Gap
- Restricted Access
- Non Council Managed Open Space

Other Land

- Cemetery
- Public School
- Railway Line
- Green Wedge Land
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Port of Hastings (State and Regionally Significant Industrial Land)

Play Assets

- Playground
- Skate/BMX
- Outdoor Fitness Station
- Basketball/halfcourt

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
2	Truemans Road Recreation Reserve	Sport	Recreation	District	52.08
21	Vern Wright Reserve	Sport	Recreation	Neighbourhood	4.99
37	Galley Reserve	Recreation	Linking	Local	0.06

Precinct 8

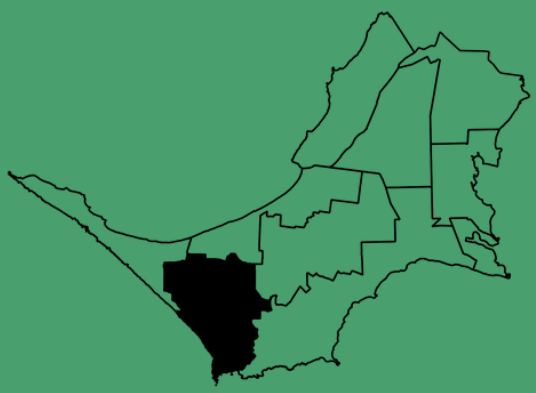
Boneo, Fingal, Cape Schanck

Overview

The entirety of the precinct is zoned Green Wedge, with the Cape Shank golf course community serving as the largest population centre. Home to 1,521 residents across 87 square kilometres, the precinct has the third-lowest population density at 17.5 people per square kilometre. The inland landscape features gentle rolling hills, golf courses, market gardens, and remnant vegetation. The coastline is rugged and isolated, with cliffs and beaches facing Bass Strait. Ecologically rich, the precinct includes a significant portion of the Mornington Peninsula National Park, with herb-rich woodlands, heath and heathy woodland, extensive wetlands, and coastal scrub grasslands, particularly southeast of Rye along the Bass Strait coast.

Due to the predominant Green Wedge zoning within the precinct, future growth is restricted.

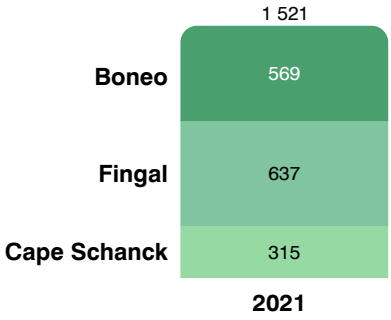
Precinct Type: **Rural**



Precinct Overview



Population



Source: forecast .id

Population projections are not available in precinct 8 due a splitting of the i.d forecast small area to better reflect land use within the precinct. Due to the predominance of the Green Wedge Zone within the precinct it is not expected to experience growth into the future.

Open Space Provision

Total Open Space: 99.4 ha
Council Managed Land

654 sqm pp

Conservation: 98.8 ha (99%)

Other Functions: 0.6 ha (1%)

Non Council Managed Open Space: 1867.8 ha

** Open space provision ratios are all based on 2021 Forecast ID data*

Experience Access

Gathering Spaces within 400m	96%
Children's Play per town	67% (Available in 2 out of 3 towns)
Natural Areas within 5km	100%
Sports Facilities per precinct	100%

**Refer 'Our Open Space' Section 4.6: Experience Standards*

Performance Measures

Overall Score	58%	*62%*
Comfort Score & Safety	80%	*72%*
Play	50%	*56%*
Landscape Quality	70%	*69%*
Design	40%	*58%*
Accessibility	50%	*56%*
Unique Qualities	50%	*54%*

% of total sites with unique qualities

**Shire Average*

Infrastructure Provision (2021)

1	1 Playground per 1,521 people	1:1500 Benchmark 1 Playground
1	1 Sports Fields per 1521 people	1:4000 Benchmark 1 Field
4	1 Tennis Court per 380 person	1:2000 Benchmark 1 Court

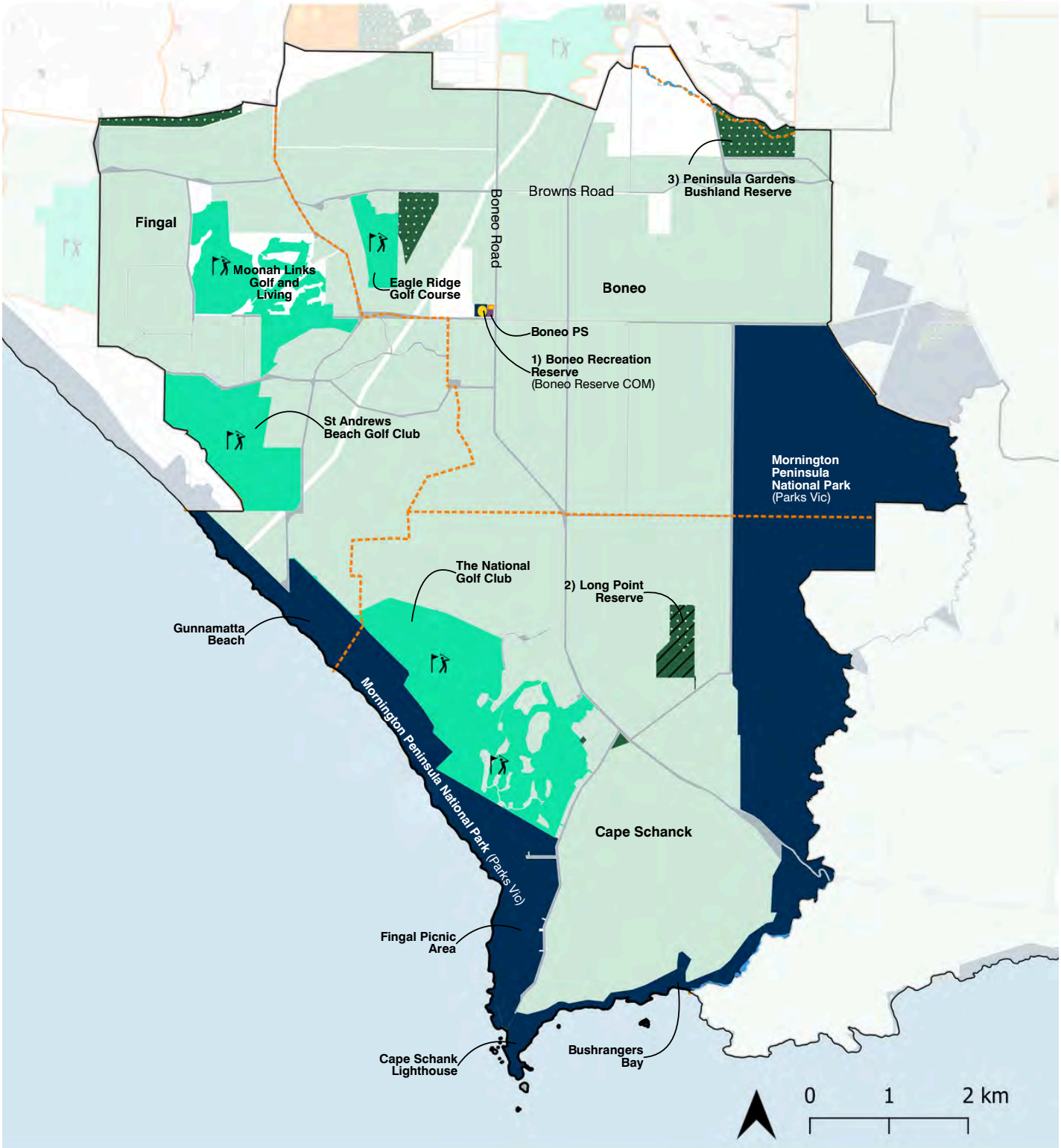
**Benchmarks are based on industry-average provision ratios and are intended as a guide only. Local context and demand should be considered when applying them. For detailed, sport-specific infrastructure requirements, refer to the Mornington Peninsula Shire Sports Capacity Plan – Volume 1 – 3 (Volume 2 and 3 were adopted by Council in November 2025).*

Open Space Analysis

Provision of open space within precinct 8 is almost entirely conservation with extensive walking tracks throughout Mornington Peninsula Nation Park (managed by Parks Victoria)

Boneo Recreation Reserve is the sole multifunctional sport and recreation reserve serving the entire precinct.

Precinct 8 Open Space Map



Legend

Council Managed Open Space

- Sport
- Recreation
- Conservation/Foreshore
- Other Functions
- Field of play
- Restricted Access
- Managed as a Bushland Reserve

Other Land

- Non Council Managed Open Space
- Open Space in Other Municipalities
- Public School
- Railway Line
- Green Wedge Land
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Township Boundary
- Inset Boundary

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Precinct 8 Index

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
1	Boneo Recreation Reserve	Sport	Recreation	District	3.75
2	Long Point Reserve	Environmental Conservation	Sport	Restricted Access	35.45
3	Peninsula Gardens Bushland Reserve	Conservation	Nature		44.67

Precinct 8 Actions

No site-specific open space actions have been proposed for this precinct due to its geographic and planning context.

The area is predominantly zoned Green Wedge, which limits development and future population growth.

Much of the precinct is also made up of the Mornington Peninsula National Park and other conservation areas managed by Parks Victoria and State agencies, placing most land outside Council's direct control.

Accordingly, the strategy does not identify localised actions for individual open space sites. However, one Shire-wide growth action (Action 2.1) has partial relevance to this precinct, noting the advocacy required to progress the long-term intent for the former Mornington Peninsula Freeway corridor.

All other Shire-wide actions and priorities also continue to apply, including those relating to biodiversity protection, access and open space connectivity.

No.	Action	Tasks	Priority	Timeframe	Responsibility
2.1	**GROW: Expand and improve open space in priority locations**				
	Enhance accessibility to open space by addressing walkability gaps within urban areas of the Shire. Prioritise identifying and developing key locations for new or expanded open spaces, ensuring all residents have convenient access to recreational areas, with a focus on areas designated for future growth. *NB: Gaps prioritised around areas of substantial and incremental change as designated in the Housing and Settlement Strategy.*	• Advocate for the removal of the PAO held by the Department of Transport and Planning (VicRoads) for the future extension of the Mornington Peninsula Freeway, and for the transfer of the corridor to the Shire for public open space, in line with Council's resolution of 13 June 2017, and via the Integrated Transport Strategy (in development).	Medium	Horizon 2	Community Infrastructure and Open Space Planning Team

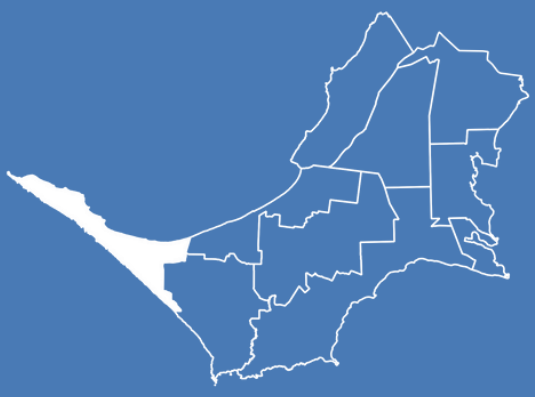
Precinct 9

Tootgarook, St Andrews Beach, Blairgowrie, Rye, Sorrento, Portsea

Overview

With a population of 19,341 spread across 48 square kilometres, precinct 9 includes dense population centres along Port Phillip Bay and a coastal semi-rural landscape, including St Andrews Beach, which faces the rugged coastline of Bass Strait. Known for its coastal culture, the area is a significant tourist destination and a popular location for holiday homes. Urbanisation is bounded by and interspersed with remnant coastal ecologies, including the vulnerable coastal scrubs, grasslands, and woodlands. Most of the remnant vegetation is within the Point Nepean National Park, with linear pockets along the rugged Bass Strait coastline and between the holiday spots along Port Phillip Bay. Population growth is forecast to remain steady at an average of 0.15% per year over the next two decades.

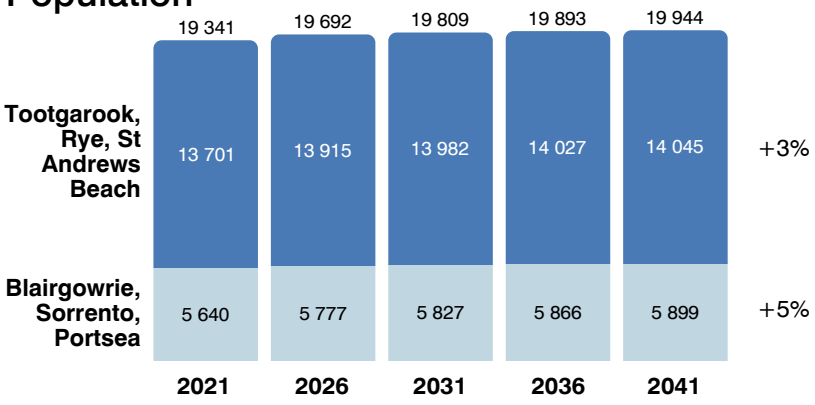
Precinct Type: **Coastal**



Precinct Overview



Population



Source: forecast .id

Open Space Provision

Total Open Space: 128.7 ha
Council Managed Land

67 sqm pp

Conservation: 83.1 ha (65%) 43 sqm pp

Sport: 18.2 ha (14%) 9 sqm pp

Recreation: 5.3 ha (4%) 3 sqm pp

12sqm pp Sport & Rec

Other Functions: 22.1 ha (17%)

Non Council Managed Land: 1143.6 ha

** Open space provision ratios are all based on 2021 Forecast ID data*

Experience Access

Total Open Space within 400m 89%

Children's Play within 1km 65%

Natural Areas within 400m 71%

Dog off leash per town 80%
(Available in 4 out of 5 towns)

Sports Facility per town 100%
(Available in 5 out of 5 towns)

**Refer 'Our Open Space' Section 4.6: Experience Standards*

Performance Measures

Overall Score	62%	*62%*
Comfort Score & Safety	71%	*72%*
Play	54%	*56%*
Landscape Quality	72%	*69%*
Design	61%	*58%*
Accessibility	52%	*56%*
Unique Qualities % of total sites with unique qualities	61%	*54%*

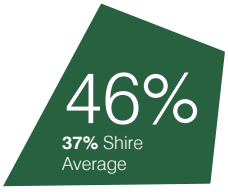
**Shire Average*

Infrastructure Provision (2021)

12	1 Playground per 1,611 people	1:1500 Benchmark 13 (Now) 13 (2041)	*GAP*
4	1 Sports Fields per 7,577 people	1:4000 Benchmark 5 Fields (Now) 5 Fields (2041)	
25	1 Sports Court per 1,212 person	1:2000 Benchmark 10 Courts (Now) 10 Courts (2041)	

**Benchmarks are based on industry-average provision ratios and are intended as a guide only. Local context and demand should be considered when applying them. For detailed, sport-specific infrastructure requirements, refer to the Mornington Peninsula Shire Sports Capacity Plan – Volume 1 – 3 (Volume 2 and 3 were adopted by Council in November 2025).*

Canopy Cover



Tootgarook	34%
Rye	50%
Blairgowrie	54%
Sorrento	46%
Portsea	47%

Precinct 9 Analysis

Key Issues

Provision of open space is good in precinct 9 with a significant amount of coastal open space managed by Parks Victoria and DEECA committees of management. Open space primarily classified for sport and recreation is the lowest of the precincts pointing to the dominance of natural bushland areas within the precinct.

Open Space plays an important role in implementation of the Rye Township Plan's four key principles:

- Preserving the natural environment and promoting Rye as a demonstration Township for sustainability and eco-living
- Improving connections for pedestrians and cyclists
- Building on existing culture and heritage to promote a sense of place and local identity
- Creating a revitalised public domain to establish a thriving destination across all seasons.

Experience Access

Open space distribution is generally average in precinct 9 but there are no priority gaps with the majority of gaps being in low density areas.

In land, open space is predominantly conservation some with secondary recreation functions but very little space dedicated solely to recreation.

There are no dog off leash areas in Rye.

Priority Gaps

Rye - There is an emerging gap in open space provision related to incremental growth

Park Performance

Open space quality is good in coastal areas but local parks situated away from the foreshore are not functioning as well. There are 5 parks with overall performance scores below 40% in the precinct as follows.

- Kevin Street Reserve, Tootgarook 20% (low priority)
- Spunner Court Reserve, Sorrento 20% (medium priority)
- Peter Shelmerdine Reserve, Portsea 40% (high priority)
- Wattle Grove Bushland Reserve, Portsea 40% (low priority)
- French Street Reserve, Rye 36% (high priority)

Coastal Open Space

Coastal open space is the primary form of open space for recreation and leisure within Precinct 9.

This area is expected to be increasingly influenced by natural coastal processes, particularly erosion and storm tide inundation. In some locations, the combined effects of catchment and coastal flooding may present more complex challenges.

Sorrento has been identified as a priority location for further coastal planning and assessment due to its growing exposure to these risks. As one of the Shire's most visited coastal destinations, with annual beach-related expenditure estimated at $135 million, future erosion could impact public infrastructure that supports tourism and community access.

Proactive planning will help ensure this iconic destination remains resilient and enjoyable for generations to come.

Portsea has also been identified as a key area for ongoing coastal assessment and planning, given its exposure to erosion and inundation risks, some of which have already been observed in recent years. Temporary sandbag protection is currently in place near the pier to help manage these impacts.

As a popular tourism destination, the coastal open space in Portsea supports a range of land uses and visitor experiences. Continued planning and management will help protect this valued coastal area into the future.

Supporting Plans

- French Street Master Plan, 2020
- Police Point Conservation Action Plan and Landscape Master Plan, 2012
- Portsea Coastal and Marine Management Plan, 2024
- Rye Foreshore Master Plan
- Rye Township Plan, 2020
- Recreational Facilities for Mountain Bike and BMX Strategy, 2023
- Tootgarook Wetland Management Plan, 2018
- Sports Capacity Plan – Volume 1 – 3 (Volume 2 and 3 were adopted by Council in November 2025).
- Sorrento Coastal and Marine Management Plan, 2018
- Sorrento Foreshore Masterplan, 2023

Precinct 9 Actions

No.	Action	Tasks	Priority	Timeframe	Responsibility
1.1	**PROTECT: Implement Planning Scheme Amendments to Secure and Strengthen Open Space Outcomes**				
	Undertake a planning scheme amendment to embed strategic directions, and update zoning to reflect the strategic directions of this Strategy.	• Rezone high priority parcels identified for long-term public open space use to appropriate open space zones: Change to PPRZ: ○ W E Newton Reserve (19) Change to PCRZ: ○ Dimmicks Bushland Reserve (8) ○ Jack Ritchie Track Bushland Reserve ○ Tyrone Bushland Reserve ○ Harry Blythe Playground (25)	High	Horizon 1-3	Strategic Planning Team Planning Services Team
1.7	**PROTECT: Proactively plan for the impact of future climate change on open spaces**				
	Support the implementation of the Mornington Peninsula Biodiversity Conservation Plan and Our Coast Our Future Coastal Strategy by prioritising actions that help manage and adapt to the impacts of climate change across the open space network.	• In partnership with local environmental, landcare and reserve friends-groups, prioritise open spaces for revegetation and habitat restoration using climate-resilient indigenous species to strengthen ecological corridors and buffer vulnerable habitats, working with ecologists, land managers, and Traditional Owners to map high-priority areas. • Protect and deliver open space upgrades near the foreshore in line with Coastal and Marine Management Plans (CMMPs) and consult the Coastal Strategy modelling and recommendations to ensure upgrades are future-proofed, and proactively select sites and infrastructure for resilience. • Investigate methods to mitigate and minimise sand drift and other impacts of climate change at Rye Foreshore via the Sand Management Strategy (in development).	High	Horizon 1-3	Climate Change Team Community Infrastructure and Open Space Planning Team
2.1	**GROW: Expand and improve open space in priority locations**				
	Enhance accessibility to open space by addressing walkability gaps within urban areas of the Shire. Prioritise identifying and developing key locations for new or expanded open spaces, ensuring all residents have convenient access to recreational areas, with a focus on areas designated for future growth. *NB: Gaps prioritised around areas of substantial and incremental change as designated in the Housing and Settlement Strategy.*	• Advocate for the removal of the PAO held by the Department of Transport and Planning (VicRoads) for the future extension of the Mornington Peninsula Freeway, and for the transfer of the corridor to the Shire for public open space, in line with Council's resolution of 13 June 2017, and via the Integrated Transport Strategy (in development).	Medium	Horizon 2	Community Infrastructure and Open Space Planning Team

Precinct 9 Actions

No.	Action	Tasks	Priority	Timeframe	Responsibility
3.1	**OPTIMISE: Improve the quality of open space in priority areas**				
	Enhance the quality and functionality of key reserves, prioritising parks with limited nearby alternatives, and low performance ratings.	• French Street Reserve (23), Rye. Prioritise improvement to park access and enhance the functionality and appeal through the addition of trees, park furniture, dog leash free area, bike facility to implement the French Street Master Plan (2020) and the Recreational Facilitiies for Mountain Bike and BMX Strategy (2023). • Peter Shelmerdine Reserve (9), Portsea: Focus on minimal furniture addition to improve the functionality of the reserve.	Medium	Horizon 2	Community Infrastructure and Open Space Planning Team Project Delivery Team
3.5	**OPTIMISE: Review existing and develop new masterplans for complex and underperforming reserves**				
	Prioritise and develop masterplans for parks and reserves to meet community needs and support sustainable development.	• Assess, identify and prioritise district or regional open spaces that support complex and overlapping activities, have limited nearby alternatives, or possess unique characteristics and are identified as high-use and or highly sensitive. • Engage the community in the planning process to ensure plans reflect local priorities and align with broader Council strategies for sustainability, asset renewal, and infrastructure development. • Develop masterplans for district reserves with a performance score below 60%, in line with capital works and asset renewal programs, including: R J Rowley Recreation Reserve, Rye (13) *NB: Reserves have been prioritised where there are no other higher-performing reserves nearby. All recommendations should be tested with the local community to confirm priorities.*	Medium - High	Horizon 1 (Planning) Horizon 2-3 (Rollout) Ongoing	Community Infrastructure and Open Space Planning Team Project Delivery Team
3.6	**OPTIMISE: Support the implementation of existing masterplans**				
	Support the implementation of master/concept plans to enhance the open space network	• French Street Reserve Master Plan (23)	High	Horizon 1	Community Infrastructure and Open Space Planning Team Project Delivery Team

Precinct 9 Open Space Map



Legend

Council Managed Open Space

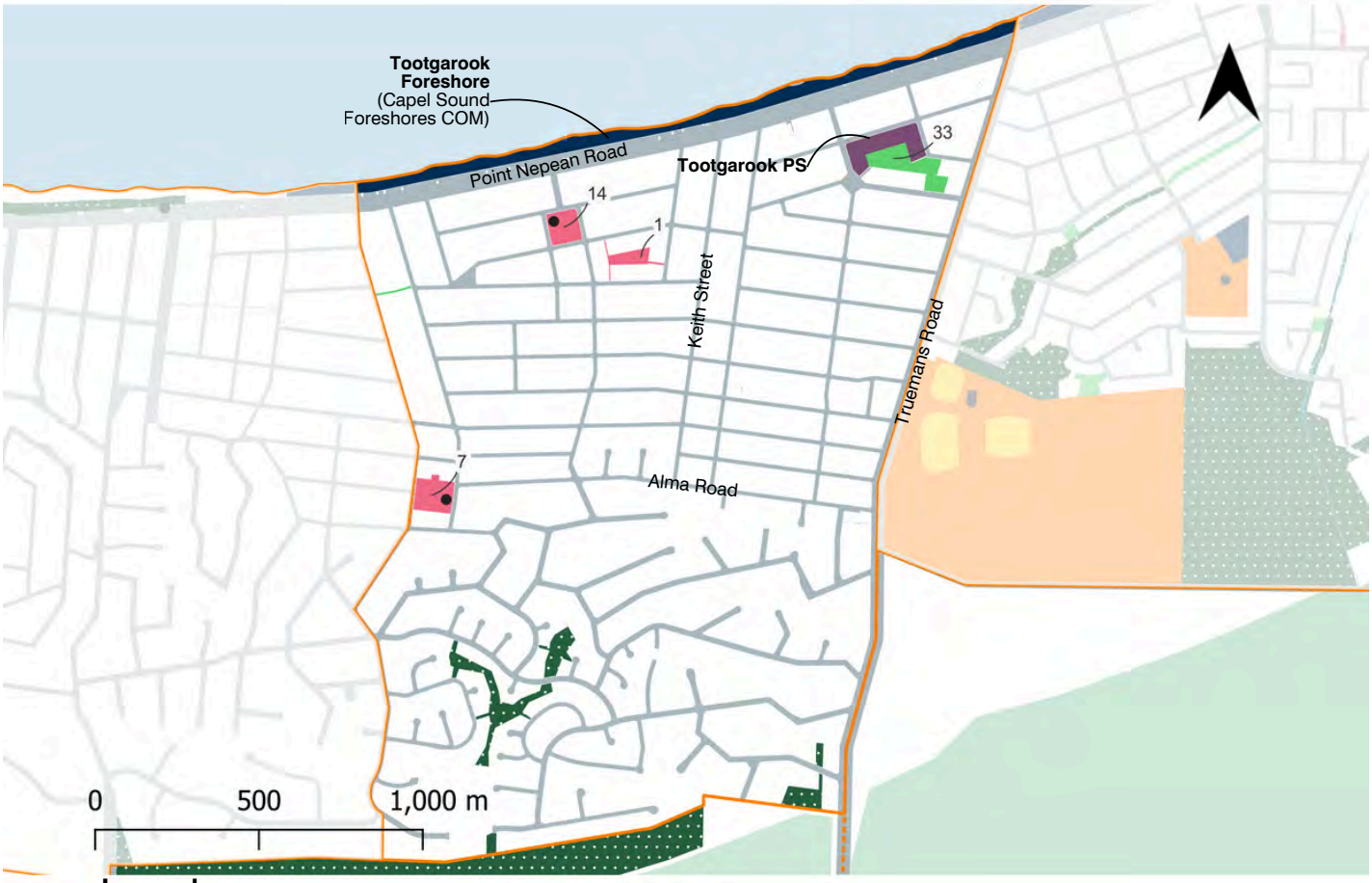
- Sport
- Recreation
- Conservation/Foreshore
- Other Functions
- Field of play
- Restricted Access
- Managed as a Bushland Reserve

Other Land

- Non Council Managed Open Space
- Open Space in Other Municipalities
- Public School
- Railway Line
- Green Wedge Land
- Port of Hastings (State and Regionally Significant Industrial Land)
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Township Boundary
- Inset Boundary

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Tootgarook Inset & Index



Legend

Open Space Primary Function

- Sport
- Recreaction
- Conservation/Foreshore
- Other Functions
- Bushland Reserve
- Field of play
- Priority Access Gap
- Restricted Access
- Non Council Managed Open Space

Other Land

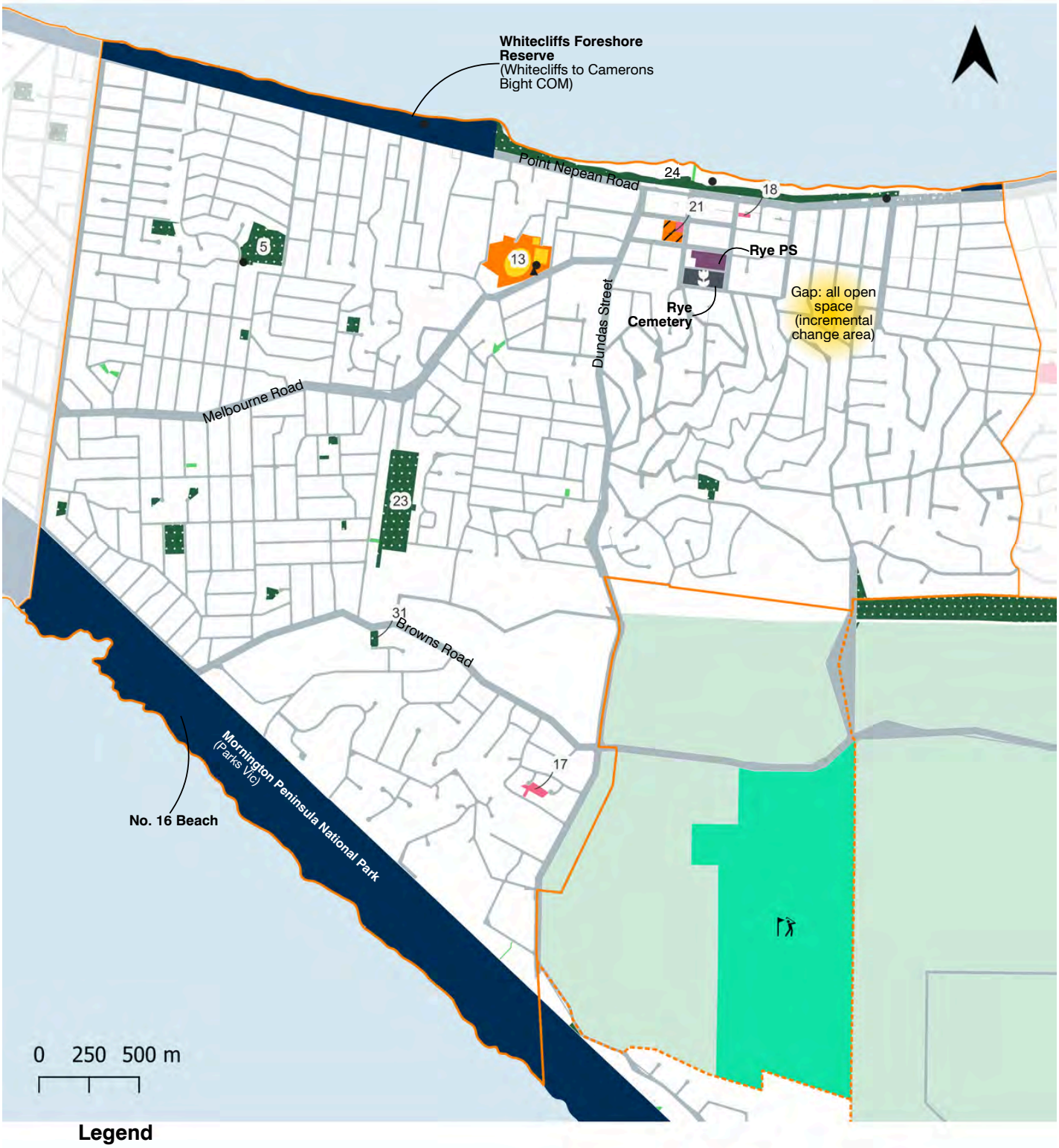
- Cemetery
- Public School
- Railway Line
- Green Wedge Land
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Port of Hastings (State and Regionally Significant Industrial Land)

Play Assets

- Playground
- Skate/BMX
- Outdoor Fitness Station
- Basketball/halfcourt

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
1	Kevin Street Reserve	Recreation		Local	0.55
7	Marshall Street Reserve	Recreation	Linking	Neighbourhood	1.16
14	Romney Park	Recreation		Local	0.92
33	Quinns Park	Other	Sport	Local	1.53

Rye Inset



Legend

Open Space Primary Function

- Sport
- Recreation
- Conservation/Foreshore
- Other Functions
- Bushland Reserve
- Field of play
- Priority Access Gap
- Restricted Access
- Non Council Managed Open Space

Other Land

- Cemetery
- Public School
- Railway Line
- Green Wedge Land
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Port of Hastings (State and Regionally Significant Industrial Land)

Play Assets

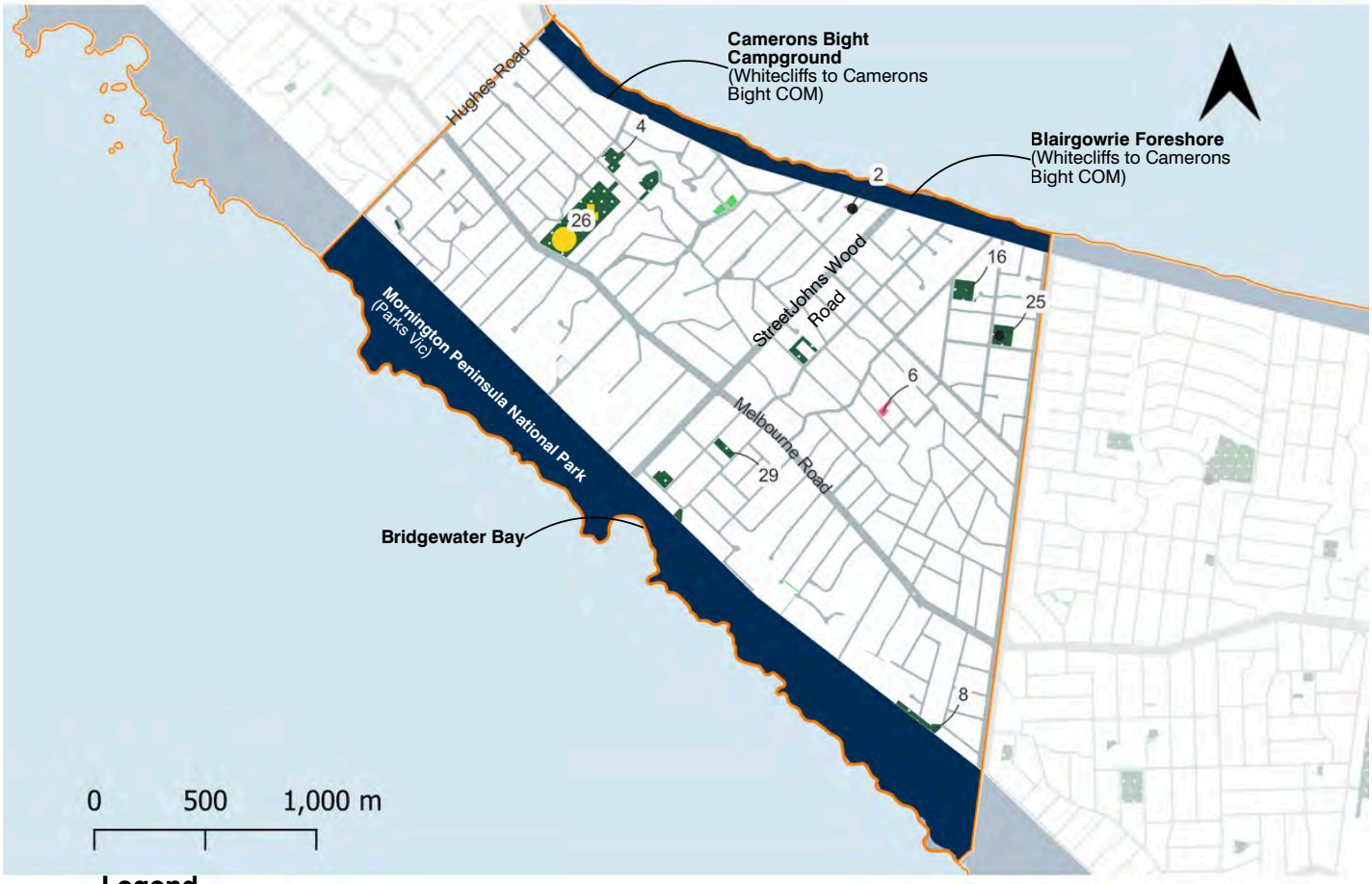
- Playground
- Skate/BMX
- Outdoor Fitness Station
- Basketball/halfcourt

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Rye Index

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
5	Moonah Waren Bushland Reserve	Conservation	Recreation	Local	3.56
13	R J Rowley Recreation Reserve	Sport	Recreation	District	6.05
17	Bruce Street	Recreation	Water Management	Local	0.52
18	Community Grow and Play	Recreation	Linking	Local	0.11
21	Rye Bowls Club	Sport		Restricted Access	0.82
23	French Street Reserve	Conservation	Recreation	Local	7.26
24	Rye Foreshore	Conservation	Recreation	Regional	12.16
31	Aruntan Court Bushland Reserve	Conservation	Nature		0.31

Blairgowrie Inset & Index



Legend

Open Space Primary Function

- Sport
- Recreaction
- Conservation/Foreshore
- Other Functions
- Bushland Reserve
- Field of play
- Priority Access Gap
- Restricted Access
- Non Council Managed Open Space

Other Land

- Cemetery
- Public School
- Railway Line
- Green Wedge Land
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Port of Hastings (State and Regionally Significant Industrial Land)

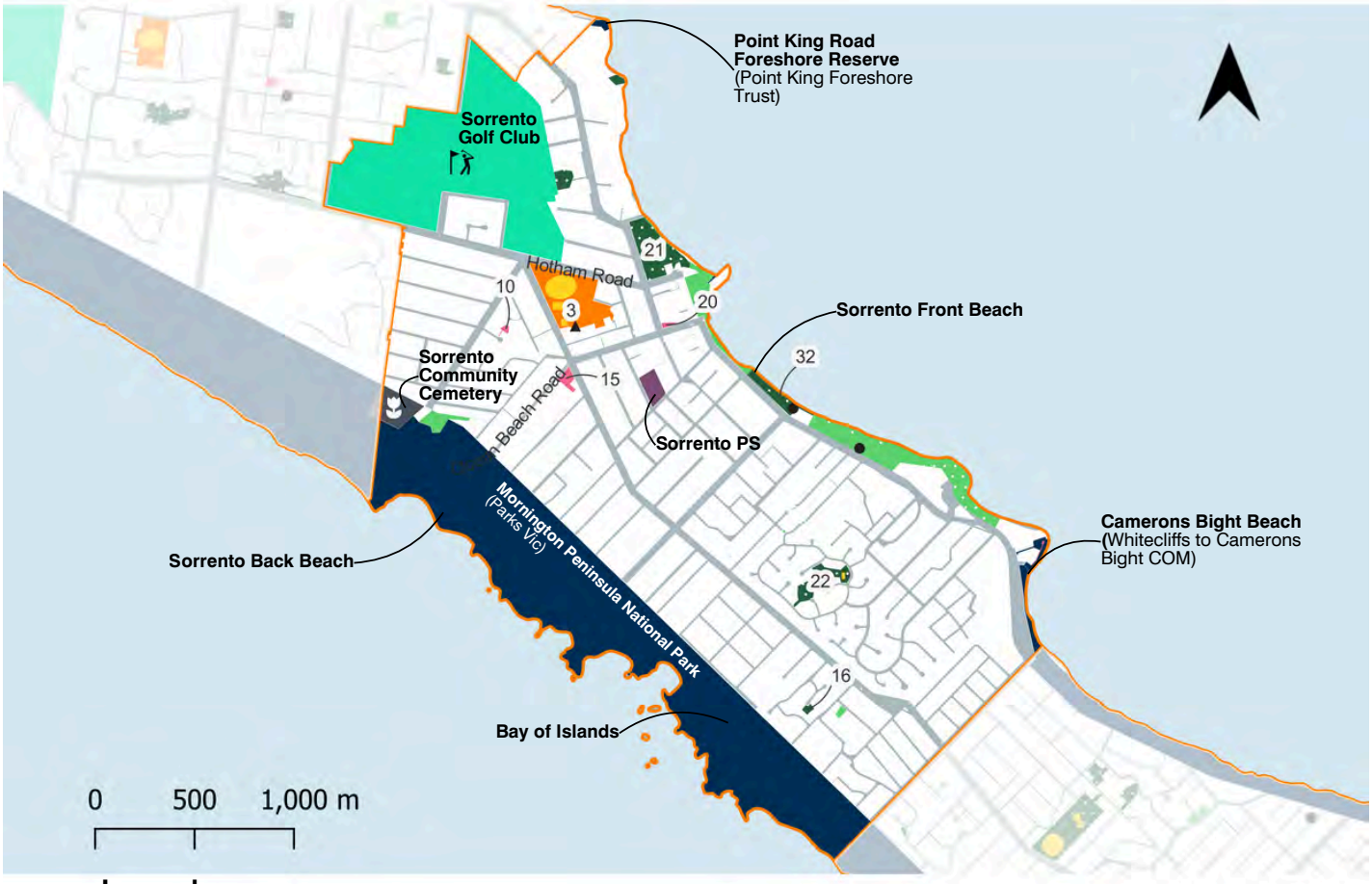
Play Assets

- Playground
- Skate/BMX
- Outdoor Fitness Station
- Basketball/halfcourt

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
2	Roger Penman Reserve	Recreation		Local	0.10
4	Slips Reserve	Conservation	Nature		0.61
6	Scott-Morris Street Park	Recreation	Water Management		0.19
8	Dimmicks Bushland Reserve	Conservation	Nature		0.53
16	Childrens Bushland Reserve	Conservation	Nature		0.81
25	Harry Blythe Playground	Conservation	Recreation	Local	0.81
26	Stringer Road Reserve	Conservation	Sport	Neighbourhood	5.12
29	Sid Baker Reserve	Conservation	Nature		0.34

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Sorrento Inset & Index



Legend

Open Space Primary Function

- Sport
- Recreation
- Conservation/Foreshore
- Other Functions
- Bushland Reserve
- Field of play
- Priority Access Gap
- Restricted Access
- Non Council Managed Open Space

Other Land

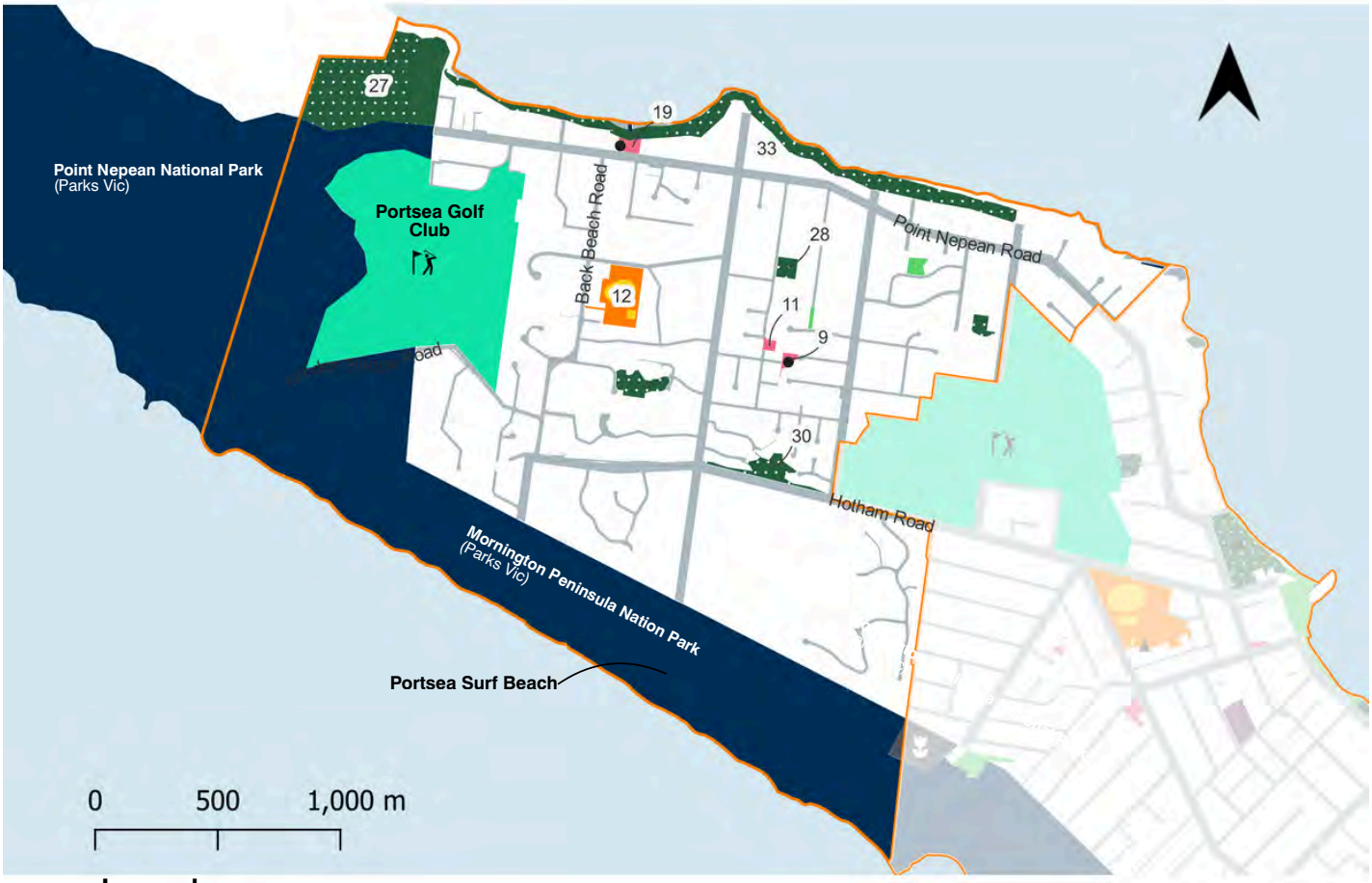
- Cemetery
- Public School
- Railway Line
- Green Wedge Land
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Port of Hastings (State and Regionally Significant Industrial Land)

Play Assets

- Playground
- Skate/BMX
- Outdoor Fitness Station
- Basketball/halfcourt

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
3	David MacFarlan Reserve	Sport	Recreation	District	8.55
10	Spunner Court Reserve	Recreation	Linking	Local	0.12
15	Pioneer Memorial Garden	Recreation		Local	0.52
16	Tullyvallin Crescent Bushland Reserve	Conservation	Nature		0.17
20	Stringers Corner Park	Recreation		Local	0.13
21	Sorrento Park	Conservation	Recreation	Regional	4.44
22	Tuckey Track Reserve	Conservation	Sport	Local	2.08
32	Sorrento Foreshore	Conservation	Water Foreshore	Regional	2.03

Portsea Inset & Index



Legend

Open Space Primary Function

- Sport
- Recreaction
- Conservation/Foreshore
- Other Functions
- Bushland Reserve
- Field of play
- Priority Access Gap
- Restricted Access
- Non Council Managed Open Space

Other Land

- Cemetery
- Public School
- Railway Line
- Green Wedge Land
- Public Golf Council
- Public Golf Council (crown land)
- Private Golf Course/Club
- Port of Hastings (State and Regionally Significant Industrial Land)

Play Assets

- Playground
- Skate/BMX
- Outdoor Fitness Station
- Basketball/halfcourt

No.	Name	Primary Function	Secondary Function	Hierarchy	Area
9	Peter Shelmerdine Reserve	Recreation	Water Management	Local	0.30
11	James Ford Reserve	Recreation	Linking	Local	0.23
12	Percy Cerutty Oval	Sport	Recreation	Neighbourhood	3.59
19	W E Newton Reserve	Recreation		Local	0.48
27	Police Point Shire Park	Conservation	Recreation	District	17.01
28	Wattle Grove Bushland Reserve	Conservation	Nature		0.65
30	Yerlata Court Bushland Reserve	Conservation	Nature		1.69
33	Portsea Foreshore Reserve	Conservation	Water Foreshore	Regional	11.98

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MORNINGTON PENINSULA Shire



OUR OPEN SPACES

Mornington Peninsula Shire
Open Space Strategy 2025 - 2040

Discussion Paper

Appendix 1

MORNINGTON PENINSULA Shire



Acknowledgement of Country

We acknowledge the Bunurong people, who have been the custodians of this land for many thousands of years; and pay respect to their elders past and present. We acknowledge that the land on which we live and work is the place of age-old ceremonies, celebrations, initiation and renewal; and that the Bunurong peoples' living culture continues to have a unique role in the life of this region.

We also acknowledge the Aboriginal and Torres Strait Islanders who now call the Mornington Peninsula home, their rich cultural heritage, and their connection to Country of their homelands. We understand that healing Country through truth-telling, traditional knowledge, and reconciliation will also start to heal cultural divides between indigenous and non-indigenous peoples. Cultural tradition and knowledge are intrinsic parts of valuing and connecting with the landscape (open space); this knowledge is a gift to be embraced by all.

MORNINGTON PENINSULA
OPEN SPACE STRATEGY

emerge ASSOCIATES

MORNINGTON PENINSULA Shire



What is this Document?

The aim of this discussion paper is to provide an overview of the Mornington Peninsula open space network, and to explore how an open space strategy could help to address current and future pressures.

INTRODUCTION

Situated between Port Phillip Bay and Western Port Bay, Mornington Peninsula Shire is located 40-80 kilometres south-east of the Melbourne central business district.

Mornington Peninsula has a unique open space network with a particularly high percentage of natural areas including two national parks: Mornington Peninsula National Park and Pont Nepean National Park; and, one state park, Arthurs Seat State Park.

The Shire has 192km of unique and dynamic coastline. Distinct landforms and ecosystems define the different coastal regions providing diverse open spaces and trails which are among the Peninsula's most popular tourist destinations.

MORNINGTON PENINSULA'S NEW OPEN SPACE STRATEGY

Our aim is to set a clear direction for achieving an open space network that meets the wide-ranging needs of a growing and diverse community.

The purpose of the Open Space Strategy (the Strategy) is to guide the future planning, provision, design, and management of existing and future open space for a 15-year period up until 2040.

The Strategy will seek to protect and enhance the Peninsula's distinctive and unique open space values as the Shire responds to increasing pressures including climate change, population increase, residential expansion, changing recreation needs, greater reflection of culture, history and stories, vegetation clearing and increasing levels of tourism.

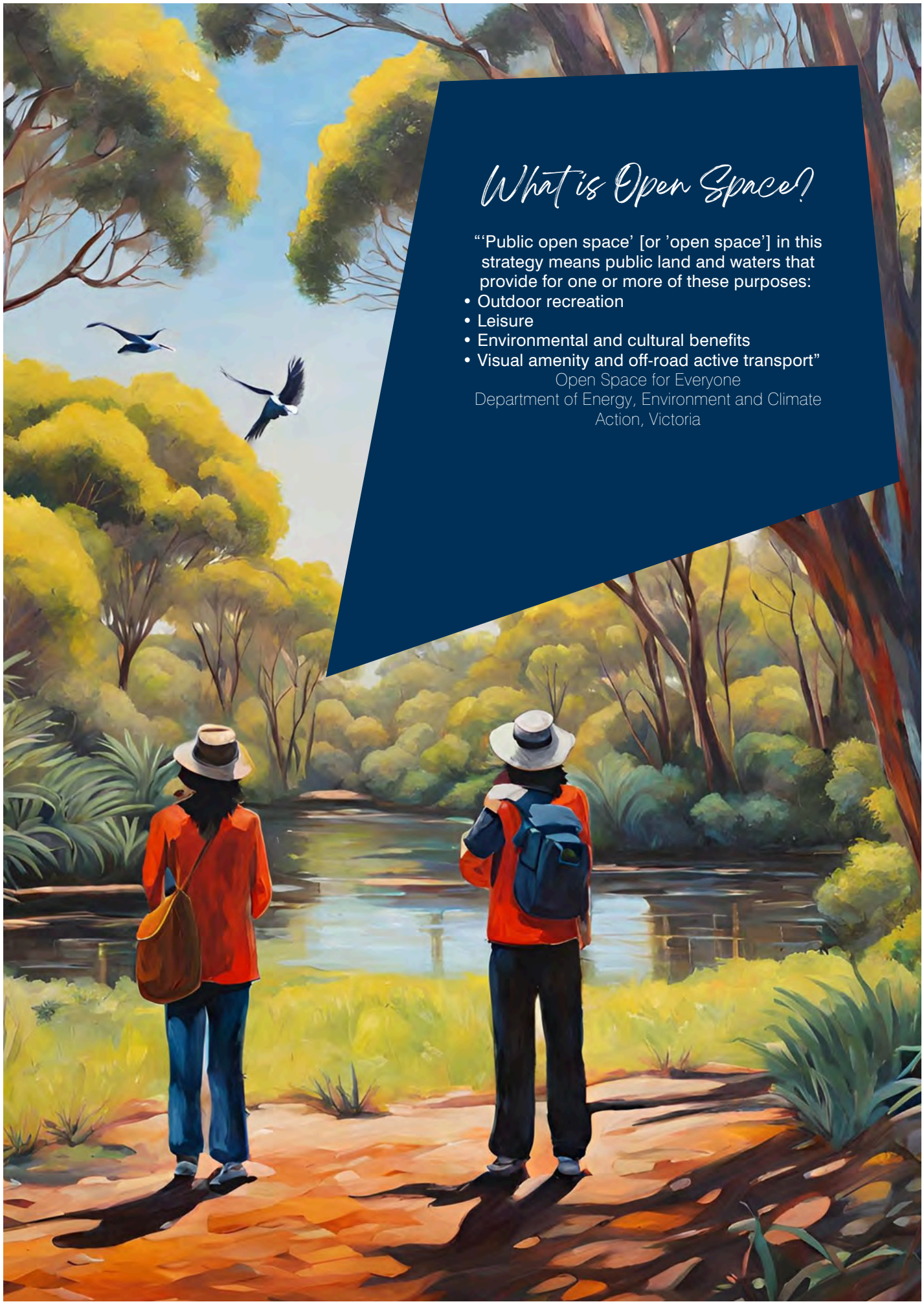
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MORNINGTON PENINSULA
OPEN SPACE STRATEGY

3

MORNINGTON PENINSULA
Shire


What is Open Space?
"'Public open space' [or 'open space'] in this strategy means public land and waters that provide for one or more of these purposes:
• Outdoor recreation
• Leisure
• Environmental and cultural benefits
• Visual amenity and off-road active transport"
Open Space for Everyone
Department of Energy, Environment and Climate Action, Victoria

OPEN SPACE IN MORNINGTON PENINSULA

Open space is an important feature of the Peninsula's landscape, providing social gathering points, formal and informal sporting/recreation opportunities, places for nature to thrive, play spaces, trails, tourist destinations, sites of cultural significance and an array of healthy lifestyle experiences and opportunities.

GREEN WEDGE

The Mornington Peninsula Green Wedge is one of Victoria's most important assets. Conservation policies for the Mornington Peninsula were first introduced more than 40 years ago and the special role and character of the Mornington Peninsula Green Wedge, which covers nearly 50,000 hectares, continues to be highly valued by both the local community and the wider population of Melbourne.

Over 70% of the Peninsula is classified as "green wedge" by the planning strategy for Melbourne's metropolitan region; Plan Melbourne (2017-2050). Land within the green wedge cannot be intensively developed for housing or other urban uses. The policy protects the habitat, biodiversity, landscape quality and rural character of the Peninsula.

The Mornington Peninsula is also specifically identified as an environmentally sensitive area with significant recreational value under the Victoria Planning Provisions Policy Framework (PPF) (clause 12.05 - Significant environments and landscapes) and is designated as one of four 'distinctive areas and landscapes' in the state.

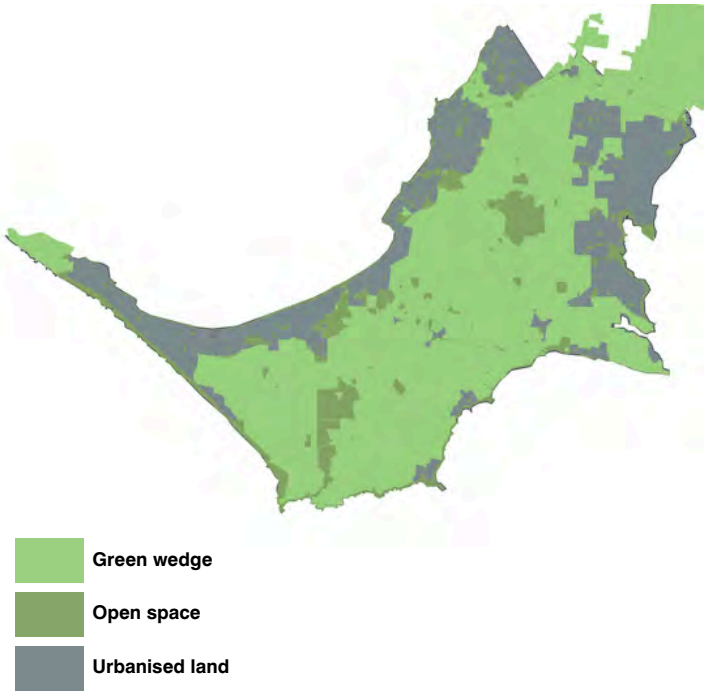


Figure 1: Mornington Peninsula Shire Council Area - showing open space and green wedge land

723 sqkm — Total shire land area, **70%** of which is green wedge

10.5% — of the Shire is open space; **3.8%** managed by the Shire

$143.8M — Open Space Asset Value (2022) (replacement cost)

300 — Sporting/ recreation groups (approx.)

43 — Netball Courts (2022)

49 — Sports Ovals (2022)

156 — Playgrounds (2022)

135 — Tennis Courts (2022)

192km — Coastline

440km — Waterways

8 — Skate parks (2022)

38 — Jetties and boat ramps (2022)



Community Vision

"Welcome (Wominjeka) to the Mornington Peninsula, bound by green spaces and sea. We honour and pay respects to the Traditional Owners of this beautiful land – the Bunurong people. We also pay our deepest respects to their Ancestors and Elders.

We are inspired to protect and enhance our distinct region that values its diverse community, environments and townships. Our community spirit thrives, with safe, accessible and inclusive spaces for all. Together we continue to create a sustainable, vibrant and prosperous future that values innovation and shared compassion."

POLICY CONTEXT

COUNCIL AND WELLBEING PLAN

The Council and Wellbeing Plan 2021-2025 was adopted by Council in November 2021. This plan was informed by the Community Vision, and other key documents and provides the framework for all the decisions and operations of Council.

The new Open Space Strategy will assist the Shire in achieving the following strategic objectives identified in the Council and Wellbeing Plan.

- 1.1 An accessible and unique natural environment that helps our community to be healthy and well
- 1.2 A healthy ecosystem, in which our coastline, bushland, wildlife and green wedge is resilient to the climate emergency and development
- 1.3 A sustainable built environment that respects the natural environment and protects the community from the impacts of the climate emergency
- 1.4 An accessible built environment that supports diverse, current and future community needs
- 3.3 A community in which people from all generations, backgrounds and abilities can access local services
- 3.4 A community with vibrant arts, culture, sport and recreational opportunities that foster connections and participation across generations, backgrounds and abilities

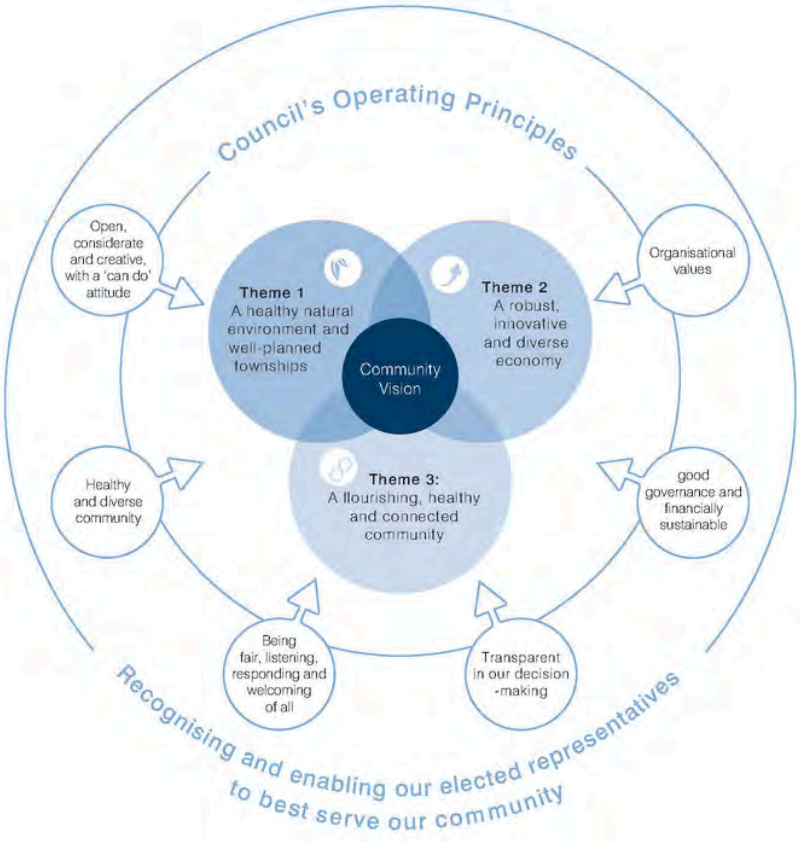
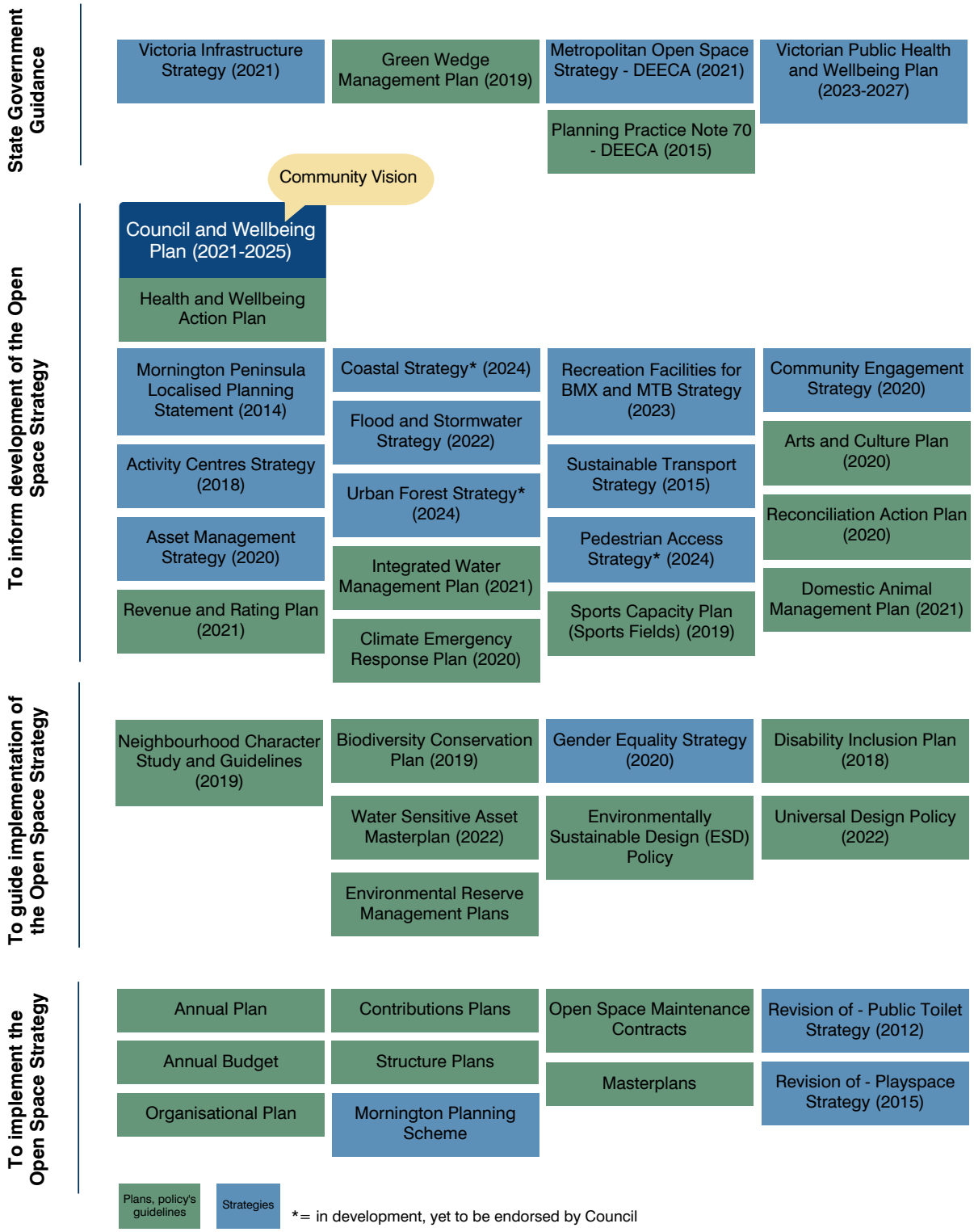


Figure 2: Council and Wellbeing Plan 2021-2025 Framework

POLICY INFORMING THE OPEN SPACE STRATEGY

Council has a suite of other documents, strategic frameworks and external guidelines/strategies to guide decision making. These documents provide direction, detailed information and outline agreed approaches which contribute to development and implementation of the Strategy.



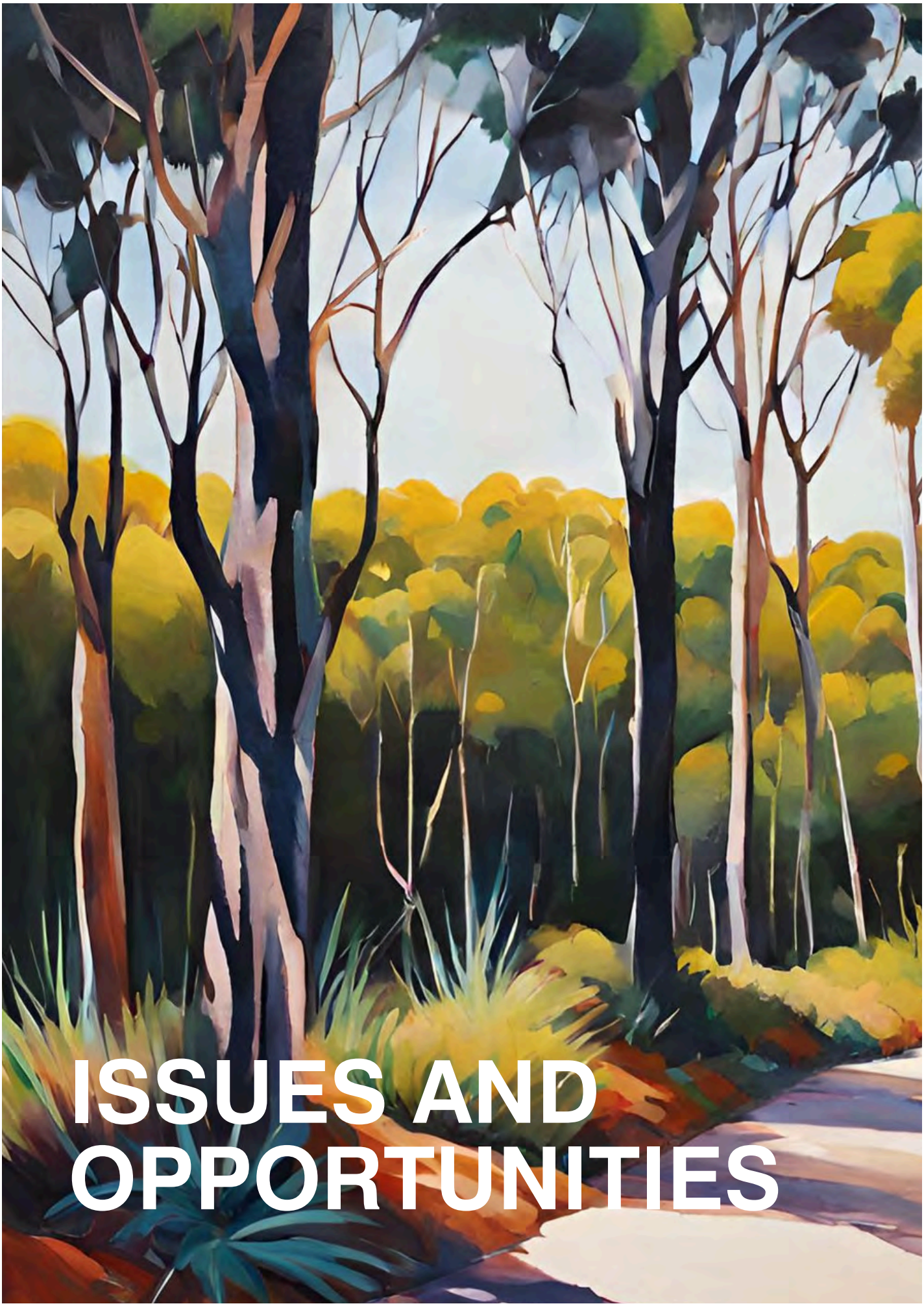
THE SHIRE'S ROLE IN OPEN SPACE

The majority of sport and recreation parks throughout the Peninsula are owned and managed by Council, however, there are a number of other partnership arrangements in place, especially to manage larger areas of conservation open space like regional parks.

Parks Victoria and the Department of Energy, Environment and Climate Action (DEECA) manage some of the regional open spaces on Crown Land, while committees of management partner with Council to manage open space on behalf of Council or the Crown. Although the Strategy will consider existing and potential partnerships with other public land managers, it will predominantly focus on open space owned or managed by Council.

Council's role as custodian of its open spaces includes:

Service provider	• Designs, constructs, enhances, and maintains Council owned parks and open spaces, allowing them to be freely accessible. This includes; planning, funding, asset provision (design, development, building), management, maintenance, and renewal.
Partner & planner	• Facilitates, manages and plans open space with a range of other organisations including but not limited to Parks Victoria, Department of Energy, Environment and Climate Action, Melbourne Water, VicRoads, Committees of Management and Traditional Owners. • Works in partnership with schools, clubs and community groups to provide services that meet the needs of the community.
Environmental Steward	• Protects and enhances biodiversity within the municipality, in partnership with community stewardship groups. • Considers risks and opportunities to enhance ecosystem health and landscape values as a part of planning and decision making.
Advocate & leader	• Advocates for state and federal government investment in new open space and recreation projects, and to ensure parks and open space needs and priorities are addressed in state planning documents and funding arrangements. • Facilitates addressing park, sport, recreation and environmental issues with stakeholders.
Information provider	• Provides information to the community about recreation opportunities and open spaces via promotion and communications.
Regulator	• Ensures that open space and recreation facilities are provided and used in accordance with the local law, policies and procedures.


ISSUES AND
OPPORTUNITIES


What if...
a thriving natural environment was a clear priority?
What if...
open spaces offered many different options to play and move?
What if...
parks felt just a little more uniquely "Mornington Peninsula"?
What if...
going to the park was a bit easier and more comfortable?

BIODIVERSITY AND ECOSYSTEM HEALTH

What if...
a thriving natural environment was a clear priority?

Mornington Peninsula's varied geology, topography, and coastal environment creates a highly biodiverse landscape, rich in species and habitat. Pre-colonisation, approximately 65 Ecological Vegetation Classes (EVC's), were present on the Peninsula, including coastal scrub and wetlands to the south and along the coast, and herb–rich woodlands and heathlands on the central ridges and plains.

Today, western land use practices, including viticulture, exotic pasture, and urbanisation, have caused fragmentation of the remnant vegetation, and ecosystem degradation, including species decline and extinction. Ongoing vegetation clearing and weeds are putting added pressure on the remaining local indigenous ecologies. However, the Shire's Biodiversity Conservation Action Plan (2019) states, 'What remains is worth protecting…'

WHAT ARE THE CURRENT ISSUES?

- Ecosystems across the Peninsula are fragmented and degraded. Rates of biodiversity and quality of habitats is in decline
- Traditional Owners, the Bunurong people, have managed the Peninsula landscape since time immemorial. Their knowledge and custodianship is invaluable to the future of the Peninsula's natural areas
- Climate changes will see increased extreme weather events, reduced rainfall all of which put pressure on sensitive natural areas
- The Shire's coastlines and natural areas are highly valued by the community, and addressing climate change is a high priority

OPPORTUNITIES FOR THE OPEN SPACE STRATEGY

- Identify important "environmental conservation" areas, and where there are disconnected or fragmented ecosystems, to support implementation of the Shire's Biodiversity Conservation Plan
- Prioritise connecting "bio-links" through coordination with the Urban Forest and Coastal Strategy (being developed concurrently).These habitat corridors connect patches of remnant vegetation including along waterways and coastlines
- Support Traditional Owner knowledge and practice in healing and connection with Country by integrating with the Shire's Reconciliation Action Plan and ongoing collaborative work with the Bunurong people
- Identify opportunities for co-management of open spaces with Traditional Owners and make recommendations for future collaborative projects and acknowledgement
- Identify opportunities to consider integrated water management infrastructure projects in open space (such as bioswales, wetlands), alternative water sourcing and water recycling, all of which will help implement the Shire's Integrated Water Management Plan and Climate Emergency Response Plan. These projects will improve ecosystem health, water quality, reduce urban heat and help support more efficient use of water
- Increase safe and low impact access to 'natural' areas by identifying the kinds of infrastructure (like trails, boardwalks, environmental education signage) that is right for different types of natural environments

UNIQUENESS AND SENSE OF PLACE

What if...

parks felt just a little more uniquely "Mornington Peninsula"?

The Mornington Peninsula landscape is shaped by diverse topography, from rugged coastal cliffs and beaches to the sheltered foreshore of the bays and wooded hills and open plains. The Peninsula has a unique location with the wild ocean of Bass Strait to the south, contrasted with the comparatively calm waters of Port Phillip Bay and Western Port Bay. The Shire includes large areas of bushland including Point Nepean Park, Mornington Peninsula National Park and Arthurs Seat State Park.

Previously shaped by sixty thousand years of Bunurong custodianship, post-colonisation, the landscape now includes coastal beach shacks, holiday homes, rural and industrial communities, as well as military facilities. The unique townships, landscapes, communities and Traditional Custodianship all contribute to and form the sense of place that makes Mornington Peninsula special.

WHAT ARE THE CURRENT ISSUES?

- There is a building expectation that the Shire will work towards preserving or increasing the current amount and quality of green space on the Peninsula. While work is ongoing, this is often behind the scenes or incremental and progress may not always be obvious
- Increasing local tourism (due to population growth in metropolitan Melbourne), especially during the summer season peak, is putting pressure on parks in popular tourist areas that can not handle the intensity of use
- Some sensitive environments are being degraded due to the rising popularity of recreation activities in natural, rural and cultural heritage areas
- Development of new suburban areas can sometimes feel "generic" and some attempts at creating sense of place can feel inauthentic which can make parks in new areas feel a bit out of place

OPPORTUNITIES FOR THE OPEN SPACE STRATEGY

- Identify the unique qualities and characters of open spaces on the Peninsula and recommend approaches for their protection, enhancement and management
- Engage with the Bunurong Land Council Aboriginal Corporation to identify approaches for protection of cultural heritage sites, to collaborate and coordinate planning, and support healing and connection to Country
- Guide asset planning to increase the resilience/capacity of open spaces which see visitation by people from the wider region
- Advocate to partners, external parties for investment or collaboration for projects which may be beyond the Shire's capacity or remit
- Identify opportunities to engage people through participation in stewardship, art, programming, events and other creative pursuits, placemaking and cultural activities to support implementation of the Shire's Arts and Culture Plan and Biodiversity Conservation Plan
- Identify opportunities to increase access to; and understanding and enjoyment of, rural or environmentally sensitive areas, to encourage and enable nature based recreation in suitable locations, rather than encouraging the development of more formal, "urban type" recreational facilities or intensive tourism based development which may be intrusive or "out of character"
- Provide practical open space design objectives to assist in preserving and enhancing sense of place

COMFORTABLE AND ACCESSIBLE

Physical activity, community events and social opportunities benefit people's physical, emotional and mental wellbeing. People experience barriers to participation due to a range of factors, including transport, cost, issues with the built environment (such as a lack of physical accessibility for people with movement limitations), and attitudes or awareness which can create culturally unsafe spaces. Equity in the open space network seeks to provide support for different communities to access open space.

"Designing for all, or Universal Design, makes sense from a social justice perspective but is also a sound economic and strategic approach that will future-proof our community infrastructure, ensuring safe and equitable access for everyone"
- Disability Inclusion Plan

WHAT ARE THE CURRENT ISSUES?

- Survey results suggest that the provision, condition and connectivity of footpaths and trails throughout the Peninsula needs improvement
- Public toilets significantly increase access to open spaces for many, especially older adults, people with young children and those with health conditions. The number, location and condition of public toilets is not currently meeting community expectations
- To maintain a sustainable asset management approach the Shire must regularly reflect on the land and infrastructure it has and consider possibilities to rationalise, change use or other opportunities
- The median age of residents is 46 (10 years higher than greater Melbourne). There are less 20-39 year olds and more 60+ year olds. To create welcoming and accessible open spaces, designs and facilities should reflect the recreational interests and accessibility needs of older adults
- On the whole, the community are generally satisfied with the level of maintenance and cleanliness of open space
- Predicted increasing heat and extreme weather events due to climate change will impact open space use, design and access. For example, more shade will be required and open space will need to manage more stormwater in the future
- The Climate Emergency Response Plan has set a target for urban public spaces to be covered by 45% shade

What if...

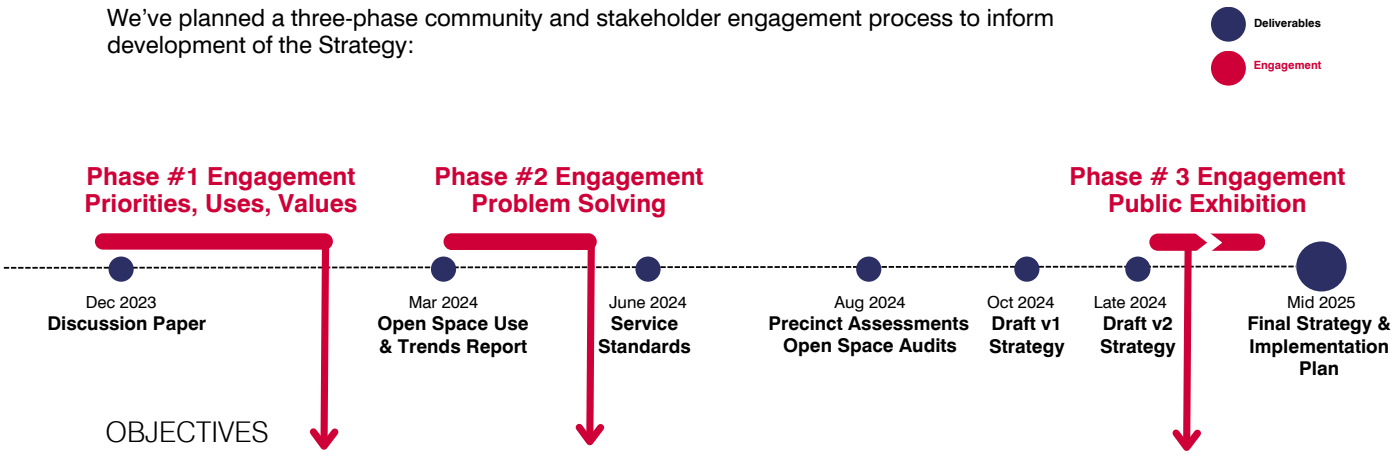
going to the park was a bit easier and more comfortable?

OPPORTUNITIES FOR THE OPEN SPACE STRATEGY

- Assess all open spaces to measure quality, access, comfort and overall performance to identify and prioritise improvements, over the next 10 years
- Identify opportunities to improve connectivity across neighbourhoods, within parks, and with regional or destination trails
- Create a classification system to describe the services likely to be expected at different types of open spaces. These standards will include accessible infrastructure, bathrooms and pathways
- Outline approaches for planning and design of open spaces which adopt a Universal Design approach
- Identify areas most impacted by the urban heat island effect to prioritise investment in shade
- Set a clear policy position for the protection of open space and outline a rationale for land acquisition and identify potential alternate uses

COMMUNITY ENGAGEMENT

We've planned a three-phase community and stakeholder engagement process to inform development of the Strategy:



OBJECTIVES

In phase 1 we want to hear how you use your local park and the open space network at large. This includes how often you visit and the types of activities you do there.

Understanding how open space is used and overall satisfaction with different elements will help us better develop priorities for parks across the Peninsula.

Phase 2 will be deeper consultation to respond to what we heard in Phase 1, problem solve and shape the strategy in response.

Phase 3 will allow you to provide feedback on the draft Strategy with respect to the key directions and actions.

WHAT DO WE WANT TO KNOW?

Use of parks and open space

- Why and how people use open spaces including the types of activities, frequency of visits, preferred features, and overall satisfaction with existing parks and open spaces.

Barriers to access

- How open spaces can be designed to ensure they are accessible and inclusive for all, including those with disabilities, women, gender-diverse individuals, and single-parent families.
- What concerns do people have around safety and security in open spaces, particularly for traditionally under-represented demographics, and explore solutions to enhance safety for all users.

Priorities for investment

- What are the top priorities for investment in open spaces, and what this means in terms of potential trade-offs and resource allocation.

Tell us about your park!

COMPLETE THE ONLINE SURVEY

We want to hear how you use your local park and other open spaces on the Peninsula. This includes how often you visit and the types of activities you do there.

Understanding how open space is used and overall satisfaction with different elements will help us better develop priorities for parks across the Peninsula.

Please complete the survey and share the opportunity with family, friends and colleagues. Even if they don't live in the Shire!

Survey open: 18 January to 29 February

COME AND TALK TO US

We'll be at:

- Point Nepean Market, Portsea - 21 January, 9am – 1pm
- Mornington Main Street Market - 24 January, 9am – 1pm
- Fred Smith Reserve, Hastings - 24 January, 3pm – 7pm
- Somerville Recreation Centre, Somerville - 31 January, 9am -1pm
- Rye Foreshore Market - 3 February, 7am – 11am
- Flinders Park (Corner Cook and Norman Street) - 3 February, 2pm – 6pm

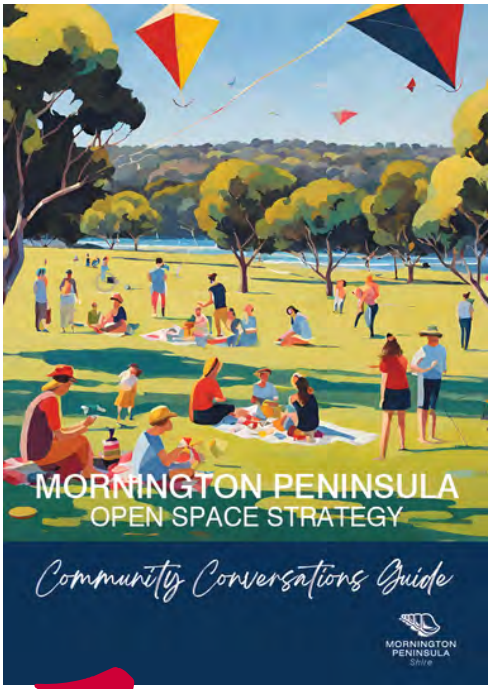
And we are also hosting two online information sessions:

- Tuesday 30 January, 5:30pm - 6:15pm
- Thursday 1 February, 5:30pm - 6:15pm

HOST A COMMUNITY CONVERSATION

Community Conversations are an important input into the Strategy, hosted by you!
They are designed for established groups - friends, family, work colleagues, your parents' group, sports or book club - or any other group you might want to involve.
Hosting is easy. It's a great opportunity to get together with people you know, have a chat about what is important to your community and help develop an Open Space Strategy that reflects the needs of our diverse communities across the Shire.

You can arrange a special get together, or if you're part of a community group, you can host a conversation at one of your regular meetings.
You don't need any expertise to host or participate in a conversation, just your local knowledge and understanding of the needs of your community.
We've created a guide which steps through the process.
You pick the time, the people you want to join the conversation, and your preferred way to communicate. Then, simply discuss, record your responses, and submit it by midnight, 29 February 2024.



The guide provides everything you need to know!



emerge ASSOCIATES

MORNINGTON PENINSULA Shire



OUR OPEN SPACES

Mornington Peninsula Shire
Open Space Strategy 2025 - 2040

Use and Trends

Appendix 2

MORNINGTON PENINSULA Shire



Acknowledgement of Country

We acknowledge the Bunurong people, who have been the custodians of this land for many thousands of years; and pay respect to their elders past and present. We acknowledge that the land on which we live and work is the place of age-old ceremonies, celebrations, initiation and renewal; and that the Bunurong peoples' living culture continues to have a unique role in the life of this region.

We also acknowledge the Aboriginal and Torres Strait Islanders who now call the Mornington Peninsula home, their rich cultural heritage, and their connection to Country of their homelands. We understand that healing Country through truth-telling, traditional knowledge, and reconciliation will also start to heal cultural divides between indigenous and non-indigenous peoples. Cultural tradition and knowledge are intrinsic parts of valuing and connecting with the landscape (open space); this knowledge is a gift to be embraced by all.

MORNINGTON PENINSULA
OPEN SPACE STRATEGY

emerge ASSOCIATES

MORNINGTON PENINSULA Shire



What is this Document?

The aim of this document is to highlight the current tensions and future changes that are likely to influence open space.
This document builds on the Discussion Paper and supports further conversations which help to resolve tensions and set directions for the future of service delivery.

INTRODUCTION

Situated between Port Phillip Bay and Western Port Bay, Mornington Peninsula Shire is located 40-80 kilometres south-east of the Melbourne central business district.

Mornington Peninsula has a unique open space network with a particularly high percentage of natural areas including two national parks: Mornington Peninsula National Park and Pont Nepean National Park; and, one state park, Arthurs Seat.

The Shire has 192km of unique and dynamic coastline. Distinct landforms and ecosystems define the different coastal regions providing diverse open spaces and trails which are among the Peninsula's most popular tourist destinations.

MORNINGTON PENINSULA'S NEW OPEN SPACE STRATEGY

Our aim is to set a clear direction for achieving an open space network that meets the wide-ranging needs of a growing and diverse community.

The purpose of the Open Space Strategy (the Strategy) is to guide the future planning, provision, design, and management of existing and future open space for a 15-year period up until 2040.

The Strategy will seek to protect and enhance the Peninsula's distinctive and unique open space values as the Shire responds to increasing pressures including climate change, population increase, residential expansion, changing recreation needs, greater reflection of culture, history and stories, vegetation clearing and increasing levels of tourism.

CONTENTS

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  - Demographics 5
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  - Physical Activity and Play 15
  - Uniqueness and Sense of Place 19
  - Comfortable and Accessible 23

MORNINGTON PENINSULA
OPEN SPACE STRATEGY

3

MORNINGTON PENINSULA
Shire

OVERVIEW

The way that open space is used throughout the Peninsula, and how that is changing, is largely driven by demographics, population growth and community priorities.

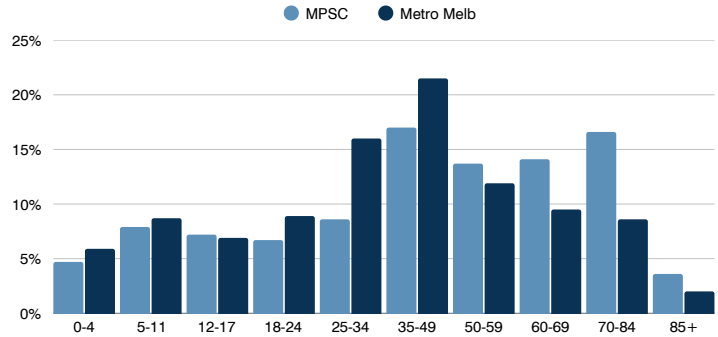
This section describes Shire-wide factors which are likely to influence open space provision, design and management.

DEMOGRAPHICS

Age

46 Median age of residents

Compared to median age of 37 across Greater Melbourne. In 2021, Mornington Peninsula Shire had a lower proportion of children (under 18) and a higher proportion of persons aged 60 or older compared to Greater Melbourne.



Age of residents compared with greater Melbourne, 2021
(Source: ABS)

Culture

0.9% Aboriginal and Torres Strait Islander peoples (1,720 people in 867 households)

45% People with English ancestry, the highest proportion of the population. Compared to 26% in greater Melbourne.

7.8% Speak a language other than English at home, meaning about 92% of people speak English at home.
Italian, Greek, German and Mandarin are the next most commonly spoken languages, at a rate lower than the greater Melbourne average.

Households

Female 51.7%



Male 48.3%

9.8% Single parent households, about the same as the greater Melbourne average

2.4 Average number of people per household

30% Couples without children, the dominant household structure, which is higher than the greater Melbourne average (23.5%)

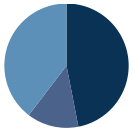
1.8 Average number of children per family for households with children

36% Households with children, lower than the greater Melbourne average (43.3%)

59% Households with access to two or more motor vehicles

H…

Of households with children;
47% have young children (under 15yrs)
13% have mixed aged children
40% have older children (over 15yrs)



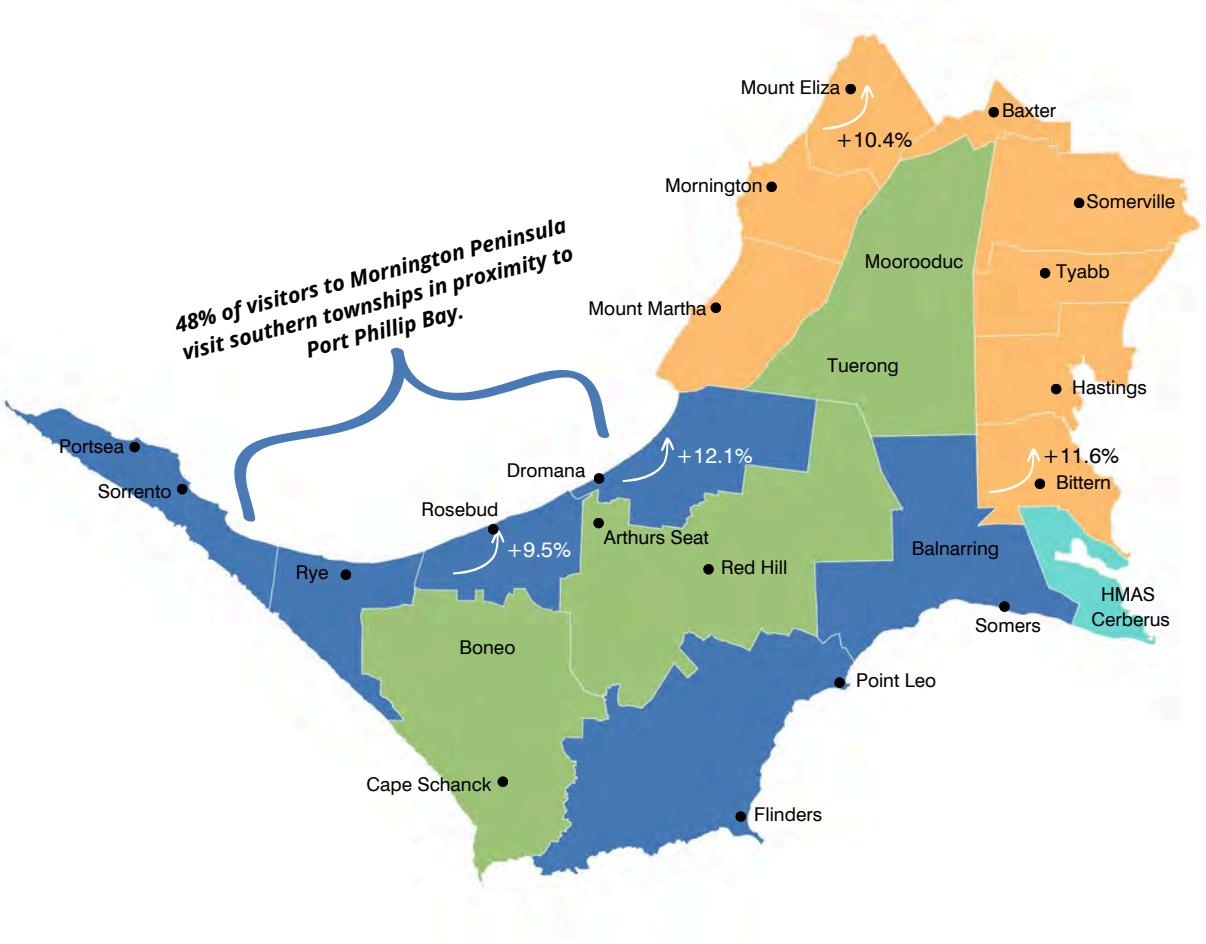
Sources: Council Health and Wellbeing Plan, ID Community (ABS Census). Victoria in Future, DTP.

POPULATION

The population of Mornington Peninsula Shire in 2021 was 168,862, it's expected to grow to 187,540 by 2036, by approximately 10%

Predicted Population Growth

Projected population growth is lower in Mornington than Metropolitan Melbourne as a whole (which is expected to be approximately 30%).



Key	
	Holiday/tourism areas with a higher proportion of unoccupied dwellings
	Residential areas with a higher proportion of children and medium density housing
	Green Wedge areas with agricultural/rural residential
	HMAS Cerberus (excluded from analysis)
↗	Areas with highest projected growth between 2021-2036 (% increase)

Sources: Council Health and Wellbeing Plan, ID Community (ABS Census). Victoria in Future, DTP.

Holiday/Tourism Areas

The percentage of unoccupied dwellings stood at 26% on census night (2021) compared to 9% in Greater Melbourne. This number has been more consistently closer to 30% in past years likely due to the presence of Covid-19 in 2021 and the trend to move to the regions to work from home.

In general, this reflects the ephemeral nature of the Mornington Peninsula population. However, this trend is weighted more strongly to the areas highlighted in blue (to the right and on map above) which receive higher levels of tourism in general compared to the areas in orange which have very low levels of unoccupancy and more stable year round populations.

Suburban Areas

Dwellings in Mornington Peninsula are less likely to be medium density compared to Greater Melbourne as a whole.

Households are also less likely to have children, pointing to the popularity of the area for retirement and higher median age.

Some areas buck this trend coming closer to the Melbourne average making them more similar in character to suburban areas across Greater Melbourne.

Areas with a higher proportion of unoccupied dwellings compared to the Shire-wide average:

Area	% dwellings unoccupied
Portsea, Sorrento, Blairgowrie	63.9%
Rye, Tootgarook, St Andrews Beach	50.4%
Flinders, Shoreham, Point Leo	45.6%
Dromana, Safety Beach	34.9%
Balnarring, Merricks	31.7%
Rosebud, Capel Sound	29.3%
Shire Average	**26.2%**
Metropolitan Melbourne	**9.6%**

Areas with a higher proportion of households with children and medium density housing compared to the Shire-wide average:

Area	Households with children	% medium density
Mount Eliza	50.3%	8.4%
Tyabb	46.8%	11%
Somerville	45.1%	18.3%
Mornington	34.8%	21.7%
Mount Martha	44.8%	14.8%
Baxter	36.4%	13.1%
Hastings	35.3%	26.8%
Bittern, Crib Point	40.6%	12.1%
Shire Average	**36%**	**12.3%**
Metropolitan Melbourne	**43%**	**21.6%**

Sources: Council Health and Wellbeing Plan, ID Community (ABS Census). Victoria in Future, DTP.

COMMUNITY PRIORITIES

In early 2024, initial consultation was undertaken to raise awareness of the project, drive participation, understand what prevents people from accessing open space, understand how people use open space, obtain ideas with respect to open space improvements and to determine if there are any gaps in open space provision. The results of this engagement are considered throughout this report in relation to each theme's uses and trends.

Priorities for the Future

Top priorities for investment in open spaces are:

- More nature and environmental conservation areas
- Better maintenance of parks
- More dog off leash areas
- More space for physical activity/ informal sport
- More facilities (toilets, BBQs, bins, and accessible equipment)

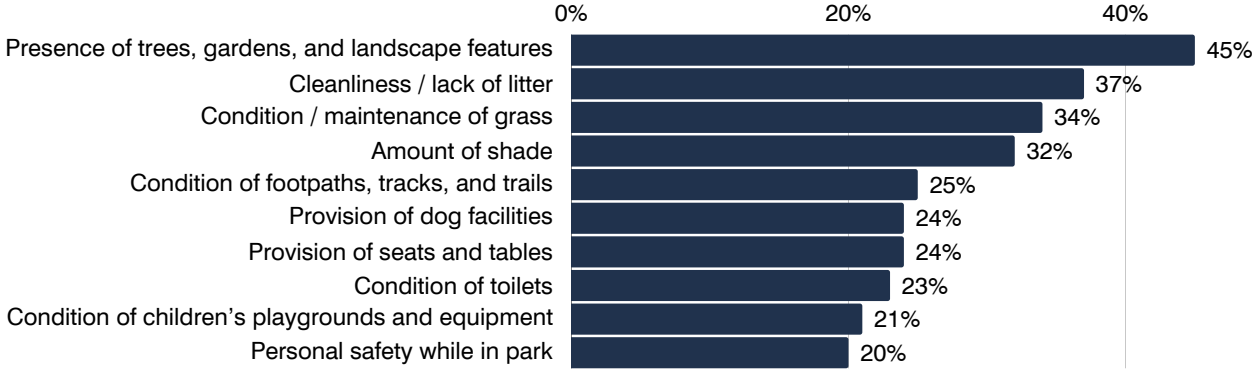
Barriers to Use

The most recently cited factors which stop people from using open spaces are:

- **Personal safety**
  Largely related to lack of lighting and concerns around anti-social behaviour
- **Unsafe walking and cycling**
  Including lack of paths, uneven paths and sand build up near the beach that impacts mobility
- **Dogs in parks**
  In parks and on beaches, off-lead where they shouldn't be, need for more enforcement

Values

The most commonly citied features that people like or consider important are:




USES AND
TRENDS


Theme 1
Biodiversity and ecosystem health
Theme 2
Physical Activity and Play
Theme 3
Uniqueness and sense of place
Theme 4
Comfortable & accessible

USE AND TRENDS

The following section describes the current uses or functions of open space, and future trends.

Under each theme, implications of the following trends are considered:

Increased use or demand
Implications of increasing population and use of open spaces due to population growth, associated increased densities, tourism and increased demand

Environmental changes
Implications which are due to changes in the environment such as climate changes, environmental management approaches and other conditions

Preference and need changes
Implications of the changing use of open space such as preferences, needs and expectations

BIODIVERSITY AND ECOSYSTEM HEALTH

Use **Open space plays a critical role in providing habitat and preserving ecosystem biodiversity**

Trend
Incremental removal of vegetation for development causes fragmentation of natural areas and continued loss threatens habitat and biodiversity.

Implication for the Open Space Strategy
Establishing additional native vegetation in open space could help to reduce this loss over time. For example, traditionally turf landscapes, like golf courses, can accommodate significant native vegetation and waterways which would contribute to ecosystem connectivity and carbon sequestration.

Residential, agricultural, and commercial development results in vegetation removal to accommodate infrastructure and facilities. This can sometimes also happen to build community facilities or infrastructure on open space.

To respond, the strategy could prioritise:
Retaining and increasing bushland in open space.

"Less than one third of the original extent of native vegetation cover on the Mornington Peninsula remains, of which, 27% occurs within parks and reserves, and 57% of which is on private land, the remainder being on other land types."
(Biodiversity and Conservation Plan, 2019)

Trend
Increased heat, decreased rainfall, intense downpours, changing seasonal patterns and increased fire danger are all likely to lead to a loss of habitat.

Implication for the Open Space Strategy
The Mornington Peninsula has a range of different natural landscapes some of which are more resilient to the increasing periods of climate change induced drought.

Fire management in natural areas to reduce fuel load will become increasingly important and regularly required as the environment gets drier.

The design, planting and management of open spaces can help to ensure that natural areas can better survive extreme heat and help to manage extreme weather events. For example:

- integrating green blue infrastructure to provide a resilience buffer to sensitive landscapes (for example: Water Sensitive Urban Design, tree and shrub buffer plantings)
- collaboration with Tradition Owners to implement ecological and cultural burning regimes
- increasing land management budgets to allow for fire reduction fuel load management.

To respond, the strategy could prioritise:
Adapting management approaches for natural areas to support resilience to changing climate conditions.

"An increase in the frequency and intensity of bushfire is predicted for the Greater Melbourne area, with a 42% increase in high fire danger days projected by 2050. This will increase year on year, leading to a new standard of long and dangerous fire seasons."
(Climate Emergency Plan, 2020)

Climate change is an immediate threat to natural remnant ecologies of the Peninsula. Even a small (1–2°C) rise in temperature can have a significant impact on biodiversity and natural systems. This may place additional stresses on ecosystems as competition between plant species changes.

Established ecosystems will need to adapt to these new conditions – some species will be lost to the Peninsula; others will become more dominant creating a new ecological system.
(Climate Emergency Plan, 2020)

Trend
Conservation sites are increasingly popular as places for learning, recreation and interacting with nature and wildlife.

Implication for the Open Space Strategy
This increased interest is putting pressure on sensitive ecosystems. For example, some bushland reserves are being degraded due to high visitation or increasing popularity of mountain bike riding and the construction of informal dirt jumps.

Open space management must balance the costs and benefits of access to open space to encourage visitation and ensure protection of sensitive environments. For example, identifying less sensitive natural areas as appropriate for increased recreation use could help to manage demand or the installation of paths and boardwalks in sensitive areas may help to protect the environment from overuse.

To respond, the strategy could prioritise:
Facilitating access to natural areas for people to experience without causing damage to sensitive ecosystems.

19% of online and intercept survey respondents said that they use open space to "Experience nature or wildlife (e.g. natural areas, trees, wetlands, bushland)" and 19% said it was to "take in the scenery".
(Community Engagement Finding - Phase #1 OSS)

Visitation to Parks Victoria's national and state parks has increased steadily year on year from 2010 to 2019 (from 40 million to 79 million visitors).
(Parks Victoria, 2022)

Community engagement and participation in the Shire's conservation and education programs is up 11% from 3,461 participants in 2022 to 3,874 in 2023.
(Annual Report, 2023)

Trend
Traditional Owner knowledge and custodianship increasingly valued and sought as a part of Council's commitment to reconciliation and protection of cultural heritage.

Implication for the Open Space Strategy
Aboriginal perspectives of biodiversity in urban areas have much to offer as holistic approaches to sustainability, custodianship and resource management. Therefore, working with Aboriginal peoples requires a shift in thinking around how open space is managed.

Traditional Owners have a deep awareness of the type and timing of management interventions required to "heal Country". For example, bush fire and weed management though cultural burning practices provides an alternate strategy to manage areas of biodiversity within remnant bush urban park land through a combination of traditional knowledge and contemporary science.

Co-management of open spaces is an important action in advancing trusting relationships and knowledge reciprocity. Open space plays a critical role in protection of culturally significant sites and space for traditional practices.

To respond, the strategy could prioritise:
Advocating for strong and meaningful partnerships with Traditional Owners to support the planning, management and protection of natural areas.

The Traditional Custodians of the Mornington Peninsula are the Bunurong people of the Kulin Nation.

"Government and agencies will seek out, value and embed Aboriginal culture, knowledge, expertise and diverse perspectives in policies and practice."
(Victorian Aboriginal and Local Government Strategy 2021-2026)

Our Reconciliation Action Plan 2020 – 22 Includes actions to:

- Develop and maintain mutually beneficial relationships with Aboriginal and Torres Strait Islander peoples, communities and organisations to support positive outcomes
- Consult with Traditional Owner groups about all policy matters, projects and decisions that may affect Traditional Owners

Best Practice







Mornington Peninsula Biolinks Support Grant 2023-2024

This program provides funding for community groups to identify revegetation projects on private or public land. These projects have the potential to connect with open space biolinks and enrich habitat and local biodiversity.

Managing Country Together Framework 2019: Parks Victoria

"The Framework represents a broad agenda that focusses on Traditional Owners as land owners and managers. It enables our organisation to become a better partner in park management and meet our obligations under the Parks Victoria Act 2018."
(Parks Victoria, 2019)

The Shire nursery provides and promotes indigenous plants for community projects.

The nursery grows local indigenous species for revegetation projects for community groups, schools, and local residents. The nursery also runs educational workshops and a volunteer program.

Further Information

Mornington Peninsula Shire Council documents:

- Our Coast Our Future Strategy (in development)
- Urban Forest Strategy (in development)
- Climate Emergency Response Plan (2020)
- Reconciliation Action Plan (2020)
- Recreational Facilities for Mountain Bike and BMX Strategy (2023)
- Beyond Zero Waste Strategy (2020)
- Biodiversity Conservation Plan (2019)
- Integrated Water Management Plan (2021)
- Flood and Stormwater Strategy (2022)
- Environmental Reserve Management Plans
- Green Wedge Management Plan (2019)

Managing Country Together Framework, (Parks Victoria, 2019)
Cultural Heritage Management Plan information and resources, (First Peoples State Relations Victoria)
Protecting Victoria's Environment Biodiversity 2037, (DEECA, 2017)

PHYSICAL ACTIVITY AND PLAY

Use **Open spaces provide space for a wide range of opportunities for play and physical activity.**

Trend
Higher than average participation in organised sport, increasingly by women and girls, has created hot spots of high demand for accessible and welcoming facilities

Implication for the Open Space Strategy
Although the Shire has a reasonable supply of sporting fields in general, there are hot spots where supply does not meet demand (source: Sports Capacity Plan). For example, the northern suburbs of the Shire have a higher proportion of young people and families and therefore the highest demand for sporting facilities.

Where open space is not available, innovation such as considering upgrading fields to synthetic surfaces which provide hard wearing, multi-use, all weather venues that can be programmed intensively to help meet demand without additional space. Formalising public use of school sporting grounds through Joint Use Agreements is also a method for increasing access to open space.

Recently the number of women and girls playing traditionally male-dominated sports, such as Australian Rules Football and Cricket has rapidly increased, putting pressure on facilities, spaces and clubs to respond to better accommodate demand.

This is likely due to increased efforts to make sport more welcoming and flexible. For example popular sporting codes have developed more accessible 'short-forms' of traditional games – such as AFLX and 20-20 cricket – to appeal to potential participants who cannot commit the time needed to take part in conventional competitions.

To cater for this growth, existing facilities need to be retrofitted to provide suitable amenities for all genders and new facilities need to be designed with this in mind. Retrofitting existing facilities can be expensive and difficult to achieve ideal results, although, state government grants are available for Councils to prioritise gender equity.

To respond, the strategy could prioritise:
Investment in new/upgraded open spaces and facilities for organised sport, particularly in areas with young people and families.

Mornington Peninsula residents participate in organised sport at a higher rate than the Victorian average, ranking 4th of all Melbourne Metropolitan LGA's in participation by residents in physical activity organised by a club or association (20.7%)
(VicHealth Sport Participation Research Project, 2022)

38 respondents (21%) to the online survey said that they are a playing member of a sporting club.
(Community Engagement Finding - Phase #1 OSS)

The percentage of females playing Australian Rules Football has doubled, from approx. 12% in 2015 to approx. 23% in 2022.
(AusPlay Survey, 2022)

The most popular sport related activities for adult females are swimming, running and cycling with netball and tennis being the most popular team sports
(AusPlay Survey, 2022)

Trend
There is increasing interest in informal physical activity and towards independent activities, predominantly walking, especially with dogs.

Implication for the Open Space Strategy
Although Australians are generally more health conscious, they are also more time poor. This phenomenon is thought to be contributing to a trend away from traditional organised sports towards less formal recreational activities that do not require participants to attend weekly training sessions or fixed match times.

Activities that you can participate in at your own convenience, such as walking, scooting and bike riding, and 'pop-up' events like Park Run, are more popular than ever.

Communities are consistently advocating for better connections to improve walking and cycling opportunities around the Shire whether it be within townships encouraging active travel or in natural areas as destination trips.
Off-road trails provide an opportunity to meet the high and growing demand for walking, cycling and mountain bike riding (MTB) and to motivate people to undertake regular physical activity that is convenient and affordable.

There is increasing demand for off/on leash areas, trails, and dog parks. Accommodating safe and sustainable use of open spaces by off-leash dogs can be a challenge, for example; sporting fields are sometimes impacted by irresponsible dog owners using the space. However, proactive and consistent approaches to providing options for dog walking can reduce conflict.

Investment in open space infrastructure should consider this shift from organised sport to better accommodate casual, informal use and programming (events, fitness classes, fun runs etc.)

To respond, the strategy could prioritise:
Opportunities for walking, rolling and other informal physical activities.

The most popular active recreational activities in Victoria are recreational walking, workouts at a gym, running, swimming, cycling.
(AusPlay Survey, 2022)

35.8% of residents participate in 'organised' physical activity, while 76.9% participated in 'non-organised physical activity'
(MPSC Health & Wellbeing Profile)

97 people (52%) of respondents to the online survey said they visit the park with a dog.
The most commonly reported active recreation activities are:
- Walk 60%
- Walk the dog (37%)
- Run/Jog (10%)
- Water based activities (10%)
- Recreate on grass (9%)

(Community Engagement Finding - Phase #1 OSS)

Parks with walking loops have been found to have 80% more users, and facilitate 90% higher levels of moderate-to-vigorous physical activity than parks without looped paths.
(Cohen, D. A., et al., 2017)

Trend
The community are increasingly expecting high quality, innovative play spaces for all ages.

Implication for the Open Space Strategy
Play is for everyone and is an activity for all open spaces and not only designated "playgrounds". Everyone benefits physically and mentally from spending time playing in open spaces.

Popular requests include facilities such as splash parks (water play), nature play, fitness equipment, pickle ball, and play/fitness activities for all ages (intergenerational play).

There is also a trend towards active lifestyle activities like adventure or alternative sports, some of which require complex/advanced skills with an element of danger and/or thrill-seeking. In addition, there is demand for spaces which are desirable for young people such as pump tracks, parkour, skate parks, social spaces and sport courts.

There is an opportunity to rethink play spaces, especially those that are currently underutilised, to provide opportunities for use by people of all ages, especially older adults.

To respond, the strategy could prioritise:
New and renewed play spaces with innovative options for all ages.

74% of people said that they are either neutral, unsatisfied or very unsatisfied with playgrounds.
(Source: Community Engagement Finding - Phase #1 OSS)

Mornington Peninsula Shire has a high percentage of people aged over 65 years; 27% compared with 15% in the Greater Melbourne area.

Mornington, Mount Eliza, and Rosebud, Capel Sound and Somerville are expected to have more children under 16 years in the future.

Mount Martha, Bittern - Crib Point, Dromana, and Safety Beach are expected to have more people over the age of 65.
(Source: ID Community/ABS, 2021)

Trend
Multifunctional open spaces can increase options for physical activity, play, and events and are becoming increasingly important to meet rising demand for space.

Implication for the Open Space Strategy
To cater for more people at once, with finite open space available, multifunctional spaces offer the greatest opportunity.

Multifunctional spaces can offer ‘something for everyone’ and attract a variety of users at different times of the day and night, with different interests and can result in vibrant places.

Multifunctional spaces, inherently come with potential for conflict. Feeling unsafe due to other park users being antisocial, and concern about off leash dogs, for example, are barriers for some and can prevent people feeling safe in open spaces (Source: Community Engagement Finding Phase #1 OSS).

Not all spaces can be multifunctional, and care must be taken to ensure interactions between different cohorts are positive. However, creating functional welcoming spaces with flexible open space areas can provide good community value for money.

To respond, the strategy could prioritise:
Creating more multifunctional community hub open spaces that accommodate a wide variety of uses.

For males, the most important factors when choosing a park are:
- cleanliness and lack of litter (41%)
- the presence of trees, gardens, and landscape features (44%),
- amount of shade (27%),
- condition of toilets (22%),
- provision of dog facilities (24%).

The most important decision-making factors for females when choosing a park are:
- presence of trees, gardens, and landscape features (46%),
- cleanliness and lack of litter (34%),
- amount of shade (36%),
- condition of children's playgrounds and equipment (23%),
- condition of toilets (23%).

(Source: Community Engagement Finding - Phase #1 OSS)

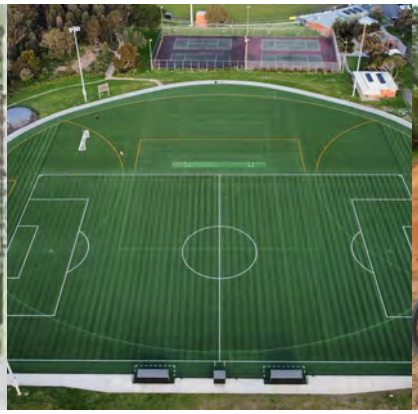
Best Practice



Emil Madsen Reserve Master Plan

The 2020 masterplan for Emil Madsen Reserve seeks to build upon the existing sporting and recreational infrastructure and further enhance opportunities for passive and independent activities at the site.

The plan will create a new destination for non-sporting uses, opening up the space for a wider diversity of people.



Carrum Downs Reserve synthetic pitch (Frankston City Council)

Synthetic surface with a soccer pitch, overlaid AFL line marking, practice soccer goalbox, three futsal/training pitches, and a cricket pitch.

This multipurpose pitch provides an illuminated all-weather alternative that can absorb the extra hours of usage the community generates.



Dirt Jump community building

Through the Mornington Peninsula dirt jumps pilot program, a group of keen young local riders and experienced trail educators built bike jumps, table tops, gap jumps, whale tails and berms in Mount Martha (Citation Reserve)

Further Information

Mornington Peninsula Shire Council documents:

- Recreational Facilities for Mountain Bike and BMX Strategy (2023)
- Play Strategy (2015, due to be revised)
- Sport Capacity Plan (2019)
- Asset Management Strategy and Plan (2020)
- Community Satisfaction Survey (2023)

The Good Play Space Guide: “I Can Play Too” (Sport and Recreation Victoria, 2007)
Everyone Can Play - A Guideline to Create Inclusive Playspaces (New South Wales Government, 2019)
Fencing and Public Playspaces, Play Australia Website
Victorian Government's Gender Impact Assessment Toolkit (Gender Equality Commission, 2021)
Creating Safe and Inclusive Public Spaces for Women (Women's Health East, 2021)

UNIQUENESS AND SENSE OF PLACE

Use **Open spaces showcase the unique qualities, features and character of the Mornington Peninsula**

Trend
Popular parks and coastal areas are becoming degraded or less accessible due to high levels of use during peak seasons and environmental impacts such as storm surge and erosion.

Implication for the Open Space Strategy
Use patterns are seasonal and often correlate with high numbers of day visitors or holiday makers during peak season. Keeping up with operational demand at beaches and meeting the expectations of visitors for high quality, diverse experiences (amenities, services and by accommodating events) are both challenges to open space management.

The popular beachside townships require open spaces that suit an intermittent visitor community, whilst the more suburban areas i.e. Somerville have a consistent all year-round residential population. Some townships, especially along Port Phillip Bay, have both a significant resident population along with an influx of holiday makers.

Upgrading the quality of parks by using more durable path and furniture materials may be necessary to combat increased use in popular foreshore parks which are reaching capacity. Another option may be to upgrade existing less utilised parks to attract more events and visitation, relieving some pressure from the more popular and already overused foreshore parks.

Open space trails along the coast are well loved and used by the community but are increasingly affected by storms and weather events leading to closures. As foreshore areas are eroded the open space inland and in other areas of the Peninsula will need to accommodate the key functions of the foreshore reserve including access to nature, gathering, social gatherings, and walking/riding along trails.

To respond, the strategy could prioritise:
Spaces and amenities for gathering, picnicking, events and enjoying scenic settings, to respond to high levels of use in peak periods.

Population in some areas rises significantly over holiday periods. In the peak of summer the population increases from 170,000 to over 250,000 people each year becoming the most populous coastal holiday area in Victoria (a 70% increase). (Tourism.vic Research and Insights, 2023)

Outside of metro Melbourne Mornington Peninsula has the highest visitor numbers out of the tourism regions. In terms of spend, Mornington peninsula was lower than other regions partly due to a lower overall quantity of nights spent. This suggests a high number of day visitors who are more likely to make use of recreation facilities such as beaches and open space rather than spending time in accommodation. (Tourism.vic Research and Insights, 2023)

Climate change adaption measures such as temporary seawalls or sandbags are necessary measures but can negatively impact the use and visual aesthetic of foreshore areas. (Community engagement for the Coastal Strategy, 2023)

Trend
Traditional Owner values and protection of invaluable cultural heritage is increasingly expected by the wider community and Council.

Implication for the Open Space Strategy
Open space presents opportunities to represent and celebrate Indigenous values and history.

Increasing the use of Bunurong/Boon Wurrung language names is identified in the Reconciliation Action Plan as a key path for better Indigenous recognition and open spaces present a simple way of achieving this. Examples of traditional names used on the Peninsula include: Arthurs Seat – Wonga, Point Nepean – Monmar. Commissioning art and storytelling in parks is another way of increasing representation.

Collaboration with Traditional Owners is valuable, yet project planning/budgets don't always reflect the additional resources required to allow for meaningful collaboration to comply with important legislation. Cultural Heritage Management Plans (CHMP) require respectful and ongoing engagement with Traditional Owners and requires additional investment in time and costs. Costs associated with protection and rehabilitation include revegetation as a key conservation tool, protection of cultural heritage sites and biodiversity within the urban fabric.

To respond, the strategy could prioritise:
Recognition of values and protection of Aboriginal heritage sites in collaboration with Traditional Owners.

"It is our commitment to strong, meaningful partnerships with Traditional Owners. It is about understanding and respecting Traditional Owner rights and values, taking responsibility for protecting Aboriginal cultural heritage on the parks estate and offering the best support we can to Aboriginal people working in the park management sector."
(Parks Victoria Managing Country Together Framework, 2019)

81% agree that First Nations arts are an important part of Australia's culture
(Connecting Australians: Results of the National Arts Participation Survey Residents of Outer Metropolitan Victoria value the arts, 2017)

Trend
Parks are increasingly popular event venues which add significantly to the vibrancy of the Peninsula, however, they can take their toll on parks and reserves.

Implication for the Open Space Strategy
Events such as concerts and markets in parks and on foreshores are important drawcards for towns across the Peninsula. Events can increase access to parks through activation, investment, and as an invitation for those who might not make use of parks usually.

However, most parks have not been designed or developed to cater for major events which can cause issues such as damage to the park and overflow of visitor traffic into more vulnerable landscapes causing reactive maintenance, major reconstruction work required more frequently, reduced access by the community or negative impacts for neighbours.

To respond, the strategy could prioritise:
Multifunctional spaces with suitable infrastructure and design to accommodate community events (e.g. concerts, markets).

Mornington Peninsula has approximately 17 outdoor markets across the shire selling local produce throughout the year.

Events were highlighted as the number one activity to feel a sense of belonging in the community.
(We All Belong Together Strategy Engagement, 2024)

The Mornington Peninsula hosts major festivals and events including –
- Music in the Park (Mornington Park)
- LOOKOUT (Mornington Racecourse)
- Mornington Running festival (Mornington Park)
- Coastrek Hiking Challenge (Cape Schanck to Port Nepean)
- Winery Walks

Trend
Increasing prolonged drought and inconsistent rain mean that non native species which are not suited to the climate are more likely to struggle to survive.

Implication for the Open Space Strategy
Green lawn is often an expectation for a healthy and attractive park environment, but these expectations may have to change along with this aesthetic being less achievable.

Planting and landscape management that reflects the uniqueness of the site conditions will result in more resilient vegetation and a stronger sense of place. This includes choosing plantings which will remain climate resilient well into the future according to modeling around predicted temperature changes.

Council's integrated Water Management Plan identifies the need for water efficiency in open space irrigation through the use of water efficient turf, water saving sensors, installation of flow meters and irrigating sports fields with alternative water sources.

A biodiverse, drought resistant public realm is a more climate resilient landscape.

To respond, the strategy could prioritise:
Planting species that are reflective of the Mornington Peninsula landscape and resilient to changing climate.

The diverse natural assets of the Peninsula, including beaches and coastline, natural parks, rural landscape and clean, green environment rated extremely high as the most liked element about the Peninsula, mentioned three times more than any other factor.
(Community Survey for Council Plan, 2021)

Grass condition and maintenance ranked 3rd highest as a factor in influencing people's decision to visit the park at 34% of residents (online and intercept survey).

Satisfaction with grass maintenance was higher than average at 3.27 ranking 4th highest (online survey).
(Community Engagement Finding - Phase #1 OSS)

Best Practice







Willum Warrain Aboriginal Association Gathering Place

Mornington Peninsula Shire support the Willum Warrain Aboriginal Association Gathering Place as a safe place to practice and learn culture as well as educate the public on traditional knowledge though story telling.

R Penman Reserve Playground - Mornington Peninsula Shire

Council R Penman Reserve Playground is a unique play space showcasing an ocean theme and depicting the surrounding coastal elements of Blairgowrie township. The play space was not only initiated by local residents, but also boasts 120 community contributors to the works, each with their names on the pickets around the playground.

Interpretive signage for connecting Bunurong stories

In 2022 Rye Group Alliance were awarded Excellence in interpretive signage for connecting Bunurong stories and language to meaningful and engaging signage.

Further Information

Mornington Peninsula Shire Council documents:

- Mornington Peninsula Localised Planning Statement (2014)
- Event Planning Guide (2017)
- Asset Management Strategy and Plan (2020)
- Council and Wellbeing Plan (2021)
- Community Satisfaction Survey (2023)
- Reconciliation Action Plan (2020)
- Neighbourhood Character Study and Guidelines (2019)
- Arts and Culture Plan (2020)

Port Phillip Bay Coastal Hazard Assessment, CoastKit Victoria, (DEECA, 2022)
Victoria Resilient Coast - Adapting for 2100+, (DEECA)

COMFORTABLE AND ACCESSIBLE

Use **Open spaces provide space for physical activity, community events, connection with nature and social opportunities.**

Trend
Residents of the Peninsula are older, on average, than the Victorian average which also means a higher proportion of people with disabilities.

Implication for the Open Space Strategy
Designing accessible places which adhere to universal design principles is becoming increasingly important, especially in areas of the Shire with higher proportion of older adults.

Shade trees, peaceful setting, safe secure setting, bathrooms, walking paths, seating are commonly cited as park amenities desired by older adults. The design and provision of these amenities is critical to ensuring spaces are accessible to all ages and abilities, and will facilitate improved health and wellbeing of older adults.
(Sources: Veitch, Ball, & Rivera, 2022: Loukaitou-Sideris et al., 2016: Perry, et al., 2021)

To respond, the strategy could prioritise:
Physical accessibility for older people, and those with disabilities and mobility restrictions.

The Mornington Peninsula is a popular area for retirement (in 2021 approximately 34.3% of the population was aged 60 years or older) and the median age was ten years higher than Victoria. This number is predicted to rise steadily over the next 20 years to 46.1% with the largest increase in numbers occurring in the age range of 70 – 84.
(I.D profile/ABS, 2021)

Studies have found that bathrooms, accessible seating and shelter were critical for park choice and enjoyment for older park users with disabilities.
"When these needs were unmet, the emotional and physical cost of going to a park outweighs the benefits."
(Perry, M.,et al. (2021) "Enticing" but Not Necessarily a "Space Designed for Me": Experiences of Urban Park Use by Older Adults with Disability.)

Trend
Increasing residential populations in town centres is putting pressure on existing open spaces in these areas that were not necessarily designed for such intense use.

Implication for the Open Space Strategy
An open space in an area with many people living in apartments or townhouses with limited private open space will be used differently to a park of the same size in a low-density suburban area. In a higher density area people may value spaces to host a BBQ picnic with friends very close to home, and be willing to travel further to access a park to play sport
(source: Currie, 2017).

It's helpful to know how many people live within walking distance of a park to predict the likely amount of use the park will see on a daily basis. The number of people within catchments is critical to understanding what the park needs, to predict maintenance requirements and to choose appropriate materials. embellishments and infrastructure.

To respond, the strategy could prioritise:
Flexible and multi-functional open spaces in town centres for use by people who live in apartments and townhouses.

12% of housing in Mornington Peninsula Shire is medium density which is lower than Greater Melbourne (22%).
However, some areas have density similar to the Melbourne average, while others have almost no medium density.

Top 3 areas with highest amount of medium density housing:
- Hastings (26%)
- Mornington (21%)
- Somerville (18%)

Areas with lowest amount of medium density housing:
- Red Hill, Arthurs Seat (0.8%)
- Moorooduc (0.8%)
- Flinders, Shoreham, Point Leo (1.2%)

(Source: I.D Profile/ABS, 2021)

Trend
Increased heatwaves and instances of flooding puts into focus the critical role of open spaces as infrastructure for water management and to provide respite from the heat for human health.

Implication for the Open Space Strategy
Lush cool, shady parks will become increasingly critical to community health and wellbeing. As temperatures rise it will become increasingly uncomfortable to be physically active outside.

Identifying areas of heat vulnerability can assist in ensuring that increased efforts to reduce the urban heat island effect through planting of vegetation in open space, reducing impermeable surfaces (like concrete) and ensuring all areas have access to green open spaces.

The community will also value opportunities to visit parks and be physically active during cooler times of the day. Demand for lighting of sports fields is expected to increase to allow for use in the cooler hours of the morning or evening. The ability to use open space in the dark requires consideration of lighting and design for participants to feel safe.

Flooding presents a significant risk to communities across our Shire. Although flooding is a natural phenomenon, the probability of extreme events can be exacerbated by human influences such as climate change, urbanisation, the creation of impermeable surfaces, and drainage design.

Open space plays a critical role in managing and treating stormwater. This, when well managed and designed, can maintain and even enhance open space for sport and recreation during heat waves. For example, at some sport sites it is possible to irrigate the turf grass with stormwater with on site “bio-swales” that improve the water quality as the water infiltrates through vegetated areas.

To respond, the strategy could prioritise:
Recognition of the role of open spaces and green infrastructure to adapt to extreme heating and flooding.

Heatwaves and hot days are projected to double in frequency by 2050.
(Climate Emergency Plan, 2020)

Shade was the most important factor in choosing to visit a park for 36% of people who took the intercept survey, and the third most important factor for online survey respondents (39%).
(Community Engagement Finding - Phase #1 OSS)

“While annual average rainfall is dropping, high intensity rainfall events are anticipated to occur more frequently. This means that the Peninsula will receive less rain each year on average, and what does fall will be in heavy downpours rather than over a sustained wet season.
This is likely to lead to serious inundation risks, especially during high tides and aggressive storm surges. These effects may be compounded by soil compaction and depletion.”
(Source: Climate Emergency Plan, 2020)

“Provision of regularly distributed green open spaces across built up areas that are designed with appropriate green infrastructure and permeable surfaces to hold moisture which then allows effective evapotranspiration to cool the local microclimate. This is particularly important during extended periods of heat.
Deciduous trees with a larger leaf surface area are more effective at evapotranspiration.
In the Melbourne climate, they also have the benefit of allowing winter sunlight to penetrate and deliver warmth to the open space during the colder months while providing much needed shade during summer.”
(Tapper, N. (2021). Creating Cooler, Healthier and More Liveable Australian Cities Using Irrigated Green Infrastructure.)

Trend
Existing assets are ageing and renewal/maintenance costs are increasing resulting in significant financial constraints for Council, all while community expectations are rising.

Implication for the Open Space Strategy
The condition of open spaces, especially of grass and trails, is important to the community and is a major contributor to overall satisfaction with parks.

Council has a backlog of undelivered park masterplans which are awaiting funding to be built. With rapidly increasing costs it is becoming more difficult to deliver new infrastructure.

Additionally, it is not possible to provide equal investment across all geographic areas, instead the Shire needs to prioritise investment in assets that provide the most benefit to the greatest numbers of people. For example, open spaces within areas with permanent residents might be prioritised for sporting upgrades and open spaces within tourist hotspots may be prioritised for upgrades to make them more resilient to high visitation.

Strategic resource managements is critical to ensure that the open space network can be sustained over time to meet the needs of current and future residents and visitors.

In many cases open spaces do not require significant infrastructure to be functional, safe, fun and welcoming. Tree planting, for example, can make an open space comfortable.

Consideration of the whole life cycle of asset management is critical to providing good value for money and quality service provision. Utilising more resilient materials and those from sustainable sources and materials with longevity and durability can also help to minimise ongoing maintenance and replacement costs.

To respond, the strategy could prioritise:
Equitable and sustainable asset provision/maintenance with greater investment in areas which need it most.

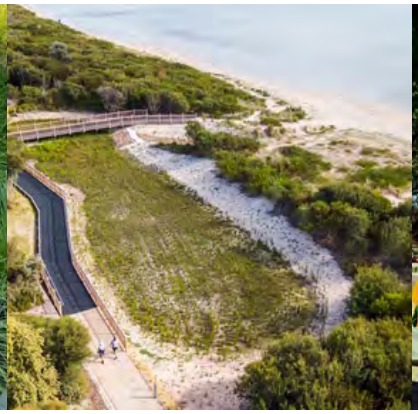
"There is a current underspending in the majority of asset types for open space. Adopting the required funding will see an improvement in service levels."
(Asset Plan Guidance 2022, Local Government Victoria)

The condition of paths and trails was the second most raised issue in engagement for the Coastal Strategy, and via the 2023/24 Council Budget submissions.

Best Practice



Intergrated Water Management
Water sensitive urban design (WSUD)/Integrated water management (IWM) provide strategy and design frameworks to integrate natural flows into the design of the urban fabric. WSUD and IWM when implemented reduce reliance of potable water, reduce flooding risk, increase soil and plant health, mitigates drought, reduces ambient heat and reduces erosion.



Rye Bioinfiltration Basin
The Rye Coastal Wetland has been awarded the Stormwater Victoria Industry Award 2022 for 'Infrastructure Excellence'. This award recognises this project for improving the health of the bay, connectivity to the beach and the overall aesthetic of the area. This is an outstanding example of the integration of stormwater management and placemaking.



Hastings Foreshore Masterplan
The Masterplan addresses some challenges, such as the foreshore is a low-lying coastal area, and much of it could flood during bad storms and king tides, making it vulnerable to coastal hazards such as rising sea levels and erosion.

Further Information

Mornington Peninsula Shire Council documents:

- Climate Emergency Response Plan (2020)
- Disability Inclusion Plan (2018)
- Flood and Stormwater Strategy (2022)
- Integrated Water Management Plan (2021)
- Public Toilet Strategy (to be revised)
- Sustainable Transport Strategy (2015)
- Universal Design Policy (2022)
- Positive Aging Strategy (2020)
- We All Belong: A Strategy for an Inclusive Mornington Peninsula Community (in development)

Environmentally Sustainable Design Factsheet (Sports and Recreation Victoria, 2017)
Victorian Planning Authority Precinct Structure Planning Guidelines
Plan Melbourne 2017–2050
Design Everyone Guide (Sport and Recreation Victoria, 2017)
Urban Design Guidelines for Victoria (Department of Transport and Planning, 2017)
Creating Safe and Inclusive Public Spaces for Women (Women's Health East, 2021)

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emerge ASSOCIATES

MORNINGTON PENINSULA Shire



OUR OPEN SPACES

Mornington Peninsula Shire
Open Space Strategy 2025 - 2040

Engagement Report

OCTOBER 2025

Appendix 3

MORNINGTON PENINSULA Shire

Mornington Peninsula Open Space Strategy prepared for:
Mornington Peninsula Shire Council
By Project Consultants: Emerge Associates and i.e. community

ACKNOWLEDGEMENTS:
A special thank you to the community, key stakeholders and Council officers for their commitment and valuable contributions to the Open Space Strategy development process. This Strategy has an important unified and local focus, and has been driven by evidence of need and stakeholder insights.

DISCLAIMER:
This report has been prepared in good faith and in conjunction with Mornington Peninsula Shire Council. The information contained in this document has been provided and relied upon from the existing strategy and policy documentation, stakeholder and community consultation and anecdotal evidence, data, research and contributions from existing Mornington Peninsula Shire Council related plans and strategies. Information contained in the Report is current as at the relevant dates stated in the Report and may not reflect any event or circumstances which occur after the stated date. The report along with any illustrative plans, perspectives and imagery contained within are indicative impressions to illustrate conceptual ideas only and all recommendations will be subject to further planning, consultation, detailed design, cost planning and approvals. The document is solely for the use of Mornington Peninsula Shire Council and is not intended to, and should not be used or relied upon, by anyone else. Neither Emerge Associates nor its servants, consultants, agents or staff accept any duty of care or shall be responsible in any way whatsoever to any person in respect to the report, including errors or omission therein.
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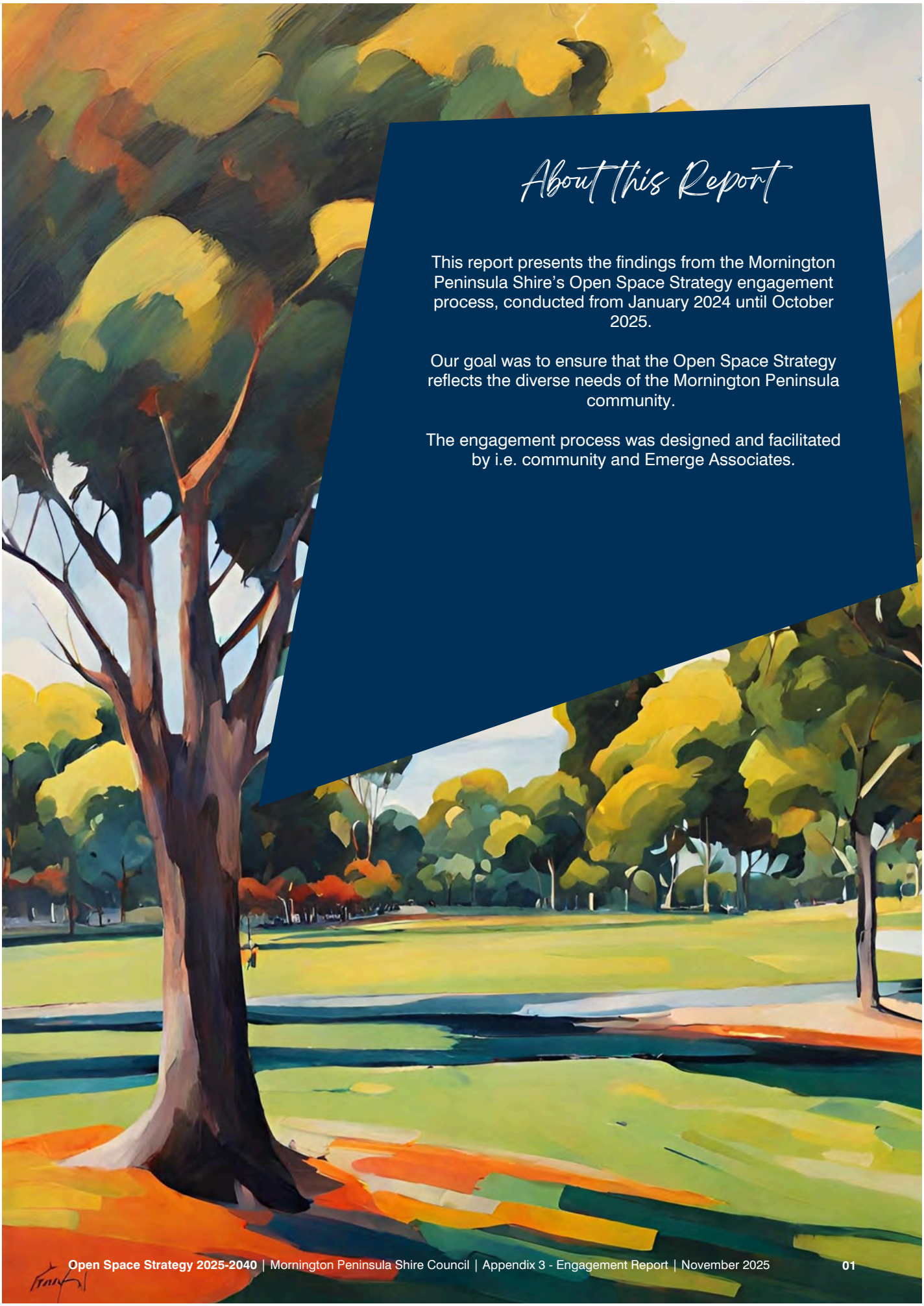
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MORNINGTON PENINSULA Shire



Acknowledgement of Country

We acknowledge the Bunurong people, who have been the custodians of this land for many thousands of years; and pay respect to their elders past and present. We acknowledge that the land on which we live and work is the place of age-old ceremonies, celebrations, initiation and renewal; and that the Bunurong peoples' living culture continues to have a unique role in the life of this region.

We also acknowledge the Aboriginal and Torres Strait Islanders who now call the Mornington Peninsula home, their rich cultural heritage, and their connection to Country of their homelands. We understand that healing Country through truth-telling, traditional knowledge, and reconciliation will also start to heal cultural divides between indigenous and non-indigenous peoples. Cultural tradition and knowledge are intrinsic parts of valuing and connecting with the landscape (open space); this knowledge is a gift to be embraced by all.



About this Report

This report presents the findings from the Mornington Peninsula Shire's Open Space Strategy engagement process, conducted from January 2024 until October 2025.

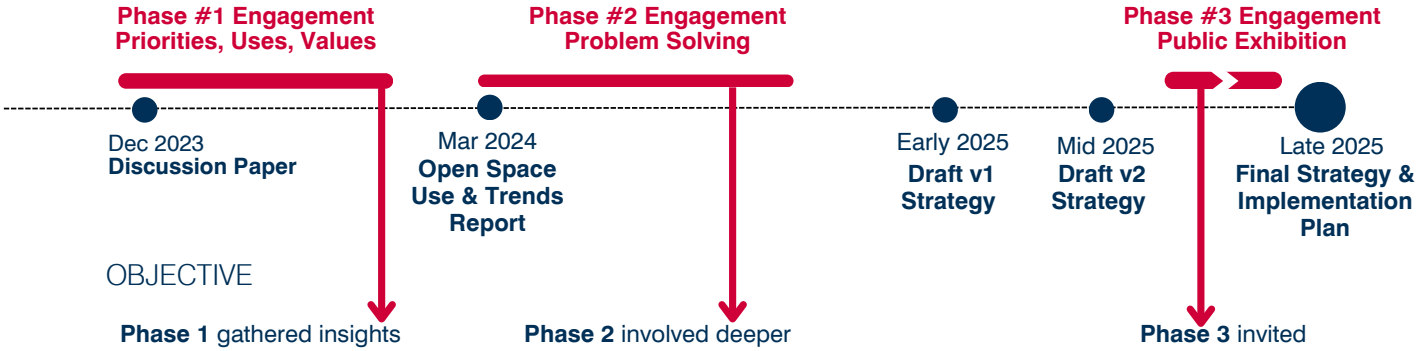
Our goal was to ensure that the Open Space Strategy reflects the diverse needs of the Mornington Peninsula community.

The engagement process was designed and facilitated by i.e. community and Emerge Associates.

Engagement Overview

A comprehensive three-phased engagement process informed the development of the Shire's Open Space Strategy.

Engagement Timeline



OBJECTIVE

Phase 1 gathered insights on how residents use local parks and open spaces, including frequency of visits, activities, and satisfaction levels.

Phase 2 involved deeper consultation to address issues raised in Phase 1, focusing on problem-solving and shaping the strategy.

The Open Space Community Assembly brought together a representative group of residents to provide recommendations on equitable access to open space across the Shire.

Phase 3 invited community feedback on the draft Open Space Strategy, focusing on the key directions and actions outlined in the plan.

CONTENTS

- Overview of Engagement on the Strategy
- Phase 1 - Priorities, Uses, Values
- Phase 2 - Problem Solving
- Phase 3 - Public Exhibition

Attachment 1 - Community Conversations Guide
Attachment 2 - Citizens Panel Report
Attachment 3 - Public Exhibition Feedback Table

MORNINGTON PENINSULA
OPEN SPACE STRATEGY COMMUNITY ENGAGEMENT

Overview of Engagement on the Strategy

Phase #1 Engagement
Priorities, Uses, Values

Dec 2023
Discussion Paper

186
People completed the Phase 1 Survey
(129 online + 57 paper)

255
Intercept surveys at 6 Pop Ups in Community

19
Community Conversations

14
Key stakeholders from 9 priority groups

13
Submissions from individuals and community groups

Phase #2 Engagement
Problem Solving

Mar 2024
Open Space Use & Trends Report

130
People people provided feedback
(126 online + 4 written submissions)

44
Citizen Panel Members

5
Meetings with Advisory Committees and Stakeholders

22
Youth Engagement AI Art competition entries from 9 Individuals

24
Open Space Community Assembly Members met over 2 sessions

Phase #3 Engagement
Public Exhibition

Early 2025
Draft v1 Strategy

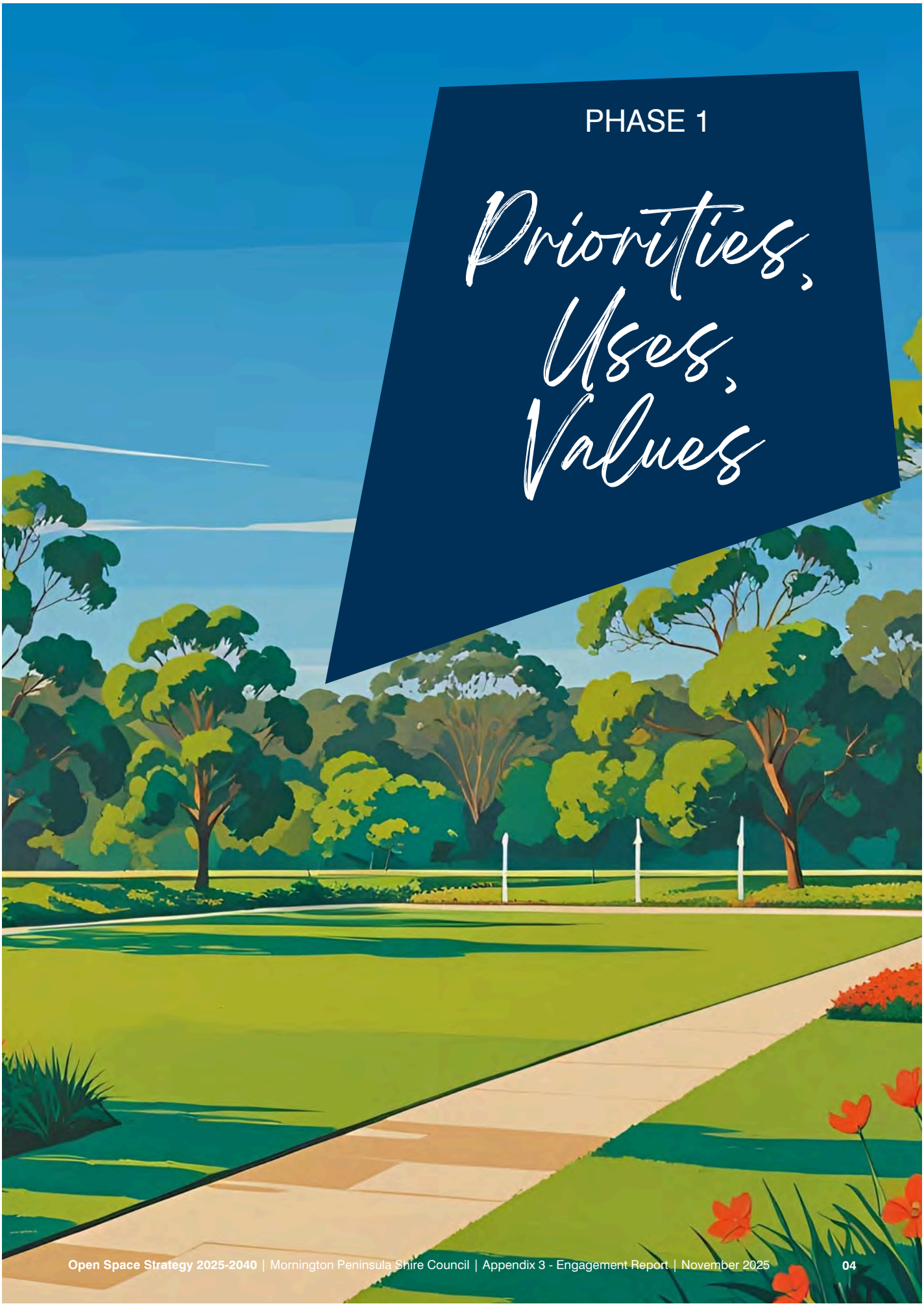
Mid 2025
Draft v2 Strategy

Late 2025
Final Strategy & Implementation Plan

41
Surveys completed
(35 online + 6 hard copy)

8
Written submissions from 5 individuals and groups

760+


PHASE 1
Priorities,
Uses,
Values

PHASE 1

Engagement Overview

Phase 1: Initial community insights Phase 1 of the engagement aimed to capture a broad understanding of how the community interacts with and values the Shire's open spaces. Through a series of surveys, pop-up events, and online engagement activities, community members shared their experiences and preferences regarding open spaces, with specific attention to how often they use these spaces, the activities they engage in, and the features they appreciate the most.

AREAS OF ENQUIRY

Through the engagement we explored the following areas of enquiry with the community.

Use and Value of Parks and Open Space Why and how people use open spaces, including the types of activities, frequency of visits, preferred features, and overall satisfaction with existing parks and open spaces.

Barriers to Use
Factors preventing or hindering the use of parks in the Shire, with a focus on people living with disabilities, women, gender-diverse individuals, and single-parent families.

Priorities for the Future
Priorities for investment in open space, including what people would like to see more of.

PHASE 1 - ENGAGEMENT ACTIVITIES

Online Engagement

Online engagement, including a survey, was conducted to gather community input on their experiences in open spaces and ideas for improvement through Council's Shape Our Future platform. In total, 129 people participated in the survey, and 57 people filled out physical copies of the survey.

Online Information Sessions

Two online information sessions were held to provide an opportunity for the community to find out about the project and ask questions. The sessions were held online via Teams on the following dates:

- Online information session #1, 30 Jan, 2024 (5:30pm to 6:15pm)
- Online information session #2, 1 Feb, 2024 (5:30 pm to 6:15 pm)

Pop-ups

Six pop-ups were held around the Mornington Peninsula to engage with the community through community events and open spaces. Intercept surveys were conducted at pop-ups, and 255 intercept surveys were completed. Pop-ups were held at the following locations.

- Point Nepean Portsea Markets, 21 Jan 2024 (9 am - 1 pm)
- Mornington Main Street Market, 24 Jan 2024 (9 am to 1 pm)
- Fred Smith Reserve, 24 Jan 2024 (3 pm to 7 pm)
- Somerville Recreation Centre, 31 Jan 2024 (9 am to 1 pm)
- Rye Foreshore Market, 3 Feb 2024 (7 am to 12 pm)
- Flinders Park, Flinders, 3 Feb 2024 (2 pm to 6 pm)

Community Conversations

Nineteen community conversations were submitted from community groups and sporting clubs across the Shire.

- 12 Sport and user groups
- 3 Committees of management or business groups
- 4 Friends of or environmental groups

Note: The Community Conversation Guide is attached see Attachment 1.

Key stakeholder outreach

Eight conversations were held with over 14 participants from community groups throughout the Shire. Discussions were held via phone, online via Zoom, and via email.

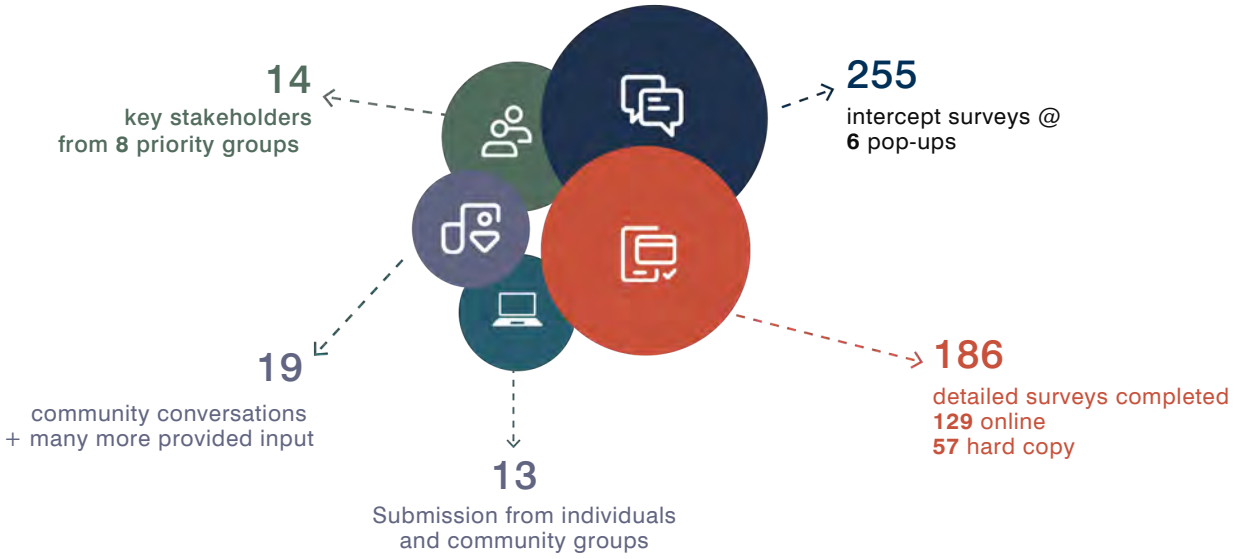
Submissions

Thirteen submissions were received from individuals and community groups.

More than 487 people participated

33 opportunities to provide input

- 220 discussion papers downloaded
- 50 community conversation guides downloaded
- 1940 online interactions



PHASE 1

Key Findings

USE AND VALUE OF OPEN SPACE

What we heard from the online and intercept surveys

Use of open space
Most survey respondents use parks regularly, with over half visiting daily (47%) and a significant number weekly (39%).

Most common park or open space
The most popular parks include Rosebud Foreshore (6%), Rye Foreshore, Point Nepean National Park, and Fred Smith Reserve (all with 5%). A significant number of respondents (18%) identified 11A Allambi Avenue, Council-owned land in Capel Sound, comprising the Seawinds Community Hub and a large area of undeveloped land.

Activities
walking is the most popular activity (65%), followed by walking/exercising dogs (40%) and supervising children on play equipment (22%). Experience nature or wildlife (21%) and take in the scenery or views (20%) are also popular.

Most important features
Respondents value the presence of trees, gardens, and landscape features the most (45%), alongside cleanliness (37%) and maintenance of grass (34%). Shade (32%) is also an important factor.

Satisfaction
The survey reported high satisfaction levels for personal safety (3.58 out of 5), cleanliness (3.55 out of 5), and the presence of trees and landscape features (3.29 out of 5). Lower satisfaction was noted for the condition of footpaths (2.90 out of 5), children's playgrounds (2.84 out of 5), accessibility (2.84 out of 5), and amenities like toilets and seating (2.77 and 2.78 out of 5), especially among people living with a disability or those with young children.

Decision factors
The presence of natural features (48%), cleanliness (39%), and maintenance of grass (37%) most influence the decision to use a park. Shade (34%), condition of footpaths (27%), and amenities like dog facilities (26%), seating and tables (25%) also play critical roles.

Transport to Parks
The majority (65% survey) prefer walking to parks. Driving is the next most common mode of transport (29%).

"Proximity of open space close to residential areas and schools"
Baxter Residents and Traders Progress Action Committee.

What we heard from the community conversations

Participating in organised sport (53%) was the most popular activity, followed by socialising, meeting friends and family (21%). Walking, recreation or exercising and volunteering, conservation or citizen science activities were also popular (all 16%). When asked what they most valued about parks and open space in your area, the groups identified the following:

Enjoying nature: Respondents valued the environmental beauty of the Shire, noting the unique bushland and abundance of natural open spaces.

Ease of access: Respondents enjoyed easily accessing parks and open space in the Shire, noting the availability and ease of access to a variety of different open spaces in relatively close proximity to most communities.

The provision of dog facilities was also valued by people who enjoyed the availability of off leash dog parks.

"We have a unique Bushland, fabulous walking tracks and a peaceful area"
Olivers Creek Bushland Reserve Friends Group.

"We value the fact that it is a lead-free open space within walking distance of where we live"
Bittern Dog Park Shenanigans.

What we heard from key stakeholders

Popular uses of open space among community groups include formal and informal sports, hosting community events, volunteering, and conservation.

Taking a closer look at different groups in our community

Gender

- Males are slightly more likely than females to visit parks daily (57% to 53%). When it comes to the duration of visits, females tend to stay longer, with a quarter (25%) spending 1 to 2 hours compared to males (12%).
- Walking is the most popular activity for females and males, though a significantly higher proportion of males (98%) reported walking than females (58%). Women are more likely to supervise children and socialise than men. On the other hand, men show a greater inclination towards exercising the dog and cycling.
- When deciding which park to visit, females place more importance on the condition of children's playgrounds, the amount of shade, and personal safety than males. Males focus on cleanliness and accessibility.
- Men are more satisfied with cleanliness/lack of litter, the condition of grass, and personal safety than women. Women report higher levels of satisfaction with the condition of children's playgrounds and accessibility to people of all abilities.

Age

- Younger age groups (15-34) are more likely to visit parks weekly, while older age groups (65+) predominantly visit daily. The youngest age group (15-24) also has the highest rate of park non- use.
- Younger age groups (15-34) are more likely to run/jog and cycle in parks, while middle-aged groups (35-54) are more likely to supervise children and participate in social activities. Older age groups (55+) predominantly walk and walk their dogs.
- Younger age groups (15-34) prioritise lighting and personal safety, while middle-aged groups (35- 54) focus on children's play areas. Older age groups (65+) value the presence of trees and well-maintained grass, with cleanliness being universally important.
- All age groups were satisfied with park cleanliness except those born between 1940 and 1949, who reported the lowest satisfaction with cleanliness. The presence of trees was well-received by middle-aged to younger groups. Younger respondents are generally more satisfied with park features, yet they share concerns about toilet facilities with all age groups.

Other groups

- People living with disabilities prefer parks in good condition and with accessibility features. However, they report the lowest satisfaction with toilets (1.93 out of 5) compared to all other subgroups, including age and gender.
- Families with children visit parks frequently, largely to supervise children on play equipment and socialise. Their decision factors and satisfaction levels emphasise the importance of safety, cleanliness, and the condition of playground equipment.
- Nearly all dog owners use parks regularly, with activities centred around walking and exercising their dogs. They value cleanliness, safety, and dog-friendly facilities.

BARRIERS TO USE

What we heard from the online and intercept surveys

Personal safety: Intercept survey participants noted a concern for personal safety as a barrier to using open space. The concerns were largely related to a lack of lighting and antisocial behaviour in parks. Lighting in parks and footpaths was essential for improving feelings of safety, particularly for women.

"Lighting on trails and paths, especially in winter, is something that can provide a sense of safety without impacting wildlife. Sometimes, security and safety can be a concern."

Unsafe walking or cycling access to parks: Respondents to the intercept survey noted the lack of paths forcing pedestrians and cyclists onto the road, lack of pedestrian crossings, and uneven or damaged paths, particularly close to the beach, which see build-ups of sand limiting the accessibility of paths, which becomes particularly heightened for people with mobility issues.

"There's no access via footpaths. My kids and I often have to walk on busy roads when we are going to the park because there are no paths, which can feel very unsafe."

Dogs in parks: Respondents were concerned about dogs in parks that were not considered dog parks and on beaches, and they were keen to see more signage and enforcement of dog-on-lead areas.

What we heard from the community conversations

Condition of sports fields: Concerns were raised over the condition of some sports facilities within the Shire, which limited the use of these assets and caused safety concerns. Drainage was a key concern, with some concerns that drainage issues are preventing the use of these assets and causing severe damage.

"Yes - the lack of drainage makes our grounds muddy and unusable, we have to cancel games regularly. The surfaces are also extremely poor for soccer"

Somerville Eagles Soccer Club

Poor grass condition: The condition of the grass presented a barrier to some, who noted that long grass prevents people from using open spaces. Concerns were also raised about the risks of snakes.

"Lack of play equipment, shade and seating. There is generally poor maintenance allowing long grass and the risk of snakes"

BaxterResidents and Traders Progress Action Committee

Unsafe walking or cycling access to parks was raised, with concerns relating to uneven paths that prevent people with mobility issues from using them.

What we heard from key stakeholders

Lack of infrastructure and amenities: Concern with the lack of necessary facilities like women's sports change facilities, signage, footpaths, picnic facilities, and public toilets, which can hinder the full use of open spaces.

Poor maintenance and upkeep: Concerns about a lack of maintenance deters the community groups from using these spaces.

Limited accessibility: Poor or limited accessibility is an ongoing barrier in many areas of the Shire, including the condition or lack of footpaths, safe roads and trails for biking, and poorly accessible park facilities like seats and tables.

Disconnection and fragmentation of open spaces: Lack of linkages between open spaces was a concern, as participants perceived there to be a lack of connectivity between different parks, making it difficult for the community to access parks and open spaces and for children to ride or walk to school.

What we heard from the submissions

Financial constraints: Concerns were raised over the perceived financial constraints of Council and the State government for implementing open space strategies and developing new facilities.

Lack of maintenance: including uneven and poorly maintained trails, lack of signage and information, and inadequate lighting.

Fragmented and disconnected spaces: The fragmentation and poor connectivity of open spaces limit their accessibility and usability.

Lack of facilities or amenities: The absence of facilities to support volleyball and amenities such as public toilets, parking spaces, and shade in playgrounds also hinder the use and enjoyment of open spaces.

PRIORITIES FOR THE FUTURE

What we heard from the online and intercept surveys

Nature and environmental conservation: Respondents advocate for prioritising nature within parks, including protecting natural areas, removing invasive species, replanting with native vegetation, and creating wild spaces to boost biodiversity and environmental engagement.

"More trees to account for the loss of vegetation and canopy cover from development. Improving drainage and stormwater management:"

Park maintenance: Feedback points to concerns over park upkeep, with issues like overgrown grass, weeds, and deteriorating play equipment. There's a clear call for improved maintenance to enhance safety and usability.

Dog off-leash areas: There's a demand for more and better-facilitated dog off-leash areas, including fenced dog parks and designated beach areas, with particular emphasis on safety for smaller breeds and enhanced dog-friendly amenities.

"I'd like to see more multi-use spaces. Lots of other shires are building new parks that have pump tracks, playgrounds, and basketball courts. We need more of those. The Hastings active rec hub is great, but I'd like to see more of them around."

Physical activity spaces: Respondents expressed a strong interest in expanding parks and open spaces that cater to physical activity, informal sports, and mixed uses. They are requesting larger areas with fitness equipment and versatile spaces for a variety of activities.

Shade: The need for more shade in parks is highlighted, with suggestions for both natural and built solutions to provide relief over playgrounds, seating areas, dog parks, and foreshores, enhancing comfort and usability.

What we heard from the community conversations

Increased sports facilities and fields: There's a significant call for more and improved sports facilities, including restoring unusable areas and enhancing existing fields to support a variety of sports. Respondents also express a need for more versatile mixed-use courts and facilities to accommodate various sports and activities such as pickleball, hockey and bocce.

"Somerville needs purpose-built soccer facilities. Our club has 12 junior boys' and girls' teams, a women's team, and four men's teams. It is very difficult to manage such poor facilities and grounds with no drainage and no flat surfaces. These grounds we do use become unusable for us very quickly"
Somerville Eagles Soccer Club.

Improved maintenance and grass condition: There is a call for stronger maintenance, including regular mowing and facility upgrades, which are necessary for a better user experience.

More spaces for physical activity and informal sports: There's a clear desire for additional open spaces catering to informal sports and recreation, including amenities like BBQ areas, picnic tables, and shaded seating. Such spaces should also support emerging sports and activities.

"At least one full-size hockey pitch with adequate club rooms and change facilities, located within the Mornington Peninsula - not the Frankston City Council area"
Mornington Peninsula Hockey Club.

Enhanced nature and environmental conservation: The feedback emphasises the need for more natural spaces and conservation efforts. Improving access to nature reserves, protecting unique bushland, and establishing dedicated trails for safe recreational activities are highlighted as priorities.

What we heard from key stakeholders

Connectivity: Community groups expressed the need for improved connectivity between different open spaces and town centres.

Maintenance and upgrades in open spaces to ensure better accessibility, inclusivity, and community well-being.

Environmental conservation in open spaces is a significant concern for the community, and there is a call for more planning, conservation and maintenance to ensure the long-term sustainability of these spaces.

What we heard from submissions

Preserving unique open spaces: There's an emphasis on protecting distinct natural areas of the Mornington Peninsula, including the Green Wedge, National Parks, and bushland reserves.

Accessibility and Inclusivity: Ensuring that open spaces are accessible and welcoming to individuals of all physical abilities is a priority. This includes the integration of facilities such as accessible toilets and changing rooms to support women's sports.

Provision of spaces for recreational and informal sports: There were calls for an increase in informal recreational amenities across the Shire, such as playgrounds, picnic areas, and mixed-use courts.

Environmental sustainability: There's a strong desire for open spaces to embody environmental sustainability principles. This includes the adoption of sustainable design elements and initiatives to educate the public about the Peninsula's cultural heritage and biodiversity.

Key Findings Summary

The engagement process revealed several overarching themes. Community members consistently valued the Shire's natural landscapes, biodiversity, and opportunities for outdoor activities. There was a strong call for enhanced environmental conservation, such as protecting native flora, managing invasive species, and ensuring sustainable practices in park management. Infrastructure improvements, including better lighting, improved accessibility, and amenities, were identified as critical to improving usability and safety, especially for groups with specific needs.

Participants also expressed a desire for more dog-friendly spaces, flexible recreational areas, and inclusive facilities that accommodate people of all ages and abilities. The need for connectivity between different open spaces, as well as between parks and urban centres, emerged as a recurring priority. Additionally, the importance of creating community-focused spaces that foster social interactions and support local events was highlighted as a way to strengthen community ties.

Overall, the findings provide a comprehensive understanding of the community's diverse needs and aspirations and point toward four strategic imperatives for the Open Space Strategy: carefully balancing recreational needs with environmental conservation; improving connectivity and accessibility across the open space network; enhancing maintenance and infrastructure to meet growing demands; and creating flexible spaces that foster community connection and engagement.

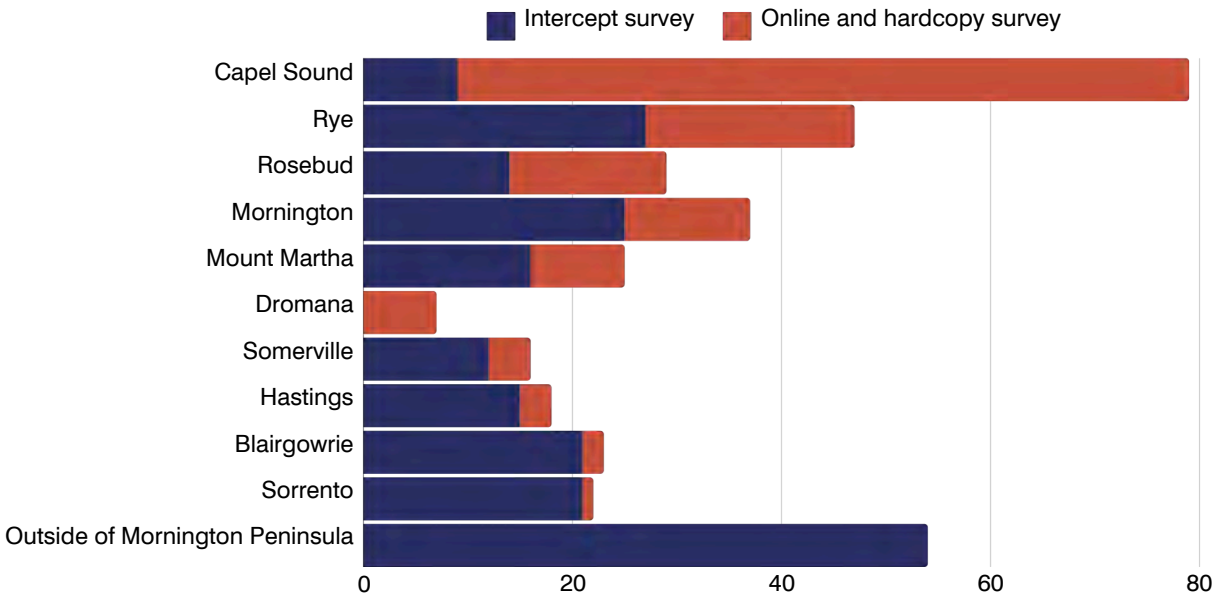
PHASE 1

Who We Heard From

ONLINE SURVEY

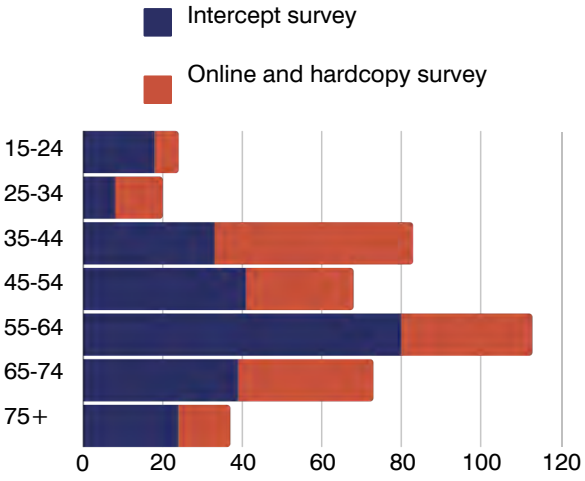
Suburb

Capel Sound was the most engaged suburb, this was followed by a high participation rate from visitors from outside of the Shire who provided feedback through the intercept survey.



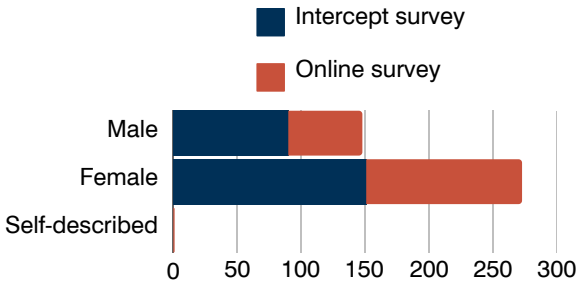
Age

The 55-64 age group has the highest representation, making up 27% of the total respondents, the 35-44 age group also constitutes a substantial portion, with 20%.



Gender

A higher number of females (65%) participated in the engagement than men (35%).



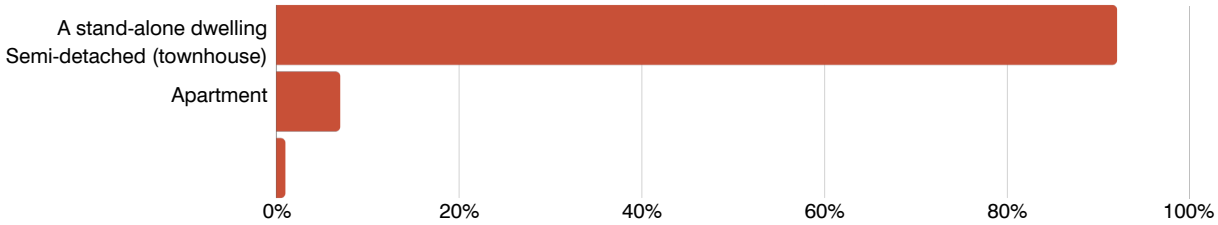
People living with children under 12



People living with a health condition or a disability



Housing type



Members of sports and recreation clubs



People living with dogs



Member of a volunteer group that works with public open space

20%




PHASE 2
Problem Solving

PHASE 2

Engagement Overview

Building on the foundational insights from Phase 1, the second phase involved targeted discussions with key stakeholder groups, including advisory committees, youth participants, and the Citizens' Panel. This phase sought to dive deeper into specific themes, focusing on evolving priorities and gathering input on potential improvements and strategy directions. Workshops with advisory committees and stakeholder groups allowed for more nuanced feedback from different demographic and user groups, including people with disabilities, elders, environmental groups, and local businesses. Youth engagement, centred on the "Design Your Park" AI competition, offered innovative perspectives on creating inclusive and sustainable park spaces. The Citizens' Panel deliberated on essential priorities, emphasising the need for spaces that support both recreational and conservation goals.

PHASE 2 - ENGAGEMENT ACTIVITIES

Online Survey

Online engagement provided the community with the opportunity to offer feedback on the outputs from the first phase of engagement, including the Engagement Report and the Use and Trends Report, through Council's Shape Our Future platform. In total, 126 people provided feedback and 4 written submissions were received. Additionally, a submission was received from Eastbourne Primary School, which included a cover letter from the principal and 219 drawings and statements from children in prep to year 6 advocating for a park at 11A Allambi Avenue.

Advisory committee and stakeholder workshops

Five workshops were held with MPS advisory committees and stakeholder groups.

These included:

- Disability Advisory Committee - Thursday 20 June
- Peninsula Advisory Committee for Elders - Thursday 27 June
- Friends/Environmental Stewardship Groups - Monday 22 July
- Tourism and Trader Groups - Thursday 25 July
- Foreshore Committees of Management - Wednesday 31 July

Citizens' Panel

The Citizens Panel convened on 1 May 2024, with the purpose of identifying the most important priorities for the Open Space Strategy. The panel's deliberations focused on addressing the question: "What are the most important priorities the Open Space Strategy needs to focus on to best meet the needs of our growing and diverse community?"

Youth Engagement

Youth engagement during Phase 2 was centred around the "AI Design Your Park" competition, which encouraged young people to envision and create their ideal open space using AI-generated designs. In total, 22 entries were received from 9 individuals, ranging in age from four to 17.



PHASE 2
Key Findings

Youth AI Art Competition



Accessibility and inclusivity
Designs focused on making parks accessible for all, with wheelchair-friendly ramps, wide paths, and sensory play areas



Recreational facilities and activity zones
Participants proposed distinct zones for different activities, including sports fields, playgrounds, water-based play areas, and walking tracks.



Natural integration and sustainability
Emphasis on integrating native plants and natural water features, with sustainable elements like solar-powered lights and eco-friendly materials.



Community and cultural integration
Designs included spaces for community interaction, picnics, festivals, and cultural education, with some incorporating Indigenous Australian art

Citizens Panel

Panelists reviewed the Uses and Trends report and took part in a series of interactive activities to rank priorities across four key themes:

- Biodiversity and Ecosystem Health
- Physical Activity and Play
- Uniqueness and Sense of Place
- Comfortable and Accessible Spaces

The deliberative process gave participants the opportunity to ask questions, challenge assumptions, and share local knowledge and lived experience. Their input played a key role in shaping the direction and focus of the strategy.

Highest Priority Action Identified by the Panel:

- Protect and enhance biodiversity and habitat corridors across the Peninsula to ensure long-term ecosystem health and resilience to climate change.

This priority reflects the community's strong connection to the natural environment and recognition of the critical role that open spaces play in preserving biodiversity and responding to environmental challenges. It will inform strategic actions and investment across the Shire's open space network.

REPORT THEME	PRIORITY	VOTES
1. Biodiversity and Ecosystem Health	Facilitating access to natural areas for people to experience without causing damage to sensitive ecosystems.	25
	Retaining and increasing bushland in open space.	23
	Adapting management approaches for natural areas to support resilience to changing climate conditions.	15
	Advocating for strong and meaningful partnerships with Traditional Owners to support the planning, management and protection of natural areas.	14
2. Physical Activity and Play	Opportunities for walking, rolling and other informal physical activities.	25
	New and renewed play spaces with innovative options for all ages.	17
	Creating more multifunctional community hub open spaces that accommodate a wide variety of uses.	16
	Investment in new and upgraded space and facilities for organised sport, particularly in areas with young people and families.	14
3. Uniqueness and Sense of Place	Planting species that are reflective of the Mornington Peninsula landscape and resilient to changing climate.	23
	Spaces and amenities for gathering, picnicking, events and enjoying scenic settings, to respond to high levels of use in peak periods.	20
	Multifunctional spaces with suitable infrastructure and design to accommodate community events (e.g. concerts, markets).	16
	Recognition of values and protection of Aboriginal heritage sites in collaboration with Traditional Owners.	15
4. Comfortable and Accessible	Physical accessibility for older people, and those with disabilities and mobility restrictions.	38
	Recognition of the role of open spaces are green infrastructure to adapt to extreme heating and flooding.	16
	Equitable and sustainable asset provision and maintenance with greater investment areas which need it most.	16
	Flexible and multi-functional open spaces in town centres for use by people who live in apartments and townhouses.	8

The Full Citizens Panel Report is provided as Attachment 2

Online and Advisory Groups

A review of all the feedback was undertaken to identify key themes and recurring feedback across all activities.

Strong support for retaining 11A Allambi Avenue as open space
The majority of online survey respondents and the submissions expressed a clear preference for transforming 11A Allambi Avenue in Capel Sound into a parkland. Community members emphasised the lack of accessible green spaces in the area and saw the potential for this space to become a community hub, fostering social interaction and promoting health and well-being.

Focus on accessibility and inclusivity
Across various stakeholder groups, there was a strong call for improving accessibility in open spaces. This included the need for better infrastructure, such as paths, seating, and public facilities, to accommodate people with disabilities, older residents, and families with young children.

Environmental conservation and biodiversity protection
Participants highlighted the importance of preserving natural habitats, enhancing biodiversity, and ensuring that open spaces remain environmentally sustainable. Many respondents expressed concern about potential overdevelopment and emphasised the need to maintain the ecological integrity of these areas.

Community building
Respondents underscored the value of open spaces as places for community gatherings and events. Many saw opportunities for these areas to foster stronger social ties and increase community participation, especially for local schools and organisations.

Balanced recreational use and conservation
There was widespread recognition of the need to balance recreational use of open spaces with environmental preservation. Different user groups, such as cyclists, pedestrians, and dog walkers, often have competing needs, and participants stressed the importance of managing these conflicts through thoughtful planning and policy development.

Improvement in infrastructure and maintenance
Consistent feedback across all groups called for improved infrastructure in open spaces, including better-maintained paths, more accessible public facilities, and increased signage. Many participants emphasised the need for universal design principles to be applied to future developments.


Community
Assembly

PHASE 2 COMMUNITY ASSEMBLY

Our Approach

OUR OBJECTIVE

Co-design a deliberative process that builds on broad engagement findings, provides clear guidance to Council, and further builds the capacity of Council and the community to work together to create a shared future for open space on the Mornington Peninsula.

DESIGNING THE PROCESS

The deliberative engagement process was co-designed with Council with many touch points from inception to conclusion. This included the developing the remit, recruitment of the Assembly, and design of the deliberative sessions.

The aim of co-design process was to:

- align expectations on what would be delivered
- develop the scope and a remit that would be meaningful to Council and the community
- establish the approach to recruitment and Assembly structure
- build support for the process and the capability of Council to undertake deliberative engagement.

RECRUITMENT AND REPRESENTATION

The Assembly consisted of 24 members who were recruited to be broadly representative of the Mornington Peninsula Shire.

The recruitment process for the Community Assembly was designed to involve community representatives who broadly reflected the diversity of the Mornington Peninsula Shire, with a focus on community groups with an interest in open space. To achieve this, a range of community groups were identified by Council, including those representing different demographics, geographic areas, and specific user interests, such as environmental groups, recreational users, and accessibility advocates. This approach ensured that the Assembly captured a wide range of perspectives on the use and development of open spaces.

To further ensure representation of the different needs of people across the Shire, participants were assigned personas representing residents with various needs. These personas helped participants think beyond their own experiences and consider the broader community's needs. By exploring how different groups might use or access open spaces, participants engaged in more informed discussions, leading to more equitable and representative recommendations.

Organisations and groups represented:

- Capel Sound Community Group
- Crib and Stony Point Foreshore Committee
- Disability Advisory Committee (DAC)
- Dromana Association Fossil Beach Interest Group
- Friends of Bernards Way Reserve
- Friends of Cape Schanck
- Friends of Haig Street Reserve
- Friends of The Briars
- Leash Free Mornington Peninsula
- Mornington Environment Association
- Mornington Peninsula Citizens Panel
- Mornington Rotary Club
- Nepean Conservation Group Inc
- Nepean Ratepayers Association
- Ranelagh Residents Association
- Rye Community Group Alliance
- Shoreham Community Association
- Watson Creek Landcare Group
- Western Port Seagrass Partnership
- Williams Road Foreshore Reserve

PHASE 2 COMMUNITY ASSEMBLY

The Assembly's Task

Good, equitable access to open space is having access to a range of open space experiences that meet community needs.

The Community Assembly was tasked with helping to define what that really means for people, and how this is different throughout the Shire.

From there Council can:

- Consider current provision of spaces and amenities against this understanding of "good access to open space experiences"
- Prioritise filling gaps in service provision
- Consider opportunities, requests against a clear idea of what we are aiming for

Purpose

To prioritise access to various experiences in open space and establish a "target" which reflects the unique needs of people throughout the Shire.

THE REMIT

The overarching question the Community Assembly worked through was:

Given limited resources, how should Council prioritise investment in open spaces across the Shire to ensure it aligns with the values and needs of our diverse coastal, suburban, and rural communities?

The Assembly was asked to:

- Prioritise the many different types of experiences offered in open space, for different areas of the Shire, and
- Make recommendations for the target distribution of these experiences.

The reason why this is so important is because it will help Council to make challenging decisions considering:

- Where to invest in community infrastructure to serve the most people or have the largest impact
- How best to respond to community requests for infrastructure and open spaces
- Balance reactive decision making shaped by community requests and long term needs like maintenance and replacement of assets at the end of their lives.

PHASE 2 COMMUNITY ASSEMBLY

Structure of the Activity

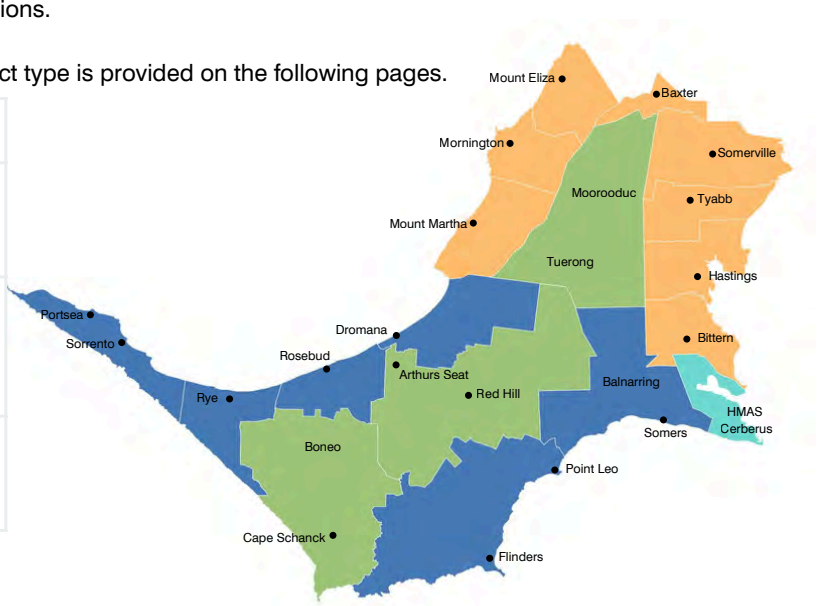
THE PRECINCT LANDSCAPE TYPES

The starting point for the deliberative process was understanding the diverse precincts within the Mornington Peninsula Shire. Each precinct has unique characteristics that shape the needs and priorities for open space. By recognising these differences, the Assembly could make more informed recommendations about how to equitably distribute open space across the Shire.

The distinct landscapes, population densities, and community needs within these precincts provided the foundation for the Assembly's discussions.

Further information about each precinct type is provided on the following pages.

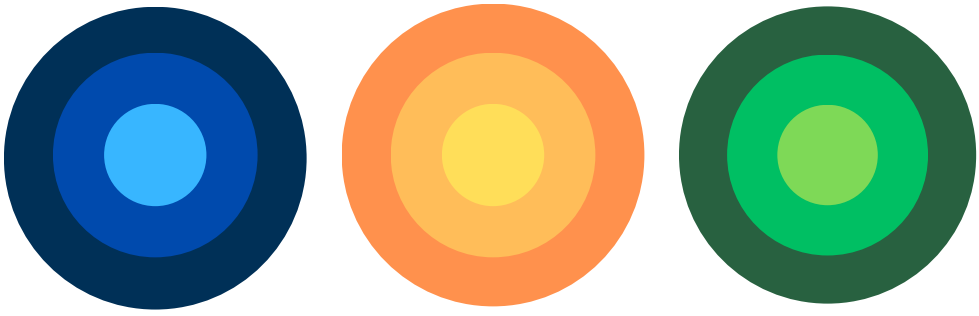
Key	
	Tourist (urban coastal) areas with a higher proportion of unoccupied dwellings
	Suburban (residential) areas with a higher proportion of children and medium density housing
	Rural Lifestyle (green wedge) areas with agricultural and rural residential



Please note that the areas mapped are indicative, there are towns/suburbs within these assigned areas which will not fit perfectly into the description.

OUTPUT

- Prioritised "experiences" in open space for each of the three precinct landscape types (rural, suburban, tourist coastal), and a graphic "target" for each representing broad expectations for service levels (willingness to travel)
- This graphic will go directly into the strategy and help communicate MPSC service objective targets to the community.

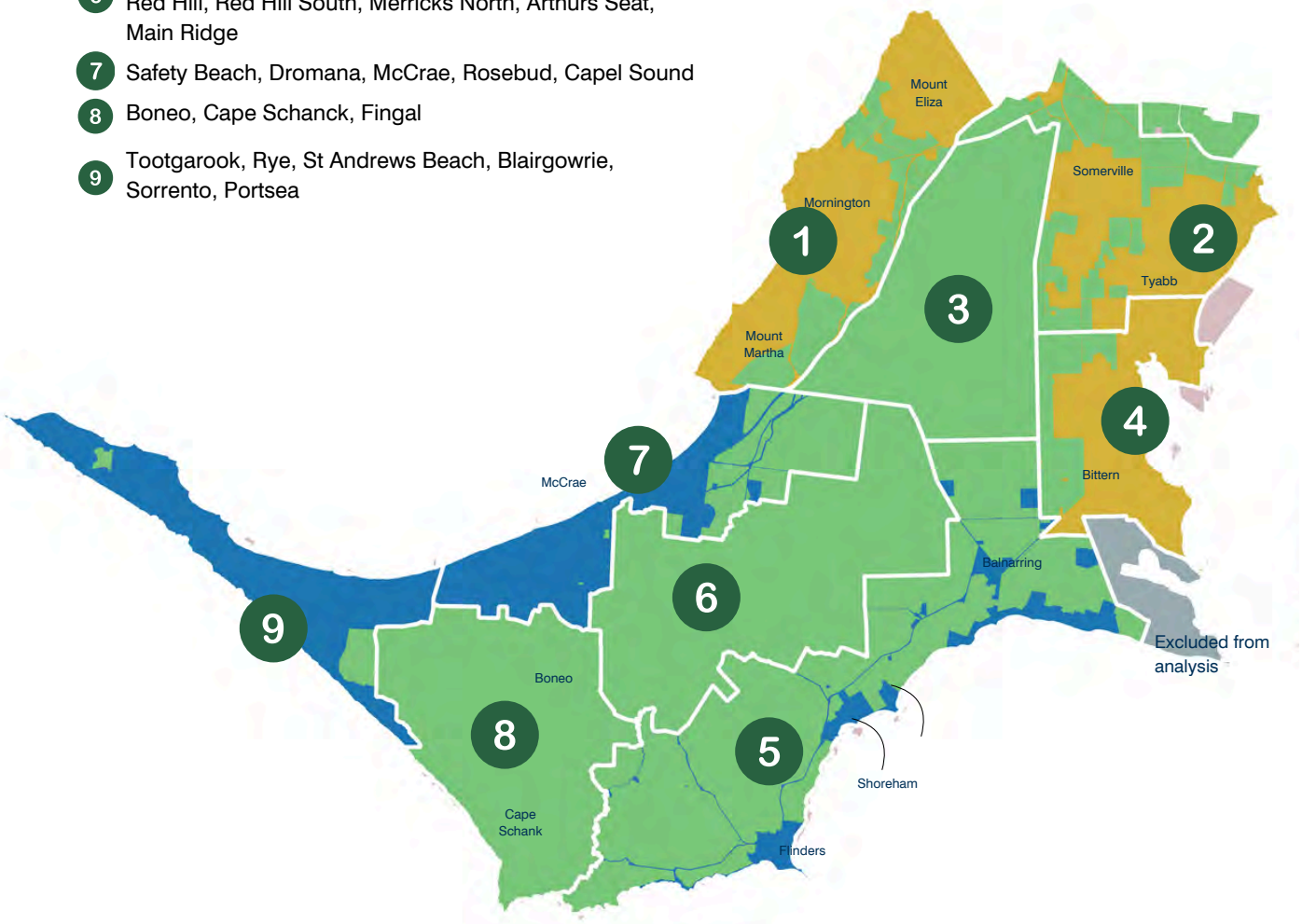


Tourist Precincts (Coastal Urban) | Suburban Precincts (Residential) | Rural Lifestyle Precincts (Green wedge)

PRECINCT LANDSCAPE TYPES

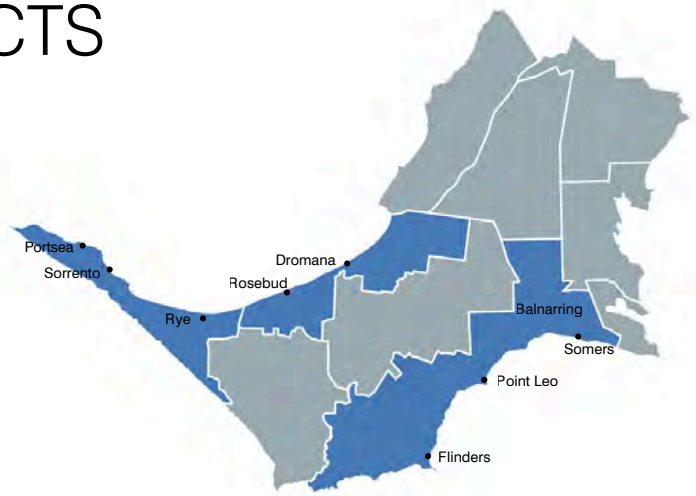
This map illustrates the full range of precincts within the Mornington Peninsula Shire, which are more diverse than the simplified versions used in the Community Assembly process. While the Assembly focused on broader precinct categories to prioritise experiences, the precinct assessment will take into account the greater variation across these areas to ensure more tailored recommendations for open space distribution and accessibility.

1. Mount Eliza, Mornington, Mount Martha
2. Baxter, Somerville, Tyabb
3. Moordooduc, Tuerong
4. Hastings, Bittern, Crib Point
5. Balnarring, Merricks, Somers, Balnarring Beach, Merricks Beach, Point Leo, Shoreham, Flinders
6. Red Hill, Red Hill South, Merricks North, Arthurs Seat, Main Ridge
7. Safety Beach, Dromana, McCrae, Rosebud, Capel Sound
8. Boneo, Cape Schanck, Fingal
9. Tootgarook, Rye, St Andrews Beach, Blairgowrie, Sorrento, Portsea



TOURIST PRECINCTS (BLUE)

Precincts along the southern portions of the coast and bay are known for their lifestyle offering and are historically holiday destinations for visitors from Melbourne. Recently these areas have seen both more visitors and more permanent residents.

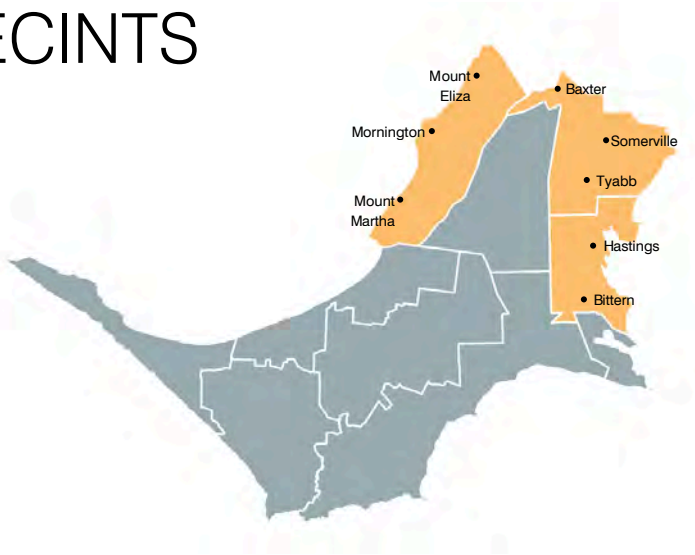


Distinctive Features	Implications for Open Space
Mixed density - Some larger properities with well developed private open space, in town centres smaller properties, town houses and apartments	Open space in town centres is utilised by those with no access to private open space. Areas with more apartments and townhouses are more likely to rely on open space for larger gatherings and day-to-day access to green space. Those with backyards may have amenities (like pools, tennis courts etc.).
High proportion of holiday homes (42% vacant properties, 26% Shire average). Higher populations and visitation during Summer. More families and young people during these times but an older permanent demographic.	High demand for foreshore infrastructure and play spaces during peak holiday periods. These spaces are also likely to be in demand for events like concerts, festivals and markets. Resident year round population may not use play spaces as much. Popular experiences for older adults include looped walking and cycling paths, court sports, and natural areas.
Coastal landscape and access to beaches both along the bay and ocean.	These natural features are a draw card for both locals and visitors who enjoy walking along the coast. These areas will also be increasingly impacted by sea level rise.
Walkable, especially in/near town centres and along the coast.	People are more likely to walk to and between open spaces.



SUBURBAN PRECINTS (YELLOW)

Precincts along the northern portions of the coast and bay are historically more residential than other areas of the Shire. While quite different in terms of affluence, there are many similarities in the urban landscape.



Distinctive Features	Implication for Open Space
Low to medium density, predominantly suburban areas with town centres. (16% medium density compared to the 12% Shire average).	People are fairly likely to walk to and between open spaces from home, more so near town centres. In suburban areas most people have backyards.
Higher proportion of families (42% households have children, compared to the 36% Shire average).	More recreational demand for play spaces and formal and informal places to play sport.
There are patches of older Suburban development and new subdivisions can result in less “unique” landscapes.	Open spaces can provide sense of place through views, trees, native species and other natural features.
Higher “permanent” populations (8.6% average unoccupied dwellings, 26% Shire average).	Residents in yellow precincts are more likely to be year round residents meaning demand for open space is more consistent.

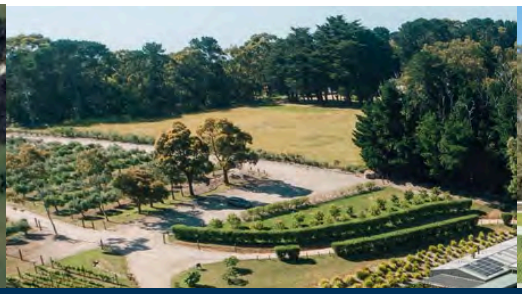
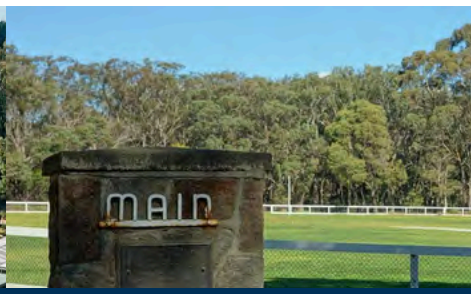


RURAL LIFESTYLE (GREEN)

Precincts through the middle ridge of the peninsula are largely rural landholdings and include some significant areas of conservation space.



Distinctive Features	Implications for Open Space
Very low density - larger private properties predominantly zoned as green wedge.	Most residents have lots of open space on their own properties. This means people may visit open spaces more for community events or team/group activities instead of for passive uses of open green space.
Situated within the Green Wedge area which is land specifically zoned for agriculture and conservation. Green Wedge zoned land only permits 1 dwelling per lot ensuring that properties have large areas of private open space.	More access to large bushland reserves for hiking and camping. Visitors to the area seek out features such as wineries, golf resorts, hot springs, and natural areas.
Car dependant landscape with large distances between destinations typically. As the green wedge zone doesn't permit high densities or commercial uses, town centres tend to be more concentrated and far between.	Walking is less important as most activities require a drive whether this be to access the local shops or sports oval.

PHASE 2 COMMUNITY ASSEMBLY

Process Overview

The Community Assembly met three times for an online evening briefing, an in-person day sessions at Mornington Library, and a final online session. An overview of the sessions is provided below.

Briefing: Introduce and understand
Wednesday, 21 August, 6:00pm - 8:00pm (online)

Session #1: Learn and explore
Saturday, 24 August, 9am- 2.30pm (in person)

An in person session to gain an understanding of the precincts and experiences. The Assembly considered information from the first phase of community engagement and current open space data. The group deliberated on the priority experiences and their distribution across the shire to ensure it aligns with the community's values and aspirations.

Session #2: Deliberate and decide
Saturday, 29 August, 6.00pm - 8.00pm (online)

The final session to share outcomes from the in-person session and build consensus The Assembly finalised their recommended distribution and voted to confirm their support.

STEP #1 - PRIORITISING EXPERIENCES

The tags below describe the kinds of open space experiences the community might have access to, or might like to have access to.

The Community Assembly was asked to review the experiences and consider the unique needs of different communities throughout the Shire.

Activity

Participants were asked to prioritise the most important open space experiences for each precinct, ensuring that the recommendations reflected the unique needs of each area.

- Natural area with a walking trail (such as bushland, coast, creekline)
- A fenced dog off-leash area
- Area or trail for off-leash dog exercise and socialisation (unfenced)
- A trail, ideally in a loop for a short (under half an hour) walk
- A quiet green space with trees and grass
- A park which can host small community events such as a farmers market
- A park which can host larger events such as live music or festivals
- Casual sport/physical activity amenities (such as a half court, hit up wall, climbing wall, or outdoor exercise equipment)
- A sport park with a single oval/field or small amount of courts (not lit for evening play)
- A sport park with two ovals/fields which are lit for evening play and training
- A sport precinct with multiple sports facilities, more than 3 ovals/fields with a pavilion and lighting for evening play and training
- A grassy open space to kick a ball around
- A small playground for short, regular visits (likely most suitable for younger kids)
- A medium size playground for regular visits, with something to offer for a range of ages
- A large playground for a weekend or longer visits with kids of different ages and abilities (perhaps an adventure playground or water play area)
- A skatepark, BMX or pump track
- Park suitable for a family/social gathering for a lunch in the park (has bbq, picnic, toilets)

TOURIST PRECINCTS

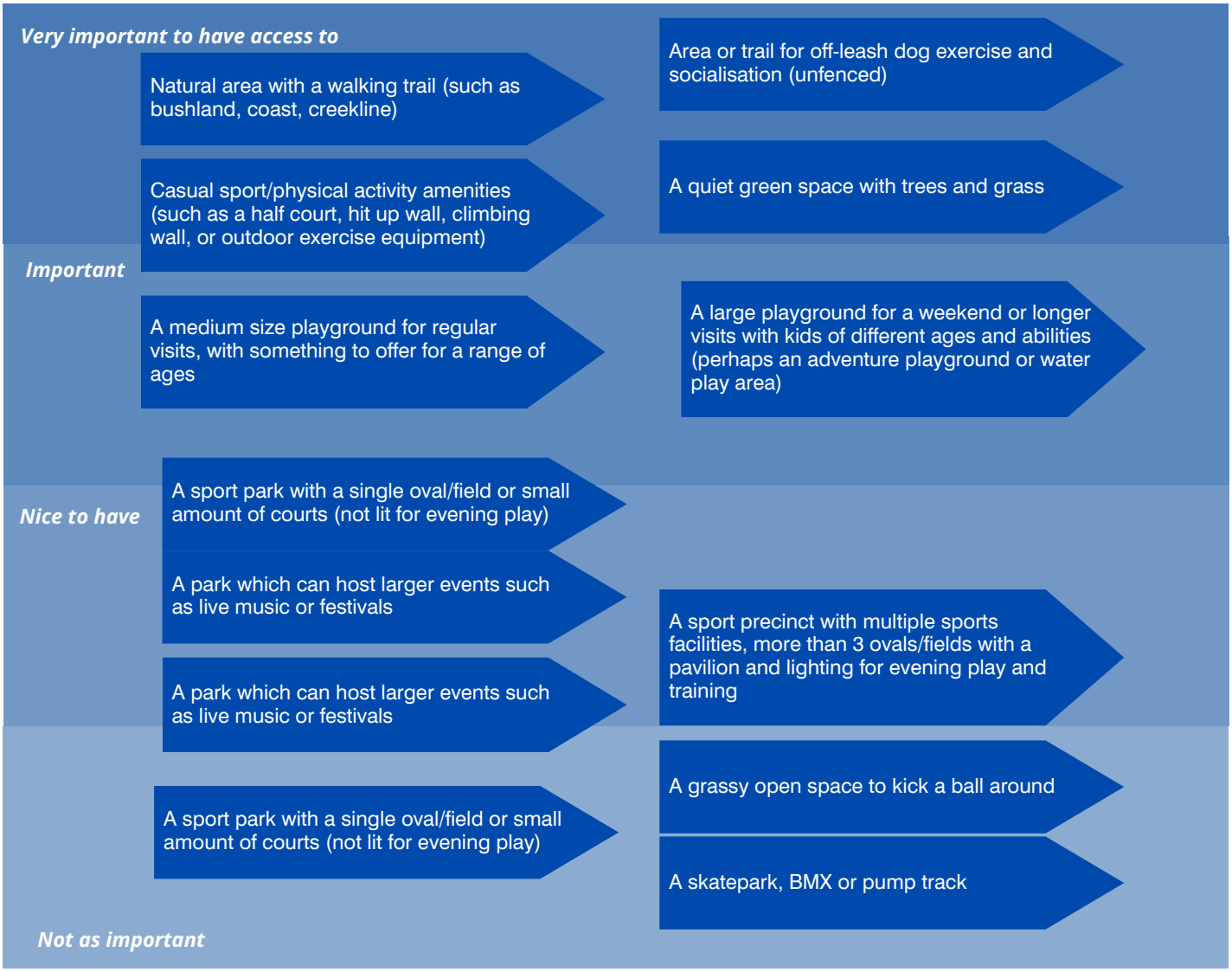
OUTPUT

The Community Assembly prioritised the open space experiences for the Tourist Precincts as shown below.



TOURIST PRECINCT

Based on the initial prioritisation, the experiences for each precinct were further discussed and grouped into categories based on their level of importance to the community as shown below.



SUBURBAN PRECINCTS

OUTPUT

The Community Assembly prioritised the open space experiences for the Suburban Precincts as shown below.



SUBURBAN PRECINCT

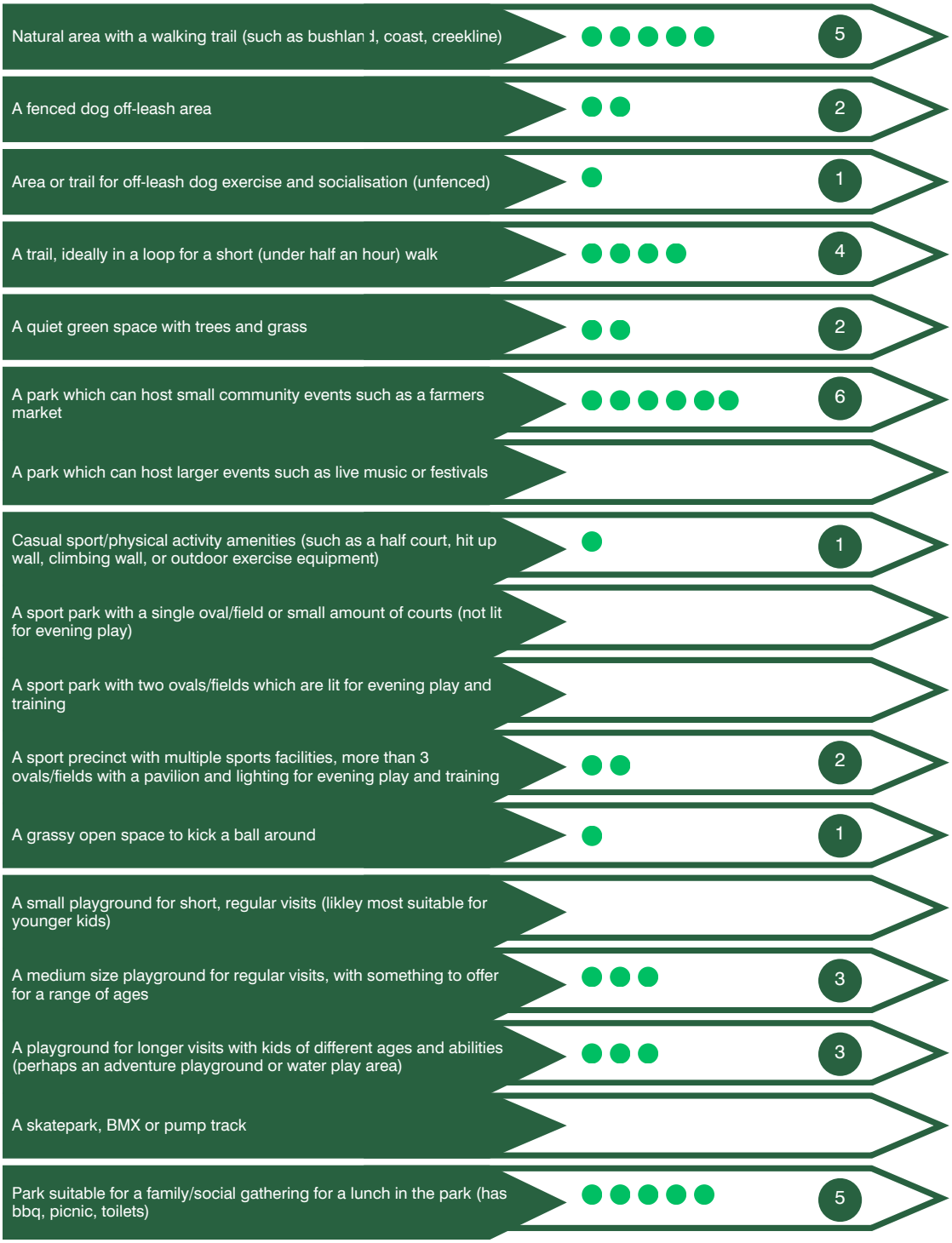
Based on the initial prioritisation, the experiences for each precinct were further discussed and grouped into categories based on their level of importance to the community as shown below.



RURAL LIFESTYLE PRECINCTS

OUTPUT

The Community Assembly prioritised the open space experiences for the Rural Lifestyle Precincts as shown below.



RURAL LIFESTYLE PRECINCTS

Based on the initial prioritisation, the experiences for each precinct were further discussed and grouped into categories based on their level of importance to the community as shown below.



STEP #2 - SETTING TARGETS

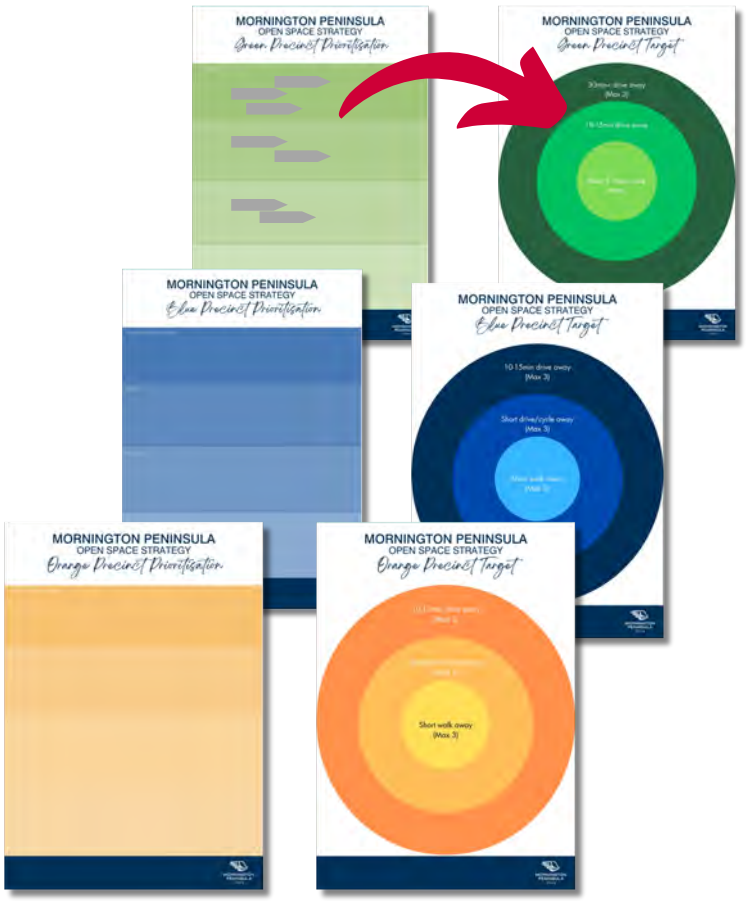
In this step, the Assembly further explored what it means to have "good access" to important open space experiences. Participants were asked to set targets for the ideal distribution of high-priority experiences across the Shire.

For each **important** and **very important** experience identified in the previous step, participants considered how far residents should reasonably travel to access these experiences.

The goal was to set a target for the distance from home where these experiences should be available.

Activity

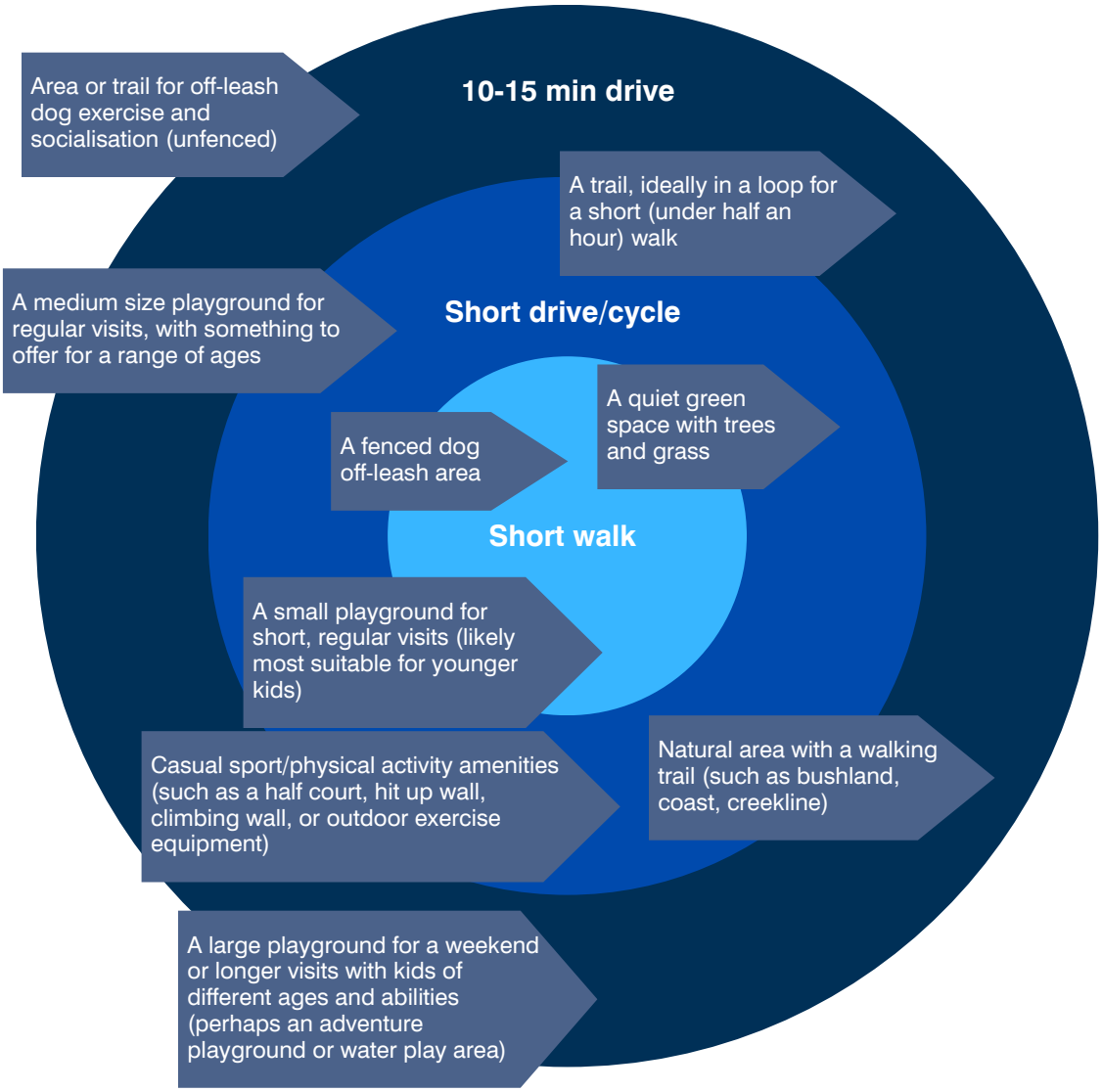
Participants were asked to prioritise the most important open space experiences in their precincts by setting a “target” for a reasonable distance from home.



TOURIST PRECINCTS

OUTCOME

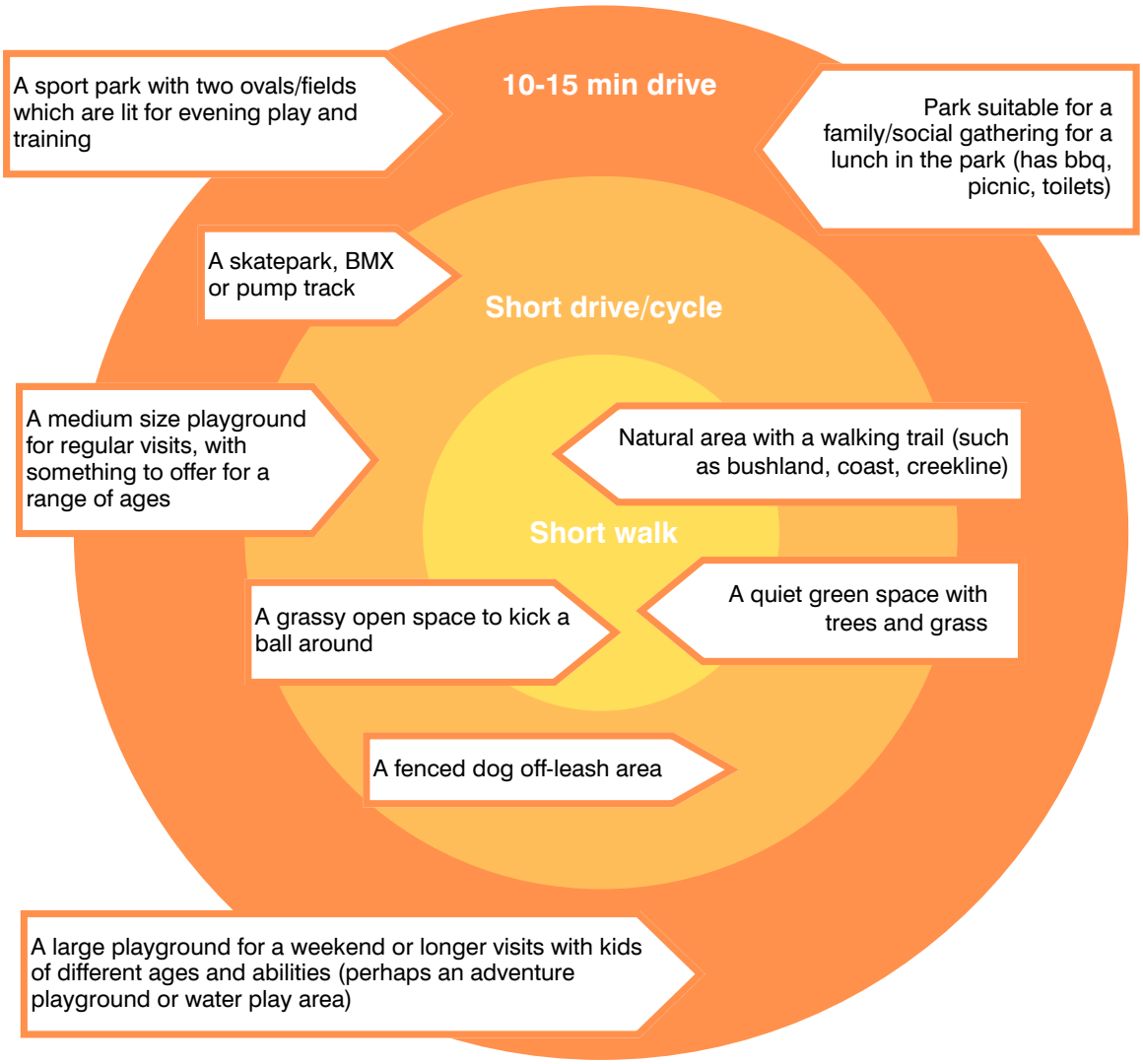
The Community Assembly recommended the distribution of experiences below for the Tourist (Coastal Urban) Precincts.



SUBURBAN PRECINCTS

OUTCOME

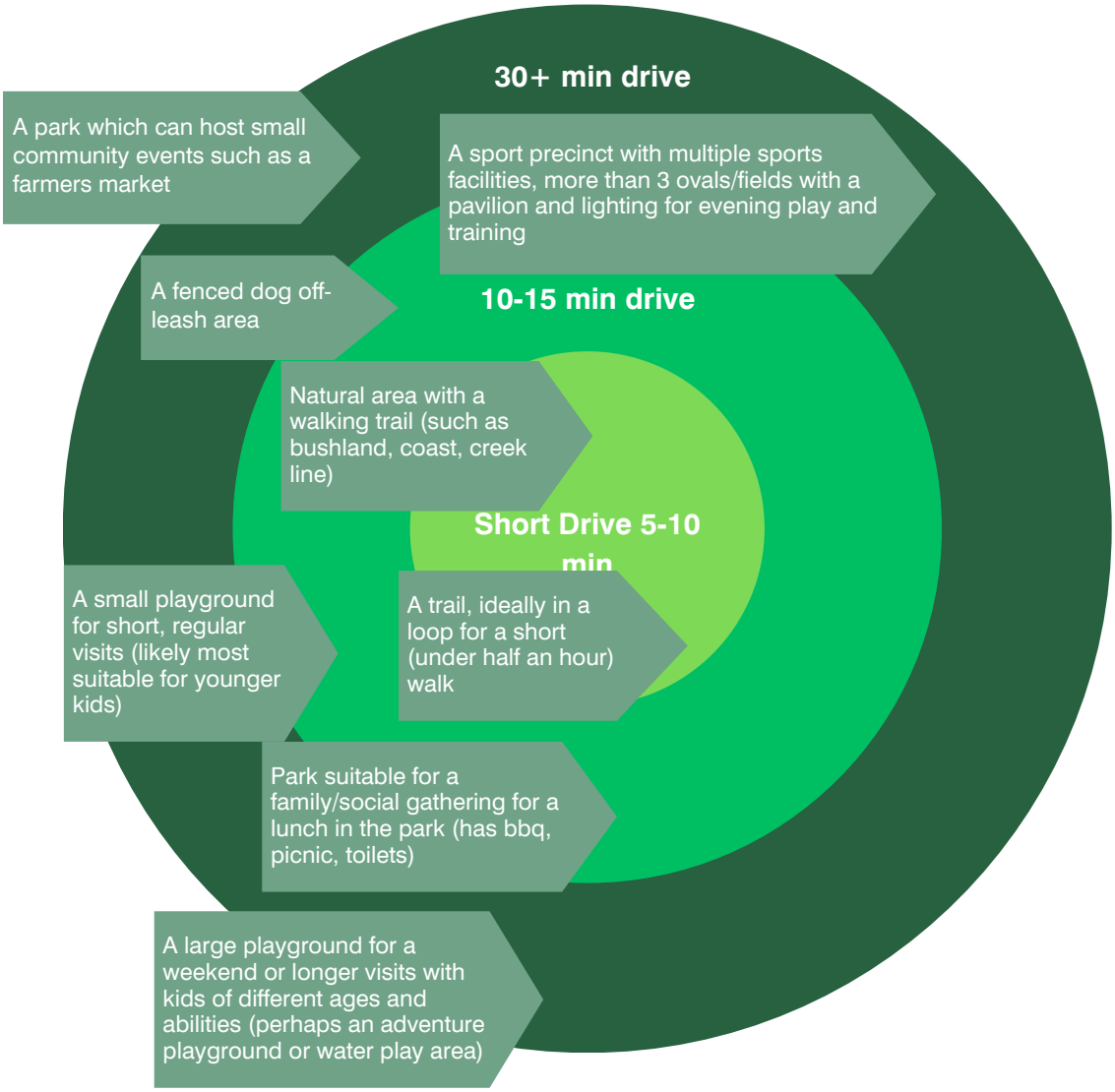
The Community Assembly recommended the distribution of experiences below for the Residential (Suburban) Precincts.



RURAL LIFESTYLE PRECINCTS

OUTCOME

The Community Assembly recommended the distribution of experiences below for the Rural Lifestyle (Green Wedge) Precincts.



PHASE 2 COMMUNITY ASSEMBLY

How the outputs will inform the Strategy

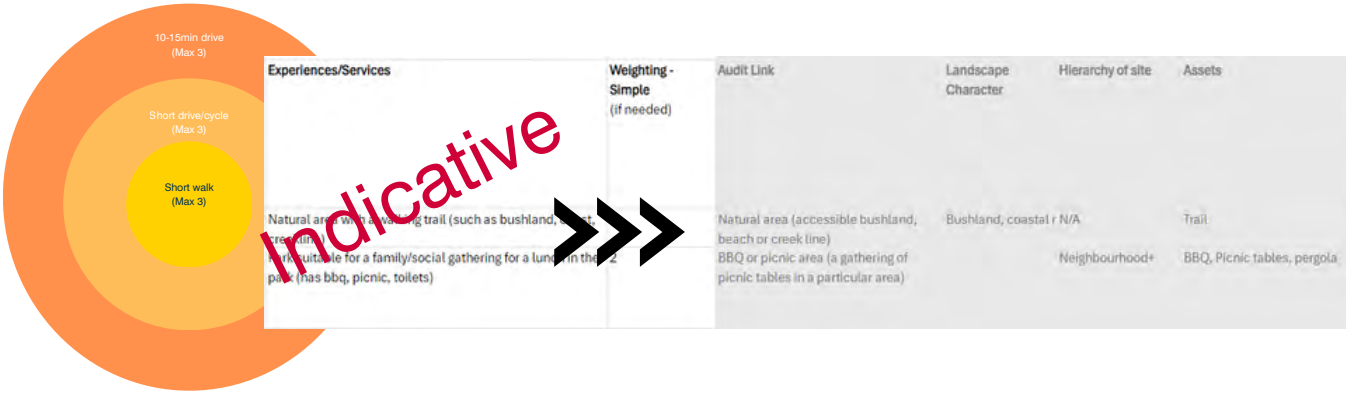
The outputs from the Community Assembly, including the prioritised open space experiences and the set distribution targets, will be directly integrated into the development of the Mornington Peninsula Shire's Open Space Strategy. These outputs represent the Assembly's recommendations on how to equitably distribute and enhance open space access across different precincts in the Shire.

Key ways the outputs will be used include:

Precinct assessments and gap analysis:
The Assembly's recommendations will help inform the precinct assessments by identifying key priorities and experiences that each precinct should offer. This information will be used to conduct a gap analysis, determining where the current provision of open space experiences may fall short of community needs.

Development of service standards and provision targets:
The targets set by the Assembly for the distribution of open space experiences will be used to guide the development of technical standards. These standards will specify the quantity and quality of open spaces within each precinct, ensuring that all residents have equitable access to important open space experiences, such as playgrounds, sports facilities, and natural areas.

Linking targets to service standards
The diagram below illustrates how the targets set by the Community Assembly are linked to service standards. This ensures that priority experiences are mapped within precinct and aligned with the benchmarks for open space provision, guiding future planning decisions.




PHASE 3
Public Exhibition

PHASE 3

Our Approach

Our Objective

The Objective of phase 3 was to share the draft Open Space Strategy and draft Open space Contributions Report for feedback from the wider community and stakeholders.

Purpose

To circle back to the community and stakeholders who have contributed to development of the strategy, to share the draft document and seek feedback to refine ahead of final Council consideration.

Phase 3 - Engagement Activities

Online Engagement

The draft Open Space Strategy and draft Open Space Contributions Report were placed on public exhibition on Council's Shape Our Future platform from 25 August to 3 October 2025.

In total 481 people visited the page, and the feedback obtained comprised 35 electronic surveys, 6 hard copy surveys and 8 written submissions. In total 41 surveys were completed by 37 individuals (both electronic and hard copy). In total 8 written submissions were also received from 5 individuals/ groups.

The Shape page resulted in 958 total downloads including:

- 377 downloads of the draft Open Space Strategy.
- 110 downloads of the draft Open Space Contributions Report.
- 97 Downloads of the Discussion Paper.
- 96 Downloads of the Citizens Panel Report.
- 93 Downloads of the Use and Trends Report.

PHASE 3

Feedback Received

Draft Open Space Strategy (electronic and hard copy surveys)
Participants were asked if they supported the recommendations and actions in the draft Open Space Strategy. Of the 39 responses received to this question, 15 (39%) supported the recommendations, 11 (28%) did not support the recommendations and 13 (33%) were not sure.

The survey also asked if participants had any feedback regarding the draft Open Space Strategy. A total of 37 participants provided written feedback in response to this question.

Draft Open Space Contributions Report (electronic and hard copy surveys)
Participants were asked if they supported the new open space contribution rate (5.5%) as detailed in the draft Open Space Contributions Report. Of the 39 responses received to this question, 13 (33%) supported the new rate, 7 (18%) did not support the new rate and 19 (49%) were not sure.

The survey asked if participants had any feedback regarding the draft Open Space Contributions Report. A total of 23 participants provided written feedback in response to this question.

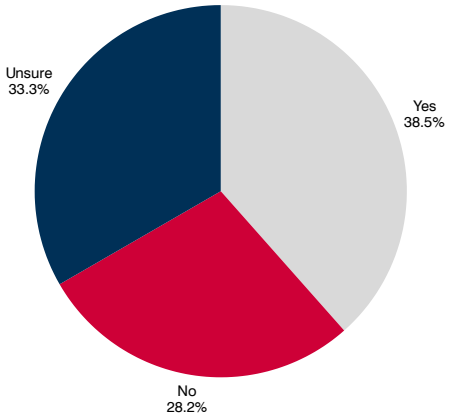
It is noted that 1 individual completed 5 surveys (1 electronic and 4 hard copies). While this individual did not support the draft Open Space Strategy or draft Open Space Contributions Report, the responses are included in the figures quoted above.

Written Submissions
The written feedback obtained through public exhibition and an officer response to each is provided in Attachment 4 (Public Exhibition Feedback Table).

Bunurong Land Council Aboriginal Corporation (BLCAC)
In addition to the above feedback, BLCAC reviewed key sections of the draft Open Space Strategy. All feedback received as an outcome of the BLCAC review has been accepted and the draft Open Space Strategy has been updated accordingly.

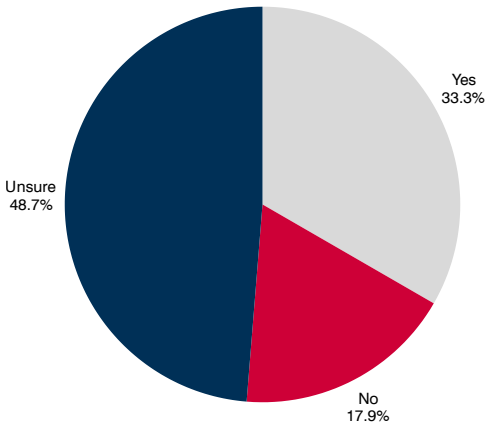
Do you support the recommendations and actions in the draft Open Space Strategy?

39 respondents answered this question



Do you support the new open space contribution rate (5.5%) as detailed in the draft Open Space Contributions Report?

39 respondents answered this question



PHASE 3

Feedback Themes

- **Strong support for protecting biodiversity and strengthening ecological corridors**, with repeated calls for better biolinks, habitat connectivity, and climate-resilient revegetation.
- **Concern about development impacts** on natural systems, wildlife movement, and waterways, especially in Mt Martha, Tootgarook Wetlands, and fragmented bushland areas.
- **Desire for clearer implementation** pathways, including priorities, timelines, costings, measurable targets, and stronger accountability.
- **Equity of access concerns**, noting gaps in provision across specific townships (e.g. Capel Sound, coastal communities, Mornington's northern side) and differences between rural, coastal, and suburban needs.
- **Growing demand for informal and flexible recreation opportunities**, including small-sided sport, lighting for casual use, safer spaces for women, and broader recognition of informal participation.
- **Strong advocacy for converting the unused freeway reservation** into a shared biolink and trail, repeatedly raised across multiple submissions.
- **Some calls for improved maintenance, amenity and upgrades** in specific parks (e.g. Garden Square Somers, Saltaire Lane/Alameda Ave), including seating, resurfacing, signage, and vegetation management.
- **Requests for more native planting and urban greening**, with concern about tree loss, canopy cover, and insufficient application of Urban Forest Strategy principles.
- **Desire for more youth and family-friendly spaces**, including upgraded play spaces, skate and BMX infrastructure, and intergenerational design.
- **Views on funding and open space contributions**, including support for a 5.5 percent rate, questions about local reinvestment, and calls for transparent policy.

PHASE 3

What Changed After Public Exhibition

Key Report Updates

In addition to minor edits, corrections and updates to formatting, the various documents have been amended with due consideration to the feedback obtained via public exhibition.

Key revisions include:

- Creation of an Implementation Plan (Part 6 of the draft Open Space Strategy) including outcomes and high-level values.
- Update to Engagement Report to include public exhibition and consolidation of the Citizens Panel Report and Community Assembly Report into a single document (This document - Appendix 3).
- Inclusion of the Performance Assessment Guide (Appendix 4).
- Inclusion of BLCAC feedback (The Traditional Owners of this land, Executive Summary, Directions and Actions).
- Updates to Section 3.4 (Community Engagement and Insights) including:
  - Revised description of Phase 1 to better reference the Discussion Paper and Community Conversations Guide.
  - Revised description of the deliberative engagement (Community Assembly process and outcomes).
- Updates to Section 4.3 (Open Space Function) including clarification of the primary and secondary function of open spaces.
- Updates to Section 4.3 (Open Space Function) and Section 4.4 (Landscape Character) relating to water management and water sensitive urban design to better reflect drainage functions and inclusion of these elements into Section 4.7 (Development Standards).
- Updated principles (amalgamation of Principle 4 Sustainable Design and Use and Principle 5 Sustainable Growth and Development) in the Executive Summary and Section 5.1 (Shared Vision and Principles).
- Updates to references to supporting plans in Part 7 (Our Precinct Profiles).
- Expanded list of priority rezoning sites associated with Action 1.1 (Implement planning scheme amendments to secure and strengthen open space outcomes).

Engagement Report



Performance Assessment Guide



Complete Feedback and Responses

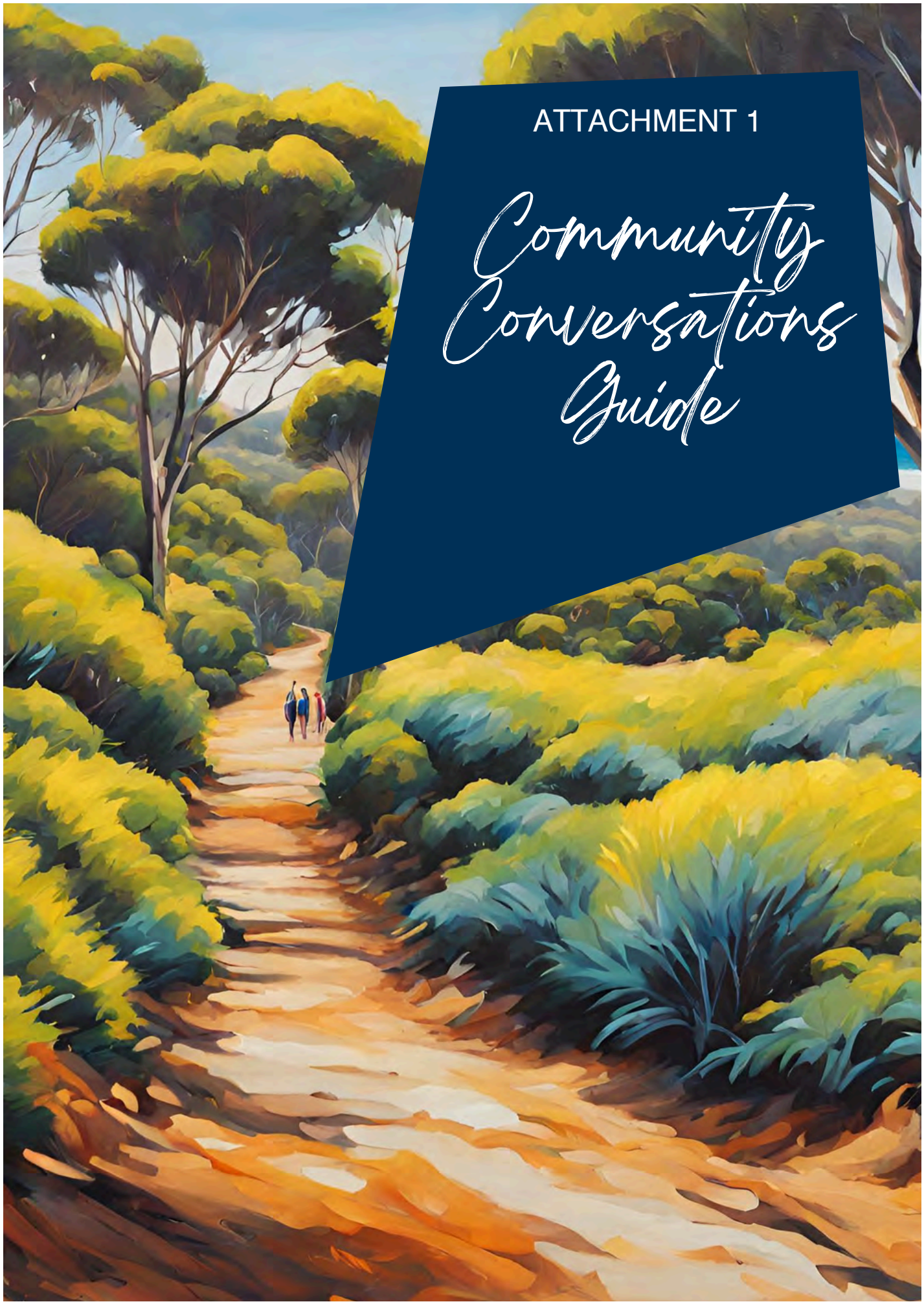
For the complete feedback and responses from public exhibition please refer to the tables in Attachment 3 - Public Exhibition Response Table

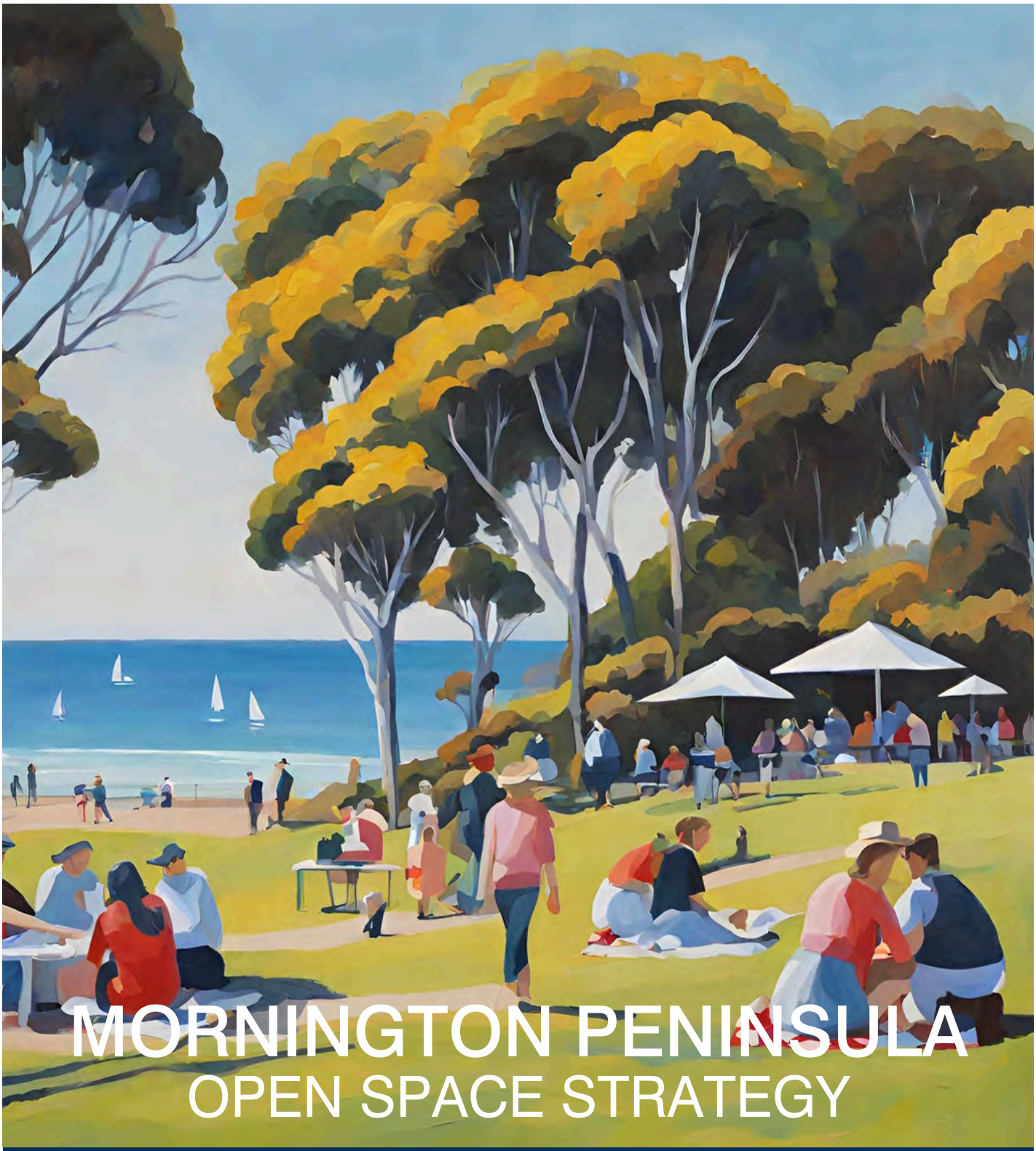


i.e. community

MORNINGTON PENINSULA Shire

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ATTACHMENT 1
Community Conversations Guide



MORNINGTON PENINSULA
OPEN SPACE STRATEGY

Community Conversations Guide

MORNINGTON PENINSULA Shire



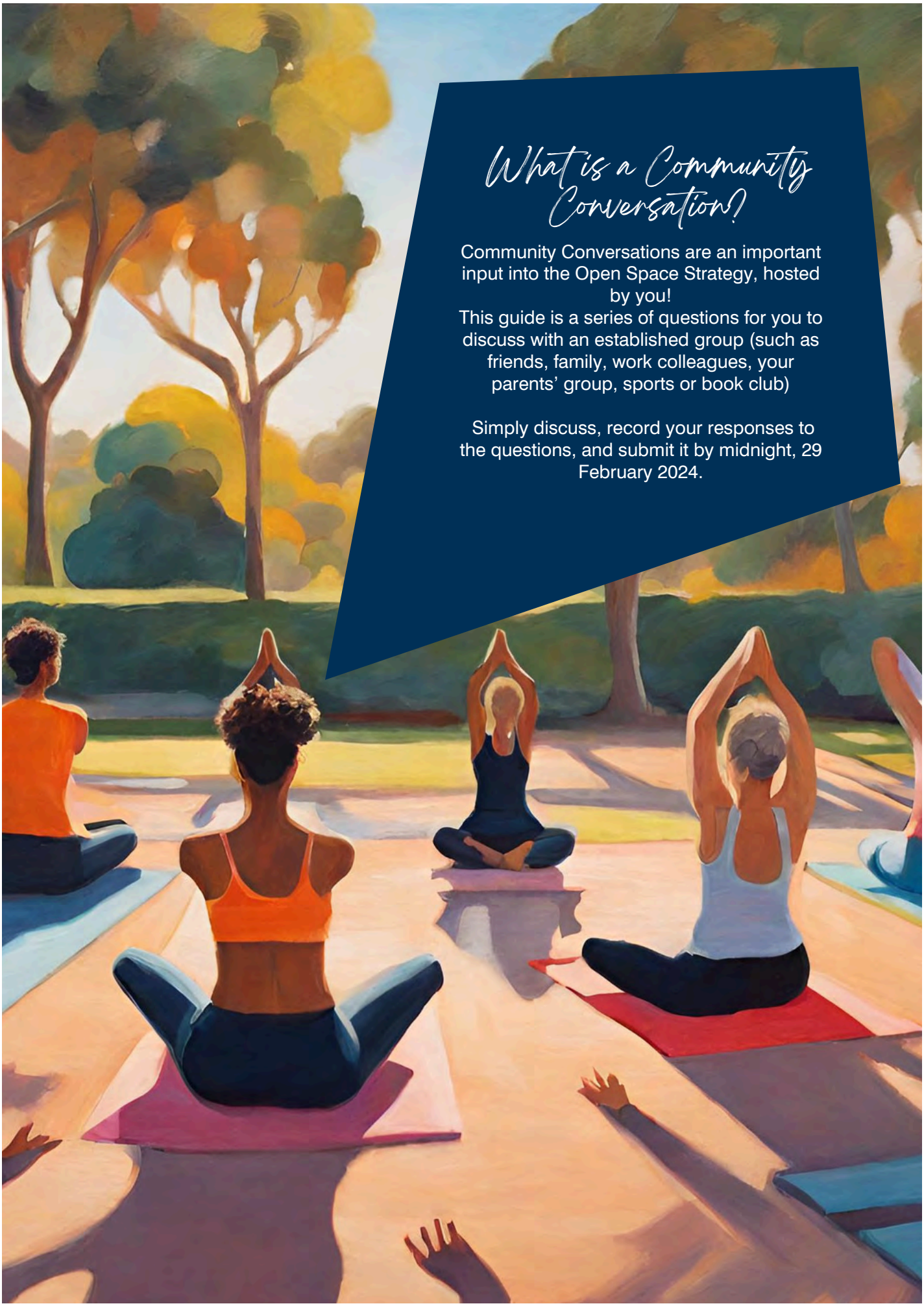
Acknowledgement of Country

We acknowledge the Bunurong people, who have been the custodians of this land for many thousands of years; and pay respect to their elders past and present. We acknowledge that the land on which we live and work is the place of age-old ceremonies, celebrations, initiation and renewal; and that the Bunurong peoples' living culture continues to have a unique role in the life of this region.

We also acknowledge the Aboriginal and Torres Strait Islanders who now call the Mornington Peninsula home, their rich cultural heritage, and their connection to Country of their homelands. We understand that healing Country through truth-telling, traditional knowledge, and reconciliation will also start to heal cultural divides between indigenous and non-indigenous peoples. Cultural tradition and knowledge are intrinsic parts of valuing and connecting with the landscape (open space); this knowledge is a gift to be embraced by all.

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OPEN SPACE STRATEGY

MORNINGTON PENINSULA
Shire



What is a Community Conversation?

Community Conversations are an important input into the Open Space Strategy, hosted by you!

This guide is a series of questions for you to discuss with an established group (such as friends, family, work colleagues, your parents' group, sports or book club)

Simply discuss, record your responses to the questions, and submit it by midnight, 29 February 2024.

WELCOME

Welcome and thank you for considering hosting a Community Conversation to provide input into our new Open Space Strategy. Your voice matters, and we're excited you are exploring one of the ways your feedback can help shape the future of open space in Mornington Peninsula Shire.

These Community Conversations are designed for established groups - be it with friends, family, work colleagues, your parents' group, sports or book club - or any other group you might want to involve. Hosting is easy. It's a great opportunity to get together with people you know, have a chat about what is important to your community and help develop an Open Space Strategy that reflects the needs of our diverse communities across the Shire.

HOW TO HOST A CONVERSATION

You can arrange a special get together, or you can host a conversation at one of your regular meetings. You don't need any expertise to host or participate in a conversation, just your local knowledge and understanding of the needs of your community. You pick the time, the people you want to join the conversation, and your preferred way to communicate. Then, simply discuss and record your responses to the questions.

There are four simple steps to hosting a conversation, and this guide provides everything you need to know.

1. Invite people to join your conversation, either online or in person.
2. Host your conversation using the questions in the guide.
3. Record your feedback.
4. Submit your feedback by midnight, **29 February 2024**.

DISCUSSION PAPER

To help prime you for your conversation, we've prepared a Discussion Paper which provides an overview of the Mornington Peninsula open space network, and outlines how an open space strategy could help to address current and future pressures.

You may wish to share the paper with your group ahead of your conversation.

Download the Discussion Paper from the Shape Our Future page!



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OPEN SPACE STRATEGY

MORNINGTON PENINSULA Shire

STEP 1:

INVITE PEOPLE TO JOIN YOUR CONVERSATION

You may choose to arrange a get-together or to host a conversation at one of your regular meetings. Start by thinking about the people you want to involve, where and when it will make it easiest for people to attend. While there's no limit to the number of people you can invite, keep in mind you'll need to guide the conversation and collate the responses.

Around 10 to 12 people is probably a good number, but you're more than welcome to have more if you can manage it, particularly if you have help. Whether you're inviting one or many, we've provided some text you might want to use to invite people to join your conversation:

Your voice matters, so please join a Community Conversation to help shape the future of Open Space in Mornington Peninsula Shire.

[I'm/We're] hosting a conversation at/via [insert your address or communication channel i.e. phone, Zoom etc.] on [insert date and time].

This conversation is part of an effort to get everyone in our community talking about how we can develop an open space network that meets the needs of people across the Shire.

Our conversation will cover how we use open space, what we value, any barriers that stop us from using open space, and what we would like more of.

Please RSVP by [insert date].

For more information about Mornington Peninsula's Open Space Strategy and other ways to get involved, go to shape.mornpen.vic.gov.au

STEP 2:
HOST YOUR CONVERSATION

Now, you are ready to host your conversation! You can do this next time you meet with your community group, at work with colleagues, with friends, or at home with family or housemates.

We have provided six questions to get the conversation started, and we would like you to cover all of them if you can. If you have additional questions that are important to your group please add them to the list along with your responses. While we're keen to capture the specific views and interests of the participants in your group, we strongly encourage you to also think beyond your immediate areas of interest and consider the community as a whole in your discussions.

You should be able to complete the discussion in about half an hour, particularly if you focus on the questions provided. Though there is no time limit, take as long as you need while the conversation is still flowing. Keep in mind that you or a member of your group is going to have to type up the notes!

SOME CONTEXT

We are developing a new Open Space Strategy. Our aim is to set a clear direction for achieving an open space network that meets the wide-ranging needs of our diverse and growing community.

We want to hear how you use your local park and other open spaces on the Peninsula. This includes how often you visit and the types of activities you do there.

Understanding how open space is used and overall satisfaction with different elements will help us better develop priorities for parks across the peninsula.

TIPS TO GUIDE YOUR CONVERSATION

We know that you may not have done this before, so we'd like to provide some tips on how to keep the conversation on track.

- Make sure everyone gets a chance to speak. If someone hasn't said much, ask them if they have anything to add before moving on. Though it's important not to force anyone to contribute, not everyone may be comfortable contributing.
- Consider your audience when framing the discussion. For example, if you have older residents in your group, ask them to consider how open space can help improve their lives.
- If no one has any thoughts on a question, try offering your own view and asking if people agree or disagree and why.
- If participants provide a short answer to a question, ask if they can tell you anything more about why they feel that way or give you an example of what they mean.
- If people are struggling with a question, decide as a group how it may be interpreted and capture your thoughts in your notes.
- While we're interested in capturing what people are less happy about, try and keep the discussion positive.



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STEP 3:
QUESTIONS FOR YOUR DISCUSSION



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Shire

QUESTION 1

How does your group or community use open space in the Mornington Peninsula?

QUESTION 2

What do you value most about the parks and open spaces in your town or local area?

Please indicate the area you are talking about in your response.

QUESTION 3

What could be improved about the parks and open spaces in your town or local area?

Please indicate the area you are talking about in your response.

QUESTION 4

Is there anything that stops you, or makes you uncertain about, using open space?

Please indicate the area you are talking about in your response.

QUESTION 5

What would make your group or community more likely to use open space?

QUESTION 6

What types of open space would you like to see more of in your town or local area, for example, organised sport, nature reserves or parks and playgrounds?

LASTLY

Please tell us about your group or club: what connects you? Are you friends, neighbours, a sporting group, service club or connected in another way?

Where are you located?

Please provide your contact details:

Name

Group

Email

STEP 4:
SUBMIT YOUR FEEDBACK

Once you've completed your conversation, it's time to let us know your thoughts, opinions and hopes for the future of Open Space in Mornington Peninsula Shire.

Here are the ways you can provide your feedback:

- Go to **mornpen.vic.gov.au/openspace** and complete the online form via the survey or scan the QR code
- Take notes in an electronic document, such as Microsoft Word or Google Docs, and email it to **ciospadmin@mornpen.vic.gov.au**
- Print out this guide and write your notes on the pages provided
  - Drop them off at our Customer Service Centres in Rosebud, Mornington or Hastings.
  - Alternatively, mail to: Attention Open Space Strategy Project Lead, Mornington Peninsula Shire Private Bag 1000, Rosebud, Victoria, 3939.

Privacy Statement

This information is being collected by the Mornington Peninsula Shire and its authorised contractors in accordance with its Privacy Policy and the Privacy and Data Protection Act 2014 for the purpose of community consultation and engagement.

Find out more about our Privacy Policy at https://shape.mornpen.vic.gov.au/privacy



MORNINGTON PENINSULA
OPEN SPACE STRATEGY

MORNINGTON PENINSULA Shire


ATTACHMENT 2
Citizens Panel Report

mosaicLAB

MORNINGTON PENINSULA SHIRE CITIZENS PANEL

Open Space Strategy

What was said report

May 2024

Appendix 4

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NEXT STEPS 15

"We are inspired to protect and enhance our distinct region that values its diverse community, environments and townships. Our community spirit thrives, with safe, accessible and inclusive spaces for all. Together we continue to create a sustainable, vibrant and prosperous future that values innovation and shared compassion."

- from the Mornington Peninsula Shire Community Vision

INTRODUCTION

Citizens' panel

BACKGROUND

Open space is an important feature of the dynamic landscape of Mornington Peninsula Shire, providing social gathering points, formal and informal sporting/recreation opportunities, places for nature to thrive, play spaces, trails, tourist destinations, sites of cultural significance and an array of healthy lifestyle experiences and opportunities.

Mornington Peninsula Shire Council is currently developing an Open Space strategy to guide the future planning, provision, design, and management of existing and future open space for a 15-year period up until 2040. The strategy is being developed in three phases:

- **Phase 1 –** Council released a discussion paper on Open space and asked residents how they used their local park and open spaces. This included how often they visited and types of activities they participated in. Understanding how open space is used and overall satisfaction helps develop priorities for parks across the Peninsula. The output of this engagement contributed to the Open Space Uses and Trends report.
- **Phase 2 –** Utilize the Citizens Panel to explore what was heard in Phase 1 in more depth and invite the representative sample of the community to review the findings of the Open Space Use and Trends Report and identify key priorities for action under the 4 key themes developed on the basis of Phase 1 outputs.
- **Phase 3 –** will allow the broader community to provide feedback on the draft strategy with respect to the key directions and actions.

On the evening of 1 May, the Citizen's Panel session offered an opportunity for council to share draft priorities for the strategy based on Phase 1 research and community engagement.

The Panel was also provided with the following documents in preparation for this conversation:

- Mornington Peninsula Open Space Strategy Discussion Paper (background reading from Phase 1)
- Open Space Strategy Uses and Trends Report

This report outlines the facilitation process and the panelist outputs from this session.

SESSION PURPOSE

The purpose of the session was to give the panel the opportunity to prioritise directions for the Open Space strategy. The key question council posed to the panel was:

> "What are the most important priorities the Open Space strategy needs to focus on to best meet the needs of our growing and diverse community?"

In preparing for this work, the session also gave panelists an opportunity to learn about the strategy and the challenges facing Mornington Peninsula Open Spaces.

ATTENDANCE

Forty-four panel members attended.

Three representatives from the Mornington Peninsula Open Spaces team attended to support the panel with their understanding of the topic via a short presentation as well as answer their questions:

- **Rod Spivey**, Principal Recreation and Open Space Planner
- **Scott Daniel**, Coordinator Recreation & Open Space Planning
- **Todd Beavis**, i.e. consultants (observer)

Four representatives from the Mornington Peninsula engagement team attended in observer capacities:

- **Kirsty Hardt**, Acting Executive Manager, Advocacy, Communications & Engagement
- **Dawn Loh**, Community Engagement Coordinator
- **Teishyn Courtney**, Community Engagement Officer
- **Ainslie Rust**, Community Engagement Officer

WORKSHOP AGENDA

TIME	AGENDA
6:00PM	**Welcome and getting started** Acknowledgement of country, purpose of the session, agenda, introductions, reconnecting, working agreements.
6:25PM	**Introducing the Open Space strategy** Council spoke to the Open Space strategy and "what we need your help with" (the key question)
6:45PM	**Understanding the issues** Overview of Uses and Trends report and the four themes in small teams.
7:25PM	**Q&A with Open Space team** Panelists had the opportunity to ask the team questions about the strategy
7:45PM	**BREAK**
8:00PM	**Prioritising top actions for each theme** Panelist discussed and voted on their top priorities for each theme, giving rationales for their choices.
8:50PM	Final reminders and closing remarks
9:00PM	**CLOSE**

RESULTS

INSIGHTS FROM THE USES AND TRENDS REPORT

To deepen their understanding of the strategy and the Uses and Trends report, panelists were invited to read one theme of the report then discuss and share their insights with others. The insights they recorded under each of the four themes of the report are reproduced as follows:



1. Biodiversity and Ecosystem Health

INSIGHTS

- Controlling the use of mountain bikes in areas where wildlife is present, such as Arthurs Seat where kangaroos are known to live.
- Connecting remnant bushland to create bio links for wildlife.
- Open more bushland walks in less sensitive areas.
- Connect remnant bushland through native planting.
- Protect remnant vegetation and revegetate.
- Don't ask those who know.
- Council hasn't the money to do anything but respond, not plan ahead.
- Without the environment, nothing else matters.
- The ecosystem will change in line with climate change.
- Retrofitting and improving facilities already in use to increase future use.



2. Physical Activity and Play

INSIGHTS

- The demand of informal physical activity is a trend for the future, the informal activity needs to be closer to resident locations and convenience for the local use.
- Encouraging/subsidising small businesses to operate sports teaching/lessons/etc. to our local kids.
- Not waste resources on lawns where they are not being used for sport and play.
- Costing and funds – community/council to assist in improving facilities.
- Important to focus on needs of young people for their needs. Get them off screens.
- Convenience/locality of open spaces.
- All ages – ensuring spaces can be utilised by communities and people of all ages.
- Making multifunctional spaces – if it can be multifunctional it should be!



3. Uniqueness and Sense of Place

INSIGHTS

- Maintaining uniqueness is connected strongly to preserving biodiversity.
- Our uniqueness is in our variety of locations and activities - bush walks, beach.
- Start the trend and utilise the local connection to spread the use of indigenous names.
- I like the idea of improving lesser used areas to attract crowds there and disperse damage to more used area.
- Change perception of sporting ovals and add amenities that are available 24/7 at ovals and adjacent parks.
- Parking impact on major events, maybe offsite parking and shuttle service provide.
- Keep uniqueness, not follow Frankston with high rises.
- Implication of open events, currently use area such as Mornington racecourse rather than allocating new areas.
- Key priority: climate change noted as a long-term planning horizon challenge.
- Parking impact during summer peak times.
- Strongly agree with the use of the rap to develop the open space strategy and use of place naming – re-education in place names.
- Rotating locations of big events to protect vegetation/maintain infrastructure.



4. Comfortable and Accessible

INSIGHTS

- Community buses or transport across the peninsula.
- Urban heat island effect – installing greenery/ canopy will help cool spaces particularly in the wake of climate change and persistent higher temperatures - and thus make them comfortable and accessible no matter what time of year.
- Multiple factors to consider (social, environmental, economic) and ensure all of these things are equitable.
- Changing places toilets for those less able.
- Other options for watering ovals and sporting areas.
- Increase in visitation during holiday periods.
- Changing climate creating challenges.
- Planting trees and drought-resistant gardens.
- Dog park wheelchair access.
- Older population which will continue to increase over the next 20 years.
- Accessible entrances for wheelchair users or people with disabilities.

Q&A WITH THE OPEN SPACE TEAM

In order to clarify their understanding of the strategy and the Uses and Trends report, panelists were offered an opportunity to ask questions of Council's Open Space team. Their questions are recorded below:

PANEL QUESTIONS FOR THE OPEN SPACE TEAM

We need maps of disabled accessible beaches/dog parks/toilets etc.

Can more rubbish bins be placed at beaches on busy days? We like the idea that people will take it home but time and time again it's proven they won't.

How is council discussing funding with the community? (doesn't feel transparent)

How can we more effectively address the issue of dumping rubbish in open spaces on the Peninsula?

Has there been any discussion about opening up multi use parking spaces? trying to facilitate tourism by opening up limited parking spaces (15 min spaces) and multi-use spaces (paddocks/ green soft gutters) on days when things like the Mornington running festival or red hill market are occurring?

Has council explored user contribution to the upkeep of venues, e.g., a QR code that invited walkers to give a $1 or $2 for say walking Cape Schanck?

Can we engage more community groups to create spaces alongside council?

Are sporting clubs expected to pay fees for their grounds use?

Can the cleanliness and accessibility of toilets in public places be improved?

Can the community have access to secondary school sporting facilities such as the hockey and soccer teams use at the moment?

Will the open space strategy complement the peninsula trail strategy? How are the two linked?

Is there a way to better educate the public on the importance of protecting the unique biodiversity on the Mornington Peninsula?

What upgrades to sporting facilities are planned or have taken place recently?

Is council likely to be asking the traditional owners re: the best way to preserve the native vegetation and adapt for the future?

Could bike tracks better maintained and linked together to improve connectivity?

Can we ensure better parking and public transport to enjoy the open spaces on the Peninsula?

How does state/federal government contribute financially?

Can we make dog parks accessible?

How much input do indigenous groups have to open space planning?

Is there a substainable water plan?

Are there structured plans for how to make spaces more multiuse – both new spaces and existing?

How much does the community contribute to the creation/maintenance?

Is there a plan for rubbish removal along foreshore at peak times?

NOMINATING TOP PRIORITIES

In small groups, panelists were invited to discuss each of the four themes of the Uses and Trends report in turn. For each theme, they were presented with the four priorities under that theme. They were then invited to record two votes for the priorities they considered the most important. Panelists could record one vote for two different priorities, or two votes for the same priority. For each theme, there is a total of 88 votes possible, though for some themes, some panelists did not record votes.

This process was repeated for each of the four themes. The final voting tally is as follows:

REPORT THEME	PRIORITY	VOTES
1. Biodiversity and Ecosystem Health	Facilitating access to natural areas for people to experience without causing damage to sensitive ecosystems.	25
	Retaining and increasing bushland in open space.	23
	Adapting management approaches for natural areas to support resilience to changing climate conditions.	15
	Advocating for strong and meaningful partnerships with Traditional Owners to support the planning, management and protection of natural areas.	14
2. Physical Activity and Play	Opportunities for walking, rolling and other informal physical activities.	25
	New and renewed play spaces with innovative options for all ages.	17
	Creating more multifunctional community hub open spaces that accommodate a wide variety of uses.	16
	Investment in new and upgraded space and facilities for organised sport, particularly in areas with young people and families.	14
3. Uniqueness and Sense of Place	Planting species that are reflective of the Mornington Peninsula landscape and resilient to changing climate.	23
	Spaces and amenities for gathering, picnicking, events and enjoying scenic settings, to respond to high levels of use in peak periods.	20
	Multifunctional spaces with suitable infrastructure and design to accommodate community events (e.g. concerts, markets).	16
	Recognition of values and protection of Aboriginal heritage sites in collaboration with Traditional Owners.	15
4. Comfortable and Accessible	Physical accessibility for older people, and those with disabilities and mobility restrictions.	38
	Recognition of the role of open spaces are green infrastructure to adapt to extreme heating and flooding.	16
	Equitable and sustainable asset provision and maintenance with greater investment areas which need it most.	16
	Flexible and multi-functional open spaces in town centres for use by people who live in apartments and townhouses.	8

Panelists also wrote their reasoning for casting their vote for a particular priority, as follows:



1. Biodiversity and Ecosystem Health

PRIORITY

Facilitating access to natural areas for people to experience without causing damage to sensitive ecosystems.

Votes: 25

REASONING

- Caring not just for the environment but the flora living in it for future generations.
- People need to be aware of the environment around them and the damage they can cause, education, signage, board walks.
- Accessibility for wheelchairs and walkers, but they can be damaging to ecosystems so need boardwalks, etc. to preserve the paths.
- This option is the only one that makes sense to me!
- Fence to protect beaches and access points to restrict damage.
- Two very important connected issues.
- Allowing people to experience our beautiful diverse location without destroying it and maintaining for future generations...education.
- Educating the public about the importance of this fragile ecosystem.

PRIORITY

Retaining and increasing bushland in open space.

Votes: 23

REASONING

- With little remaining remnant vegetation, protecting what's left is very important. Our natural spaces are what makes the Peninsula special and are crucial for our indigenous wildlife. Increasing bushland areas and connecting biolinks is also vital and very important to me and to our ecosystem.
- More bushland, more shade, more mitigation for climate change.
- More bushland equals shade.
- Open space should be planted out with native bushland to create links for wildlife and create biodiversity.
- We need to preserve the bush land for our native flora and fauna.
- To increase the biodiversity.
- To retain what is already in use. and maintain some level of diversity, rather than it just becoming another open space.

...continued overleaf



1. Biodiversity and Ecosystem Health

...continued

PRIORITY

Adapting management approaches for natural areas to support resilience to changing climate conditions.

Votes: 15

REASONING

Because we need to take care of the environment to survive – we rely on plants for oxygen.

Because I care about the environment and what we are leaving for our kids and grandkids.

If we don't support this resilience there won't be as much natural area to manage in other ways.

Adapting our environment to the meet the ever-increasing changes to our climate and region are important.

The environment is going to change anyway. We may as well be ready to adapt to it.

PRIORITY

Advocating for strong and meaningful partnerships with Traditional Owners to support the planning, management and protection of natural areas.

Votes: 14

REASONING

Traditional owners should be involved throughout the process from concept to fruition as their knowledge is key.

A lot of knowledge is to be gained from traditional owners, I think bushfire preparation really shows that we can do better if we work together.

We should really listen to our traditional owners, they really need to have the loudest voice.

It isn't working at the moment. Try something proven for the last 65,000 years.

It would be a waste of a resource to not use the knowledge of the people that know the most about our native flora and fauna, and biodiversity. There is a lot learn from thousands of years of experience of this land and they have a crucial interest in protecting it.

Protecting the sensitive ecosystem is important to keeping this area environmentally strong. Having a partnership with traditional owners has they have a great knowledge of how to protect the environment.



2. Physical Activity and Play

PRIORITY

Opportunities for walking, rolling and other informal physical activities.

Votes: 25

REASONING

Disabled people already are mostly indoors, and forgotten. It would be good to see access increased to create more community.

Informal spaces are used by everyone, all the time, for many different purposes – focussing on walking/running/bicycle trails.

Places for people of all abilities to walk, run, roll is an affordable way for people to exercise and enjoy the outdoors.

Not everyone is into team sports so need opportunities for things like bike jumps, walking groups, etc. in your own time and with flexibility. If Mornington Peninsula Shire considered an older area, it would need to be accessible for them too, thus informal spaces are great.

Walking is the major way the majority of the community exercises and to enhance and create walking trails is a cost-effective way council could help the community.

Easily accessible for many people.

Some people don't necessarily belong to an organised group, more relaxed groups can use these facilities.

Informal physical activities is quite common nowadays. people are more in the position to have informal physical activities compared to the traditional activities.

Someone mentioned the increase in use when there are loop tracks rather than tracks that go from point A to B. This is a great idea.

Opportunity for informal activities to encourage more physical activity in the community. There will be a need for multifunctional community hubs as space becomes more limited.

Walking and rolling is an area that is for everyone, prioritising is beneficial for the majority.

...continued overleaf



2. Physical Activity and Play

...continued

PRIORITY

New and renewed play spaces with innovative options for all ages.

Votes: 17

REASONING

Creating spaces that give people opportunity to try new things.

Add shade trees and benches on the edge of sports fields/ovals and grounds to make them more accessible and enjoyable for all.

Probably not an idea to focus on the young, given the local demographic.

Renew and add available toilets, BBQs, seating play equipment to existing sporting ovals and their adjacent open spaces. All the adjacent club rooms are locked, for good reason.

Some playgrounds are outdated or not quite what kids are into, lacking spaces for parents around the playgrounds. Need spaces that tick all the boxes for all ages and all sports, where there is a play space for children as well as an area for adults to exercise while they are watching their child.

Must tick the box for the innovative options, wait and see how the innovation changes the world.

Having recently been in the Gold Coast, I was amazed with the amount and quality of these spaces – everyone was encouraged to be outside...together!

PRIORITY

Creating more multifunctional community hub open spaces that accommodate a wide variety of uses.

Votes: 16

REASONING

Community hub spaces are a great opportunity for people of all ages to connect.

With an ageing population, you don't want to put all your eggs in one basket.

We don't have any more land to expand out, so let's make better use out of the facilities we have and get a wider variety of people using them.

This covers quite a lot of options.

PRIORITY

Investment in new and upgraded space and facilities for organised sport, particularly in areas with young people and families.

Votes: 14

REASONING

Important for young kids to have something to do, and off screens and phones and into play

I've got kids and grandkids - noticing a lot of young families looking for things to do and areas to play in. And a lot of them don't have transport - seeing them on public transport a lot. Would be good to have a greater spread of activities for young ones.

Somerville recreation reserve has potential to combine new clubrooms for tennis football bowls netball cricket and room for more. Built in the 1960s.

Upgrade the spaces we already have for all users.

Beach Volleyball.

Make the open spaces that have been created as part of the green open areas with new developments, not everyone knows they exist.



3. Uniqueness and Sense of Place

PRIORITY

Planting species that are reflective of the Mornington Peninsula landscape and resilient to changing climate.

Votes: 23

REASONING

- We can't stop climate change (too much push-back from vested interests), so we must adapt.
- Important for biodiversity.
- It's important for the environment, for climate change.
- Indigenous species are vital for our wildlife and ecosystem.
- Appropriate plants will also reduce operating costs for the Shire in the long-run by reducing the need to replace/water plants.
- Climate change is a huge thing for the Shire and larger Australia. We need species that are resilient to change.
- I think this is crucial, this is a special place for a reason and we want to keep the uniqueness and pride.
- Our bushland needs all the help it can get, a lot of land is degraded and needs replanting.

PRIORITY

Spaces and amenities for gathering, picnicking, events and enjoying scenic settings, to respond to high levels of use in peak periods.

Votes: 20

REASONING

- This will encourage people to visit (= $$) while minimising environmental and social impact.
- Fostering community and allowing all to enjoy rather than hosting events that mean only some can.
- We need to upgrade, update, and rethink facilities along the foreshore.
- Responding to high level use in peak times is important to protect our open spaces and environment.
- Refurbish and improve grassed areas with picnic and BBQ facilities and bus parking areas inclusive of disability access.
- Westerport could be improved to take pressure off tourist area.
- In peak periods the local has more pressure from environment protection.
- Consultation with large corporations who own land to create spaces.

...continued overleaf



3. Uniqueness and Sense of Place

...continued

PRIORITY

Multifunctional spaces with suitable infrastructure and design to accommodate community events (e.g., concerts, markets).

Votes: 16

REASONING

- This can also protect native flora/fauna if done correctly.
- Important to make facilities to cater for large numbers.
- This priority accommodates for all age groups and preferences.
- Maximise community integration and visitation while minimising environmental impact.
- Planning for spaces for larger events can only assist with protecting our community.
- Everything that can be multiuse is a far more efficient scenario – I prefer efficient use of resources.
- Utilise large areas that already exist, like the briars, racecourse, ovals, create some more specific multi-purpose areas.

PRIORITY

Recognition of values and protection of Aboriginal heritage sites in collaboration with Traditional Owners.

Votes: 15

REASONING

- This is a way to protect what we have.
- This is self-evident!
- It's the only one that appeals.
- Education would help others to understand/keep protecting local flora/fauna.
- It all ties back to this, why are we ignoring the voice that matters most and cares the most about this special land.
- Many of us probably walk past places of significance without even knowing.



4. Comfortable and Accessible

PRIORITY

Physical accessibility for older people, and those with disabilities and mobility restrictions.

Votes: 38

REASONING

Making spaces accessible to disabilities makes them more comfortable for all.

This is me

Everyone will be disabled at some point, whether permanently or temporarily, so access is super important!

It's important to make more areas where those who are less able can go.

It's huge seeing a few beaches providing beach wheelchairs...just need to keep rolling it out across the rest of them now!

I have a disability as well – there are a lot of people with disabilities and it would be nice to have more accessible disability groups so they could feel part of the community - and included. More places to go to.

More important with an ageing demographic.

Boardwalk access to beach foreshore would enable access.

Accessibility in general for all.

Could more spaces provide access mobility aids like at Arthur's seat?

Add access to the disabled – it allows access for everyone.

All people should be able to access open space.

Brings more people into the community space.

Tackle loneliness from elderly/disabled communities

Accessibility for people in wheelchairs – this is very big for me.

Accessible parks – as a wheelchair user, my spouse cannot access any dog parks alone.

Having footpaths and cut curbs/ramps etc to make access to these areas is hugely important too.

...continued overleaf



4. Comfortable and Accessible

...continued

PRIORITY

Recognition of the role of open spaces are green infrastructure to adapt to extreme heating and flooding.

Votes: 16

REASONING

Trying to mitigate climate change. Good idea.

Power is expensive > people won't be able to afford to use cooling as much.

Water, etc.

Riding a bike out of Melbourne CBD and onto St Kilda road on a hot night is a reminder of how important open green space is. You can feel the temperature drop as soon as your cross the Yarra.

PRIORITY

Equitable and sustainable asset provision and maintenance with greater investment areas which need it most.

Votes: 16

REASONING

This covers anything and everything including natural disasters like flooding and an ageing population; there's provision for it.

Equity and fairness of asset dispersal is an imperative so that all can enjoy a maximum quality of life.

PRIORITY

Flexible and multi-functional open spaces in town centres for use by people who live in apartments and townhouses.

Votes: 8

REASONING

The housing crisis will need the open spaces for people living with little or no outdoor space.

Important to ensure green spaces are preserved and created.

Should be contributed by value capture from developments.

We need more housing – instead of cutting into green wedge we must build 'up' in higher density areas. Then we must have the green space to support this type of housing.

As housing gets more expensive, we can expect density to increase. Ensuring we have local open space is so important to people's health and connectedness.

NEXT STEPS

We trust this report offers useful guidance to inform the next Open Space Strategy for Mornington Peninsula Shire, based on what a representative sample of the broader community may be thinking and feeling is important in relation to the topic.



PLEASE NOTE: This report has been prepared by MosaicLab on behalf of and for the exclusive use of Mornington Peninsula Shire. The sole purpose of this report is to provide MPS with materials produced at the session on 1 May 2024.

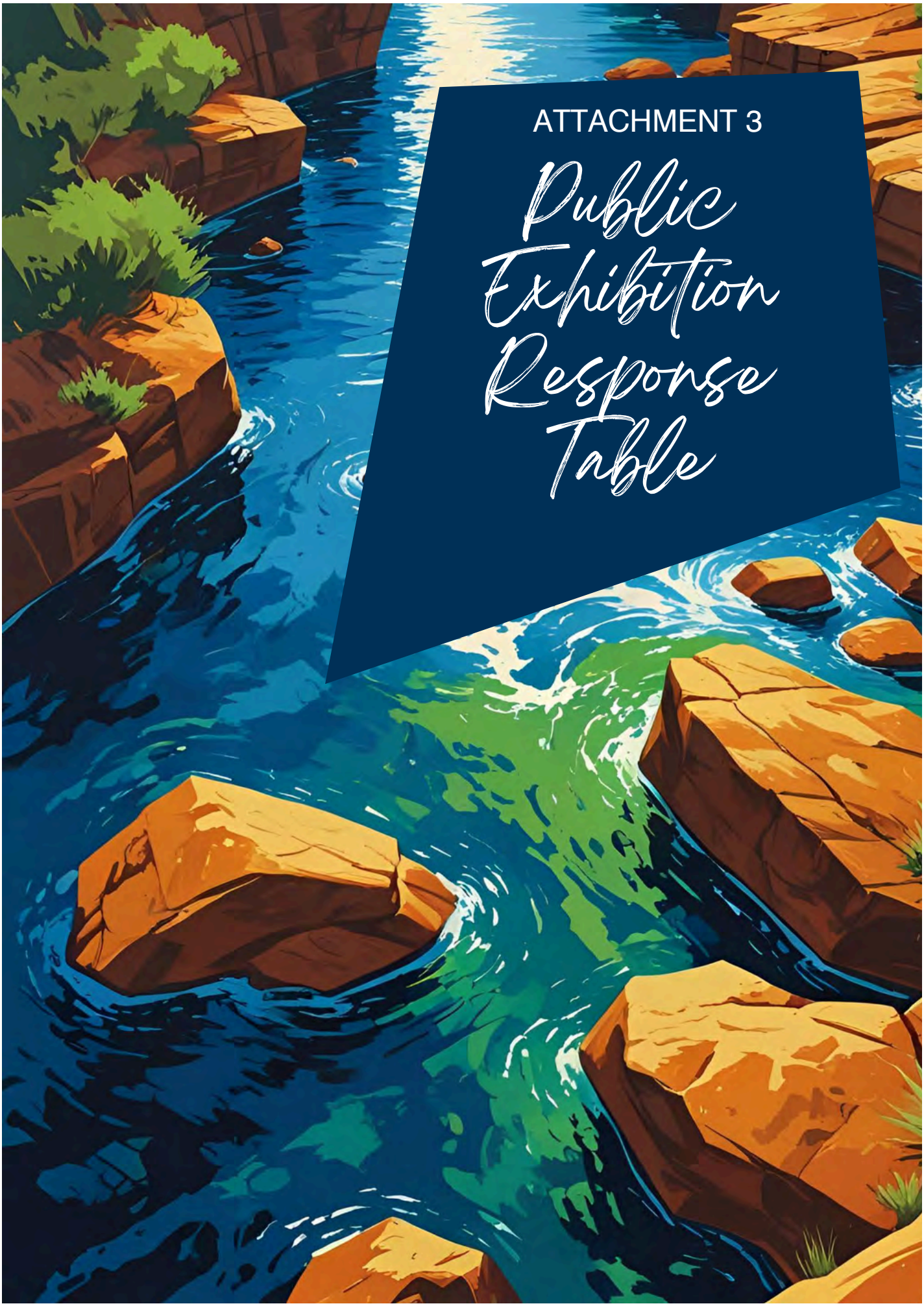
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MosaicLab is a Victorian-based consultancy that specialises in community and stakeholder engagement, facilitation, negotiation, strategic planning and coaching.

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ATTACHMENT 3
Public Exhibition Response Table

Shape Page and Hard Copy Survey: Do you have any feedback regarding the draft Open Space Strategy?

Feedback	Response
Yes, I do now that 11a Allambi Ave parkland has been taken off the Open Space Strategy and given back to the community for recreation, health and wellbeing in an area that needs open space to meet the continued increase of population density in Capel Sound. It's important for local communities to have open space in their neighbourhoods that offer green spaces for friends, families, pets and community groups to unwind and socialize and to help stop the assault of over-development on the Mornington Peninsula in green spaces.	In accordance with the Council decision dated 12 August 2025, the draft Open Space Strategy was updated to retain approximately 2.19 hectares of Council owned land at 11A Allambi Avenue, Capel Sound as public open space with a Neighbourhood level playspace, in line with Neighbourhood public open space standards to address the identified gap in local provision and rezone the subject land to Public Park and Recreation Zone.
As a local resident, I appreciate the Draft Open Space Strategy 2025–2040 and the clear vision it presents. It's encouraging to see the Mornington Peninsula Shire recognising the importance of protecting, growing and optimising our open spaces, and I value the acknowledgment of the Bunurong as Traditional Custodians and the principle of People First and First People. The strong emphasis on equity, accessibility, and climate resilience shows that Council has listened to the community and is thinking about the long-term. I particularly support the focus on canopy cover, biodiversity, and climate adaptation, as well as the recognition that open space is vital for social connection, health and wellbeing. The engagement process also seems to have been broad and inclusive, which gives me confidence that community voices have shaped this strategy. Where I see room for improvement is in how the plan will be delivered. At the moment, it reads more like a vision than a roadmap. I'd like to see clearer timelines, priorities, and measurable goals so we can hold Council accountable and track progress over time. For example, setting targets for how many households will be within walking distance of a park or playground, or how canopy cover will increase in specific townships, would make the commitments stronger. I also feel more attention is needed to ensure equity between different precincts. Some areas, especially rural and coastal, don't have the same access to high-quality facilities as others. It's also important to provide for diverse needs — spaces for youth, families, older residents, off-leash dogs, and culturally diverse communities. Overall, I think this is a strong draft that captures what we value most about the Peninsula. With more detail on delivery, funding, and measurable outcomes, it could become a truly practical plan that protects what makes this place special while ensuring future generations enjoy even better access to nature, culture, and community.	For each action in the draft Open Space Strategy, a priority and timeframe has been identified. Priority: High = Actions with major impact on access, quality or equity. Medium = Actions with moderate or localised benefits. Low = Actions with minor or incremental improvements. Time frames: Horizon 1 = 1 – 3 years. Horizon 2 = 4 – 9 years. Horizon 3 = 10 – 15 years. Ongoing = Regular work programming The teams responsible for delivery are also nominated. An implementation plan for the draft Open Space Strategy is currently in development and will include indicative/high level costings, anticipated complexity, responsibilities, funding sources, priority, timeline, and measures of success. A template will also be developed for reporting on measures annually. The draft Open Space Strategy considers and recognises 3 different types of precincts across the Shire (Coastal, Residential and Rural Precincts). Each precinct has unique characteristics that shape the needs and priorities for open space. This was tested with the Community Assembly who were asked: Given limited resources, how should Council prioritise investment in open spaces across the Shire to ensure it aligns with the values and needs of our diverse coastal, suburban, and rural communities?

	Additional information is available via Appendix 5 of the Strategy regarding the Community Assembly. The draft Strategy will be edited to reinforce this process. Funding is addressed on page 38 and includes rates, user fees and chargers, state and federal grants, open space contributions, bequeathed land, public/private partnerships, rationalisation and redeployment of public open space. The Community Capital Program is addressed on page 39 (program that supports and part funds community - led initiatives). Should a 5.5% open space contribution rate ultimately be incorporated into the MPS Planning Scheme, this would result in Council receiving a 10% increase in revenue generated through this mechanism.
I am concerned that the present strategy primarily looks at what currently exists, rather than considers what the space needs to ensure the existing ecology can survive. I worry that the plan has been created without adequately consulting the groups that understand and look after these spaces. I notice, for example, that Sunshine Reserve, Hearn Creek and Mount Martha Park are currently shown on the map as "islands "surrounded by a sea of residential land. But what the map doesn't take into account is that some of the existing ecology, such as koalas, currently use the areas marked in white to travel between these spaces. This connectivity is vital for their long term survival in the area. Land which is currently marked in the plan as "residential", such as the Scout Park and the corner of Hearn Road and Forest Drive, are currently used as a wildlife thoroughfare. Developing all of this into residential land without provision made for any suitable nature corridors will have a significantly impact on their sustainability. It's the existence of the wildlife in the park that the local residents both currently value and enjoy. Consideration also needs to be given to the impact that development of this land would have on the associated creek waterways. Sunshine Creek, for example, is already under significant pressure from the overflow created by the Waterview Drive development. Developing the other side of the creek would significantly worsen this, potentially leading to more erosion and further damage that the existing ecology may not be able to withstand. If you are serious about maintaining the ecology in this open space, you have to rethink what you plan to do with the land that lies above it. In summary, it is vital for the long term health of the open spaces in Mt Martha to link them. It is also vital that consideration be given to the impact future development would have on the existing waterways. Please consider both in the development of your plan.	The draft Open Space Strategy was built on a comprehensive engagement process (3 phases). Please refer to Appendix 3 (Engagement Report), Appendix 4 (Citizens Panel Report) and Appendix 5 (Community Assembly Report). This included a workshop with friends/environmental stewardship groups on 22 July 2024. Habitat for wildlife is located within public open space, road corridors, private property etc. and all play an important role in the creation of wildlife corridors. Enhanced landscape connectivity is a key objective in Council's Biodiversity Conservation Plan (2019) which is supported by the draft Open Space Strategy (refer to action 1.4 – increase indigenous planting to boost canopy cover and biodiversity in priority areas). Development proposals are assessed to ensure compliance with the MPS Planning Scheme and the Planning and Environment Act 1987. Assessments consider vegetation removal and drainage. Objective 6.3 in the Biodiversity Conservation Plan states: In collaboration with Melbourne Water, determine measures required to improve waterway health and landscape connectivity in priority catchments and along waterways identified as part of the 'Healthy Waterways Strategy' and: a) Work with the Mornington Peninsula Landcare Network to encourage private landowners to undertake conservation works along priority waterways; and b) Undertake management works along priority waterways on Shire-managed land. It is noted that open space contributions generated through subdivision, can be used to buy land for use for public recreation or public resort, as parklands or for similar purposes inclusive of bushland reserves.
Mostly. Let's continue to enhance the Mornington peninsula. Looking at the maps provided colour coding all the various open spaces highlights the small conservation areas. Our	Action 1.4 in the draft Strategy is to develop and implement a planting strategy to increase indigenous species, prioritising tree planting in areas with low canopy cover (less than 30% as

conservation areas should be priority. We are a Tourist destination for our natural beauty. The Urban landscape is also changing at a fast rate. Chainsaws and chippers are the norm. Our urban forest strategy is lacking. Identifying open parks, roads to revegetate should be included in this Open space strategy. This is achievable with community engagement.	set in Plan for Victoria), high heat vulnerability and significant tree loss while aligning with the Biodiversity Conservation Plan (2019) and Urban Forest Strategy (2024). This action focuses on planting in open space reserves.
I would like to advocate for the Council to ensure that VicRoads abandon the MP freeway extension and repurpose the land they own on the freeway easement for use as a Bio-link and community pathway. A walking and bike path along the easement would be a huge drawcard and asset to the area - properly revegetated it would rival New York's Highline! There is significant community support for this project and local Landcare groups have resources to support revegetation.	The unconstructed freeway reservation runs through Capel Sound, Boneo, Fingal, Tootgarook, Rye, and Blairgowrie between Boneo Road in the east to Melbourne Road in the west. This land is covered by Public Acquisition Overlay 1 and the acquiring authority is the Roads Corporation. The Department of Transport and Planning is reluctant to make changes to the status of the freeway reservation due to its long-term strategic transport potential. In line with the Council resolution dated 13 June 2017, MPS will continue to advocate for the removal of the PAO in line with the Council decision and this action will be included in the draft Strategy (Precinct 7, 8 and 9). This matter will be further investigated and considered as a function of the Integrated Transport Strategy which is currently in development. The Council resolution is as follows (items in bold relate to this issue specifically): 1. That Council provides in principle support to the proposal to widen the intersection at Truemans Road and Point Nepean Road. 2. That Council provides in principle support to the upgrade of the existing arterial road freeway extension to freeway standards. 3. That Council supports the development of a proposal to address safety and congestion improvements at the freeway terminal at Jetty Road. 4. **That Council requests that the existing Public Acquisition Overlay for the Mornington Peninsula Freeway reserve extension between Boneo Road and Melbourne Road be investigated for removal from the Mornington Peninsula Planning Scheme.** 5. That Council will not support a reclassification of Point Nepean Road as it would remain a through road with heavy traffic despite any new or upgraded inland road construction. **6. That Council is concerned with the potential environmental impacts of a freeway extension through the Tootgarook Wetlands and requests further investigation be undertaken by VicRoads to explore viable alternatives.** **7. That a letter be written to VicRoads outlining the above to make clear Council's position in relation to the Point Nepean Road Study.**
YES, I previously wrote to Council (on Sunday 3rd August this year) regarding the complete lack of Park furniture at the Saltaire Lane/Alameda Ave park. There is no seating at all at this park/playground. A park bench or picnic table would be most appreciated by the numerous residents and families who use the park.	A project proposal will be prepared for Council consideration (2026/27 budget) for park seating at Alameda Reserve. MPS will work towards delivering infrastructure across open space in line with the development standards detailed on page 57 and 58 of the Strategy.

The open space at Flinders Street should be rehabilitated and revegetated. The open space of the freeway reserve through the Tootgarook wetlands, Rye and Blairgowrie should be abandoned and converted to a bio-link.	The Rye index (page 181) will be updated to reference Moonah Waren Bushland Reserve (not Milton Reserve) and the primary function will be changed to Conservation and the secondary function will be changed to Recreation with due regard to the small playground. The hierarchy will remain as local. Action 1.7, task 1 (page 177) includes: Prioritise open space for revegetation and habitat restoration using climate-resilient indigenous species to strengthen ecological corridors and buffer vulnerable habitats, working with ecologist, land managers, and Traditional owners to map high priority areas. The unconstructed freeway reservation runs through Capel Sound, Boneo, Fingal, Tootgarook, Rye, and Blairgowrie between Boneo Road in the east to Melbourne Road in the west. This land is covered by Public Acquisition Overlay 1 and the acquiring authority is the Roads Corporation. The Department of Transport and Planning is reluctant to make changes to the status of the freeway reservation due to its long-term strategic transport potential. In line with the Council resolution dated 13 June 2017, MPS will continue to advocate for the removal of the PAO in line with the Council decision and this action will be included in the draft Strategy (Precinct 7, 8 and 9). This matter will be further investigated and considered as a function of the Integrated Transport Strategy which is currently in development. The Council resolution is as follows (items in bold relate to this issue specifically): 1. That Council provides in principle support to the proposal to widen the intersection at Truemans Road and Point Nepean Road. 2. That Council provides in principle support to the upgrade of the existing arterial road freeway extension to freeway standards. 3. That Council supports the development of a proposal to address safety and congestion improvements at the freeway terminal at Jetty Road. 4. **That Council requests that the existing Public Acquisition Overlay for the Mornington Peninsula Freeway reserve extension between Boneo Road and Melbourne Road be investigated for removal from the Mornington Peninsula Planning Scheme.** 5. That Council will not support a reclassification of Point Nepean Road as it would remain a through road with heavy traffic despite any new or upgraded inland road construction. 6. **That Council is concerned with the potential environmental impacts of a freeway extension through the Tootgarook Wetlands and requests further investigation be undertaken by VicRoads to explore viable alternatives.** 7. **That a letter be written to VicRoads outlining the above to make clear Council's position in relation to the Point Nepean Road Study.**

Leave the small reserves and linking green recreation reserve areas in Mt Eliza the way they are. They add to the rural and bush nature of the area and are pleasant and evocative places to walk through. Unique, and rarely seen elsewhere, which makes them not only unusual but gives the Woodland part of Mt Eliza something remarkable and unequalled anywhere else in the World. Don't change want 'aint broke.	Noted. There is no intention to change the landscape character and/or amenity of the open space network in Mt Eliza and all actions for this precinct will include future consultation and engagement with the local community.
Recent participation statistics highlight the need for the Strategy to better reflect how people actually engage with sport. Only 13% of Australians aged 15+ participate through sporting clubs, while 62% take part in casual, non-club activities (ASC, 2024). For females, participation in club settings is even lower at 20% (Eime, 2016). Informal sport delivers major health and social benefits, with estimates of $3.24m in annual health savings per 10,000 participants. Equivalent to formal sport no's. Despite this, the draft Strategy continues to privilege formal sport provision. Informal participation is mentioned but not treated as a core element of planning, nor is it being considered as sport. Gaps include: -Small-sided flexible sporting facilities with auto lights. Booking and access systems remain designed for clubs, excluding informal users? -Limited recognition of safety, lighting and enclosed spaces that are particularly important for female participants. Females are less likely to play in open spaces like parks. -Informal sport is positioned as a side activity rather than an integrated mode of recreation as part of the overall sporting strategy. -No systematic collection or use of informal participation data to guide facility planning. Most informal participants do not need full-size fields or club infrastructure. But they do require adaptable, multi-use designed spaces that allow pick-up games, casual play and smaller formats of popular sports with lighting. By treating informal sport as something that occurs “off to the side,” the Strategy risks failing to meet the needs of the majority of local residents, particularly women and those disengaged from traditional clubs. To genuinely deliver inclusive and future-focused open space, informal sport must be central in the planning framework, not tacked on to the side as an afterthought without consideration of facilities. [redacted]	Increased use of open space for informal recreation (casual physical activity) and the demand for open space for sport is addressed on page 34 of the Strategy. Text on page 34 identifies that there is a trend away from traditional organised sports towards less formal recreation facilities that do not require participants to attend weekly training sessions or fixed match times. Casual active recreation is identified in the experience standards on page 56 of the Strategy including a minimum service standard to ensure easy access to all residents. Open space design principle 7 (page 60) advocates for a connected and multi-functional open space network and principle 8 aims to ensure a divers and well distributed range of open space experiences that reflect the Shires’s unique character and that meets the varied needs of its communities. The development standards (page 57 and 58) identify the assets appropriate for the different hierarchies and functions of open space inclusive of play, skate/BMX, half ball courts, fitness equipment, irrigated turf, lighting, paths etc that accommodate informal sporting opportunities. Sports Capacity Plan Volume 1, 2 and 3 considers how residents of MPS engage with sport and is the overarching document guiding sports provision across the Shire.
I receive the Peninsular wide magazine and am quite downhearted to see Council efforts in Nepean Ward going into such mundane initiatives as Cricket nets and netball courts which although somewhat necessary, suit a very small percentage of the ward community, possibly needed, but so little thought being given to what is really wanted to upgrade our marvellous township environment.	Planning for street trees in road reserves is not a focus of the Open Space Strategy, however, Action 1.4 in the draft Strategy is to develop and implement a planting strategy to increase indigenous species, prioritising tree planting in areas with low canopy cover (less than 30% as set in Plan for Victoria), high heat vulnerability and significant tree loss while aligning with the Biodiversity Conservation Plan (2019) and Urban Forest Strategy (2024). This action focuses on planting in open space reserves.

Proper environmental planning for overall development of our old and dowdy streets is far overdue! The Mornington Council don't seem to have anything much in foresight or planning to get the townscapes properly landscaped. i.e. Where are the plans for grand avenues of trees along the entrances to our townships? Where is Landscape planning for shade trees along our major tourist routes to the beaches? Does the council have any environmental planning foresight, or environmental planners, and if not, why not implement and/or plan something for every hamlet and township in Nepean Ward? I have lived in Sorrento (off and on) for almost forty years and haven't ever seen a new street-tree planted despite several attempts to get former CEO's or Managers to put funds aside for such initiatives. How about an effort by Council to get some avenues of trees along our major township approach roads, and beach access roads? Where are your plans for the future environmental aspects of the approaches to out townships and beaches?	It is noted that VicRoads is the road authority for numerous entrances into townships and adjacent to multiple beaches across the Shire and have a role to play in tree planting along roads.
Water based activities are a major part of everyday life for locals and tourists on the peninsula. As such, council should consider the creation of an enclosed safe bathing precinct such as the current facilities at Geelong Sea Baths. This would not only provide an enhanced safe water experience for everyone but also provide local jobs. We are surrounded by water on both sides yet have no such facility anywhere on the peninsula. Massive opportunity for improvement both for the local communities and as an additional draw card for tourists. For example, Mt Martha or Dromana would be perfect sites as they already have existing life-saving clubs on both foreshores. Would also be a major contributor to the local economy. Strongly encourage council to explore this. Thank you.	Marine areas are a State Government responsibility (not Council) and as such this proposal would require alignment with State legislations (Marine and Coastal Act (2018) and Marine and Coastal Policy (2020)). This idea can be forwarded to DEECA for consideration advice.
Garden Square, in Somers, is in desperate need of refurbishment. The basketball court needs resurfacing, and the lines repainted. The tennis court also needs resurfacing, new lines painted, and the addition of pickle ball lines painted on the court. The surrounding area of plants, furniture and amenities all need to be regularly maintained.	A project proposal will be prepared for Council consideration (2026/27 budget) for the resurfacing and line marking of the tennis court and half court at Garden Square. Concern regarding maintenance of vegetation and park infrastructure to be forwarded to the Parks and Roadside Team.
Please ensure lots of native planting.	Action 1.4 (page 72) involves developing and implementing a planting strategy to increase indigenous species and aligning with the Biodiversity Conservation Plan (2019) and Urban Forest Strategy (2024).
There is no evidence of them having been applied to Mornington - the Mornington Peninsula's most urbanised area.	Please refer to written submissions.

Yes, I think it is a good idea to rezone 11a Allambie Ave to PPRZ eventually, for the good of the Capel Sound community and students of Eastbourne primary as Capel Sound does not have enough open space.	The Rosebud Inset map identifies a gap in open space provision in Capel Sound (page 167). Action 1.1 (page 71) involves undertaking a planning scheme amendment to rezone 11A Allambi Avenue from GRZ1 to PPRZ.
The reason people need cars as opposed to greater Melbourne is public transport is sufficient for the community e.g. the first bus from Mornington to Frankston is 5.30am not early enough given the change in the train timetable until mid-2026. No transport system that works. Council needs to take this on board as a reason for people having cars.	The Integrated Transport Strategy (in development) will consider walking, cycling, driving and public transport. Public transport is not a focus of the Open Space Strategy.
As noted it is unlikely to have the required amount of land for Open Space against the projected population. Hence this Strategy will have to be flexible. Housing is important and land for future growth in areas of infrastructure and industry has to be worked in to this model.	The open space contribution rate has been developed with regard to Victorian Government housing targets, forecast population and an industry per capita open space standard (30m2). Section 20(2) of the Subdivision Act 1988 stipulates what Council must do with payments towards public open space including: - buy land for use for public recreation or public resort, as parklands or for similar purposes; or - improve land already set aside, zoned or reserved (by the Council, the Crown, a planning scheme or otherwise) for use for public recreation or public resort, as parklands or for similar purposes; - with the approval of the Minister administering the Local Government Act 2020, improve land (whether set aside on a plan or not) used for public recreation or public resort, as parklands or for similar purposes. Improvements must: - Enhance the experience of those using the public open space; or - Make the public open space more appealing; or - Allow more people to use the public open space.
There is not much open transparent information on what will be done at the 11A Allambi site.	Action 1.1 (page 71) involves undertaking a planning scheme amendment to rezone 11A Allambi Avenue from GRZ1 to PPRZ. In line with the Council decision dated 12 August 2025, a task under Action 2.1 (page 80) is to develop approximately 2.19 hectares of Council owned land at Allambi Avenue, Capel Sound as public open space with a neighbourhood level playspace in line with neighbourhood public open space standards to address the identified gap in local provision and rezone the subject land to Public Park and Recreation Zone. Development standards for a neighbourhood open space are detailed on page 57 and 58. Design of the open space at 11A Allambi Avenue will be subject to a future project proposal and ultimately will involve consultation and engagement with the local community.

Priority One for Precinct 9, where I live (p.177) is: "Proactively plan for the impact of future climate change on open spaces." I agree with this priority. The stated plan is to: "Prioritise open spaces for revegetation and habitat restoration using climate-resilient indigenous species to strengthen ecological corridors and buffer vulnerable habitats, working with ecologists, land managers, and Traditional Owners to map high-priority areas." I agree with this plan. This has a High Priority rating and a 1 to 3-year timeframe (p.177) The quickest, simplest and cheapest way to achieve this priority 1 plan would be to convert the never-will-be-built freeway extension easement that runs right across Precinct 9 from the Boneo Road roundabout to the Canterbury Jetty/Melbourne Road roundabout into an environmental bio-link with a shared use gravel pathway. That would be a win for the environment and a win for the health and open space needs of the whole community. It would also be a far more productive and worthwhile use of this untouched land, which is presently inaccessible.	The unconstructed freeway reservation runs through Capel Sound, Boneo, Fingal, Tootgarook, Rye, and Blairgowrie between Boneo Road in the east to Melbourne Road in the west. This land is covered by Public Acquisition Overlay 1 and the acquiring authority is the Roads Corporation. The Department of Transport and Planning is reluctant to make changes to the status of the freeway reservation due to its long-term strategic transport potential. In line with the Council resolution dated 13 June 2017, MPS will continue to advocate for the removal of the PAO in line with the Council decision and this action will be included in the draft Strategy (Precinct 7, 8 and 9). This matter will be further investigated and considered as a function of the Integrated Transport Strategy which is currently in development. The Council resolution is as follows (items in bold relate to this issue specifically): 1. That Council provides in principle support to the proposal to widen the intersection at Truemans Road and Point Nepean Road. 2. That Council provides in principle support to the upgrade of the existing arterial road freeway extension to freeway standards. 3. That Council supports the development of a proposal to address safety and congestion improvements at the freeway terminal at Jetty Road. 4. **That Council requests that the existing Public Acquisition Overlay for the Mornington Peninsula Freeway reserve extension between Boneo Road and Melbourne Road be investigated for removal from the Mornington Peninsula Planning Scheme.** 5. That Council will not support a reclassification of Point Nepean Road as it would remain a through road with heavy traffic despite any new or upgraded inland road construction. **6. That Council is concerned with the potential environmental impacts of a freeway extension through the Tootgarook Wetlands and requests further investigation be undertaken by VicRoads to explore viable alternatives.** **7. That a letter be written to VicRoads outlining the above to make clear Council's position in relation to the Point Nepean Road Study.**
Dog friendly very important to me. Would like a dog friendly water activity zone.	The draft Open Space Strategy recognises the importance of balancing the needs of dog owners and other users of public open space (see open space design principle 6 on page 60). Action 3.2 (page 85) includes investigation of the provision of dog off-leash areas based on community feedback in alignment with the MPS Dogs in Public Places Policy (2024) to ensure access targets are met across all precincts. The Dogs in Public Places Policy provides guidelines on what infrastructure must and should be provided in different sized areas and assesses the impact (low/moderate/high) on various factors. There are several dog controls that apply to beaches on the Mornington Peninsula as Council does not manage all the beaches across the Peninsula coastline, however, there a numerous dog off leash beaches across the municipality that provide opportunities for water activities.

This open place strategy is full of bureaucratic [redacted]! Millions spent on Emil Madsen in Mt Eliza for the wealthier. NO SKATE PARK IN MORNINGTON PARK . Yours faithfully [redacted] Second rate citizens	The draft Open Space Strategy has been developed with regard to Planning Practice Note 70 - Open Space Strategies (DEECA) which provides guidance to councils on preparing an Open Space Strategy. Expenditure at Emil Madsen Reserve is guided by the adopted Emil Madsen Reserve Master Plan (2019) and delivery of the various actions, upgrades and improvements are subject to budget priorities. The Council approved Skate and BMX Strategy (2008) guides the provision of skate facilities across the Shire and identifies one skate park in Mornington. Existing skate facilities in Mornington are located at Civic Reserve. There is currently no plan to install skate facilities at Mornington Park.
It's very complete but the reality is that Council does not have the resources to do it all (people, money, process) so perhaps a far narrower focus could help in the immediate and reset expectations. Say next 3 years focus on.... and accept that some others will be in the waiting list. I'd suggest that local committees might be able to step up and do more but for that they need to be properly empowered to do things. Also, I think our historical aged population reality may not take into account that child friendly areas are good for us too! We want to see our kids play!	Funding is addressed on page 38 and includes rates, user fees and chargers, state and federal grants, open space contributions, bequeathed land, public/private partnerships, rationalisation and redeployment of public open space. Priorities and timeframes for each action have also been identified and an implementation plan is being developed post public exhibition. The Community Capital Program is addressed on page 39 (program that supports and part fund community - led initiatives. Action 3.4 (page 86) aims to improve play opportunities for all ages and abilities across the Shire and recommends a review of the MPS Playspace Strategy 2015 - 2020 (this document provides a framework for the ongoing planning, design and management of the Shire's public playgrounds). This review has been funded in the 2025/26 financial year. Open space design principle 5 (page 60) centres around youth focused and future ready spaces that are active, engaging and educational.
There is no mention of meeting places. For example: in the Melbourne CBD it is common for people to meet up under the clock at Melbourne Central. The Peninsula needs such defining features as a gathering point. I suggest fountains would do well for this. "Meet you at the fountain". Would be great for people who are dating, meeting family or friends.	Meeting points are helpful in strengthening community/social connection. Additional text will be included in Section 4.8 of the draft Strategy (open space design principles).
Play areas need to be nicer. Look at the housing estates further away all so good and no dangerous hazards. Undercover areas and a toilet or washing area at the least.	Action 3.4 (page 86) aims to improve play opportunities for all ages and abilities across the Shire and recommends a review of the MPS Playspace Strategy 2015 - 2020 (this document provides a framework for the ongoing planning, design and management of the Shire's public playgrounds). This review has been funded in the 2025/26 financial year. Open space design principle 5 (page 60) centres around youth focused and future ready spaces that are active, engaging and educational. Development standards for open space are detailed on page 57 and 58 of the draft Strategy.
Can you please explain your population calculations for Precinct 9, where I live.	Page 174 of the final draft will be updated to identify a growth rate of 0.15% up until 2041 (not 2.7%). The numbers identified on the bar chart on page 175 have been reviewed and the

On page 174, the report says: "Population growth is forecast to remain steady at an average of 2.7% per year over the next two decades." At the rate of 2.7% p.a., the total growth over 20 years is 71.8%. Applying that increase to the reported population today (said on page 174 to be 19,341, although that figure is the 2021 population. Page 175 gives a 2026 projected figure of 19,692. However, the difference is marginal.), the 2041 projected population should be 33,228. Instead, the bar chart at the top of page 175 projects a population of 19,944 in 2041, a rate of increase of only 0.15% p.a. Which of these numbers is correct?	population figures match the population forecasts by .id community. This revision will not impact the broader findings or directions of the Strategy.
I would like to see more emphasis on the protection of native fauna and their habitats in the guiding principles, they are as important as the people.	Principle 4 on page 67 includes enhancing environmental outcomes by preserving and growing biodiversity. The definition of biodiversity is included on page 14 (the variety of life in a particular habitat or ecosystem, genetic diversity and ecosystem diversity). This includes fauna and their habitat. This issue is also addressed under Direction 1: Protect our inherited legacy. Open space design principle 3 (page 59) requires open space to be designed to protect and enhance natural systems, support biodiversity and to contribute to long-term environmental resilience.
Allambi 11a should be kept for public housing.	Additional open space (approximately 2.19 hectares) will be provided at 11A Allambi Avenue in Capel Sound as per the Council decision dated 12 August 2025. Public housing will not be provided at this site.
I can freely go, walk, swim and enjoy any Mornington Peninsula Space without alleged/perceived Indigenous or environmental claims. [redacted] off I am Australian too!	MPS's Innovate Reconciliation Action Plan 2025-27 (RAP) outlines the organisation commitment to building respectful relationships and creating meaningful opportunities with Aboriginal and Torres Strait Islander peoples. The Strategy has been developed with due regard to this Plan which aims to understand, respect, value and celebrate Aboriginal and Torres Strait Islander peoples, histories, arts and cultures as part of the intrinsic identity of the Mornington Peninsula for the benefit of the whole community. The Bunurong Land Council Aboriginal Corporation has reviewed key sections of the draft Strategy, and all recommendations will be incorporated into the final document.
Need to make sure spaces are multi use with no one group allowed exclusive access or control. Don't lock away natural areas in the name of protection. People will only value what they can see and enjoy.	Open space design principle 8 (page 60) requires a diverse and well-distributed range of open space experiences that reflect the Shire's unique character and meets the varied needs of its communities. This includes ensuring that each township has access to core open space types, natural areas, casual recreation, family-friendly parks, and dog zones.

Fix the roads so people can get to and from safely.	The repair and upkeep of roads is not a focus of the Open Space Strategy. Please refer to the MPS Road Management Plan 2022 (Management Systems to Inspect and Repair Public Roads. Standards of Performance for Road Management Functions).
Definitely need more open space in Capel sound. The 'scrub' along the Nepean Hwy is an eyesore. It's messy and needs a good clean up and thinning out. And plant better vegetation that isn't going to get over-grown. It would be nice if you could actually see a bit of the water like at Dromana. It's beautiful and tidy there.	Additional open space (approximately 2.19 hectares) will be provided at 11A Allambi Avenue in Capel Sound as per the Council decision dated 12 August 2025. Maintenance of vegetation along Point Nepean Road (foreshore side) is undertaken by both MPS (east of Chinamans Creek) and Capel Sound Foreshore Committee of Management (west of Chinamans Creek). Concern regarding maintenance of vegetation to be forwarded to Council's Parks and Roadside Team.
There appears to be continual reference in the strategy to the number of tennis courts per population, quoting Tennis Australia provision ratios. It must be advised that this provision ratio is no longer application to Tennis, having been antiquated for several years (therefore outdated). A network planning approach to tennis alongside the state sporting body Tennis Victoria must be undertaken in order to identify appropriate future needs for the sport.	The provision for tennis will be guided by Sports Capacity Plan Volume 3 (Other Sports). A note in the Strategy indicates that the tennis court benchmarks identified in the Precinct Overviews are based on industry-average provision ratios and are intended as a guide only.
Page 116. Old info. Bembridge Golf Club no longer there. Now a memorial garden.	The draft Open Space Strategy will be amended. Bembridge Golf Course is now Mornington Green Living Legacy Gardens. Council's GIS team has been updated.
No. Better luminous signage around coastlines and car parks. Road and street signage in poor condition and this could be the same around coastal car parks and also bushlands all over the Peninsula.	The development standards on pages 57 and 58 of the draft Strategy include wayfinding, interpretive and regulatory signage within public open space. Signage in open space is installed pending a demonstrated local need and assessed on a case-by-case basis in alignment with Council's Signage Policy (2024). Council's Road Corridors Service Contract includes repair and maintenance of Council's road and street signage. Council's current provider is Fulton Hogan Industries.
No. Warringine Park tall gate has been removed at the front entrance. This bushland at Pound Road, Hastings requires more native trees inside to soak up flooding in winter i.e. swamp gums or swamp melaleucas. Illegal dumping going on. Regular patrols needed.	Action 1.7 (page 74) involves proactively planning for the impact of future climate change on open space. A task associated with this action is to prioritise open spaces for revegetation and habitat restoration using climate-resilient indigenous species to strengthen ecological corridors and buffer vulnerable habitats working with ecologists, land managers and Traditional owners to map high priority areas.
More consideration to be given to the elderly and disabled. Better seating where there is no seats at bus stops all over Western Port and the Peninsula. At this moment in time "it falls on deaf ears'" at 3 tiers of government.	Open space design principle 1 (page 59) requires open spaces to be designed to be welcoming, safe and usable by people of all ages, abilities and backgrounds. This involves: - Providing continuous, accessible paths of travel that support use by people using mobility aids, prams and wheelchairs. - Incorporate universal design features such as varied seating, clear signage and accessible toilets.

	- Include sensory play and quiet areas for neurodiverse users. - Design for intergenerational use, supporting both play and relaxation. Bus stops (located in road reserves) are not a focus of this Strategy.
No. Better tree management required. Pruning and cutting down of native trees on private farms is an absolute disgrace! More agroforestry should be taught to [redacted] farmers and horse stud owners. Climate Report – All world temperatures up 5%.	Illegal tree removal on private land is not a focus of the Open Space Strategy. The MPS Planning Scheme guides and regulates tree/vegetation removal on private land. Council's Planning and Asset Compliance Team is responsible for complaints and breaches of the Planning and Environment Act 1987 inclusive of illegal vegetation removal.

Shape Page and Hard Copy Survey: Do you have any feedback regarding the draft Open Space Contributions Report?

Feedback	Response
Where I think the plan could be strengthened is in the practical delivery detail. Right now, it reads more like an inspiring vision than a clear roadmap. It would give the community greater confidence if there were specific timelines, priorities, and measurable goals attached to the actions. For example, setting targets such as "all residents within a 10-minute walk of a local park by 2030" or "increase shaded playgrounds in heat-affected townships by X%" would demonstrate real accountability and commitment.	This comment relates to the draft Open Space Strategy. For each action in the draft Open Space Strategy, a priority and timeframe have been identified. Priority: High = Actions with major impact on access, quality or equity. Medium = Actions with moderate or localised benefits. Low = Actions with minor or incremental improvements. Time frames: Horizon 1 = 1 – 3 years. Horizon 2 =4 – 9 years. Horizon 3 = 10 – 15 years. Ongoing = Regular work programming The teams responsible for delivery are also nominated. An implementation plan for the draft Open Space Strategy is currently in development and will include indicative/high level costings, anticipated complexity, responsibilities, funding sources, priority, timeline, and measures of success. A template will also be developed for reporting on measures annually.
5.5% should be the minimum contribution.	The 5.5% open space contribution rate is considered a reasonable rate based on a justifiable open space provision standard of 30m2 per capita and with due regard to State government

Developers should also be required to submit a plan that will result in ZERO impact on the ecology that exists in any surrounding nature reserves.	housing targets and population growth. This approach has previously been tested and supported at panel. Impacts of development are considered as a function of planning application assessments and the requirements of the MPSP Planning Scheme and the Planning and Environment Act 1987.
A stronger & more deliberate focus on promoting and strengthening our natural biolinks. Currently, many of our creek lines and bushland reserves exist in isolation, acting as fragmented "islands" that provide little safe passage for wildlife. Our native fauna depends on connected natural corridors across the landscape to survive & thrive. As a community, we value our wildlife and must also consider their needs in planning decisions. This requires a broader, long-term perspective—one that addresses the cumulative impacts of land clearing and intensifying urbanisation, particularly in once-green suburbs such as MM. Tree decline is increasingly evident, & w/o stronger protections against the removal of old-growth trees—alongside the pressures of climate change—our conservation areas risk losing their role as vital carbon sinks. The acquisition of key properties to restore & strengthen ecological connectivity should be a strategic priority. At present, only 30% of natural bushland remains on the MP, 60% of this critical habitat located on private property. This highlights the importance of partnerships and the role that all landholders, including Council, can play. i.e., Shire-managed assets such as golf courses and sporting grounds could be reimagined to contribute to habitat connectivity and biodiversity support. Particular attention must also be given to areas of highest ecological significance, such as those supporting critically endangered species. The MM Bundy, for i.e., is at a tipping point where immediate, coordinated action is needed to prevent further decline. A collective approach, informed by science and community collaboration, is essential to secure the survival of such species. By prioritising connectivity, strengthening protections, and recognising the role of both public and private land in ecosystem health, MPS has an opportunity to safeguard biodiversity, strengthen climate resilience, & protect the natural character of the Peninsula for future generations.	Habitat for wildlife is located within public open space, road corridors, private property etc. and all play an important role in the creation of wildlife corridors. Enhanced landscape connectivity is a key objective in Council's Biodiversity Conservation Plan (2019) which is supported by the draft Open Space Strategy (refer to action 1.4 – increase indigenous planting to boost canopy cover and biodiversity in priority areas). Development proposals including vegetation removal are assessed to ensure compliance with the MPS Planning Scheme and the Planning and Environment Act 1987. Facilitating biodiversity conservation on private Land is a key objective in the Council's Biodiversity Conservation Plan inclusive of: - Provide incentives for the local community to manage land for conservation. - Encourage landowners to undertake works that contribute to biodiversity conservation. - Build capacity within the community to improve conservation outcomes. - Partner with organisations, such as the Mornington Peninsula Landcare Network, to develop and promote a program of educational events for private landholders (e.g. workshops, field days, site tours, open days) with an emphasis on peer-to-peer learning.
I would like to see more focus on the natural biolinks throughout the landscape. This requires a dedicated strategy to support the corridors and consider safe passages of wildlife.	Enhanced landscape connectivity is a key objective in Council's Biodiversity Conservation Plan (2019) which is supported by the draft Open Space Strategy (refer to action 1.4 – increase indigenous planting to boost canopy cover and biodiversity in priority areas).
Absolutely, but my research suggests that these are poorly done by developers - they tend to build large open cricket/AFL ovals that are windswept and underutilised - They do this	The open space contributions are collected and expended by Council (not developers).

because it's the cheapest option. Consider using the money to create flexible small-sided sporting spaces with functional auto -on-off sensor lighting (they do this well in WA), small sided play spaces (adaptable for different sports, 5 a side games), utilising toilet and change facilities with access to water. Running tracks, pump tracks, and cycling paths are also important for physical activity. Put these in places where community surveillance is high. https://www.monash.edu/__data/assets/pdf_file/0012/3486738/Supporting-informal-sport-participation.pdf	Section 20(2) of the Subdivision Act 1988 stipulates what Council must do with public open space. The Council must use any payment towards public open space it receives under the Subdivision Act 1988 or has received under section 569B(8A) of the Local Government Act 1958 but has not applied under subsection (8C) of that section or the proceeds of any sale of public open space to: - buy land for use for public recreation or public resort, as parklands or for similar purposes; or - improve land already set aside, zoned or reserved (by the Council, the Crown, a planning scheme or otherwise) for use for public recreation or public resort, as parklands or for similar purposes; - with the approval of the Minister administering the Local Government Act 2020, improve land (whether set aside on a plan or not) used for public recreation or public resort, as parklands or for similar purposes. Advice obtained from Maddocks Lawyers on 26 October 2022 provides guidance with respect to what it means to improve public open space. Improvements must: - Enhance the experience of those using the public open space; or - Make the public open space more appealing; or - Allow more people to use the public open space. Open space contributions can be used to acquire land for playing sport and to fund projects that deliver sporting facilities as sport is a form of "public recreation". Public open space contributions cannot be used for sport sponsorship or the like. There is no precedent that the expenditure of open space contributions must target projects that deliver the greatest benefits to the greatest proportion of the community. Council is free to prioritise expenditure as it sees fit (Council can choose to spend open space contributions on a sporting facility that benefits a relatively small percentage of the community over an informal passive project that delivers benefits to a higher percentage of the community). Decisions as to where to spend open space contributions are ultimately political.
what is it? Does it include proper planning for the approaches to our townships and beaches with appropriate avenues of trees along approach roads?	The purpose of the Open Space Contributions Report is to provide Council with an evidence based open space contributions analysis and new recommended open space contribution rate for most of the Shire. There are no actions in this report around tree planting and/or avenue planting. Planning for street trees in road reserves is not a focus of the Open Space Strategy, however, Action 1.4 in the draft Strategy is to develop and implement a planting strategy to increase

	indigenous species, prioritising tree planting in areas with low canopy cover (less than 30% as set in Plan for Victoria), high heat vulnerability and significant tree loss while aligning with the Biodiversity Conservation Plan (2019) and Urban Forest Strategy (2024). This action focuses on planting in open space reserves.
Garden Square in Somers, is a forgotten space that requires attention. If cared for correctly by the council, then families in the area would be able to share and enjoy the space. I have seen gatherings of people, who are drinking and lighting a fire in the area and do not clean up their mess. People are parking their cars on the basketball court, stopping others from using the area.	A project proposal will be prepared for Council consideration (2026/27 budget) for the resurfacing and line marking of the tennis court and half court at Garden Square. Concern regarding maintenance of vegetation and park infrastructure to be forwarded to the Parks and Roadside Team (but not relevant to the draft Open Space Contributions Report).
Please see a separate email as this space does not accept the content as it exceeds 2000 characters.	Please refer to written submissions.
Strategic consideration given to increased tourism, lack of accessible public transport, impacting the usage of open spaces during these time - often to the detriment of the local residential population.	Mornington Peninsula is a major tourist destination (approximately 7.95 million visitors per year with the population increasing by up to 30% in the summer and holiday periods). The 30m2 open space per capita standard was questioned during the development of the Open Space Contributions Report (is 30m2 open space per capita metric sufficient to accommodate the high fluctuations in population and accommodate the open space needs of both those living and visiting the Shire?). SGS Economics and Planning indicated that the open space per capita metric should be retained at 30sqm otherwise it would result in the double counting of where people live (and the open space they require) and then where they travel (and the open space they require). This is the same logic applied for the worker population (their open space needs at home and work are not counted). Public transport is considered as part of the Integrated Transport Strategy (currently in development).
Yes, i think it is a good idea to rezone 11a Allambie Ave to PPRZ eventually, for the good of the Capel Sound community and students of Eastbourne primary as Capel Sound does not have enough.	Noted. Supports the action to rezone 11A Allambi Avenue to PPRZ (but not relevant to the draft Open Space Contributions Report).
5.5% appears to be a reasonable figure, it would need to be attainable without making other areas of land opening not being hindered to reach this figure. The peninsula is growing at a significant rate, when I came here in 1974 Mornington was a country town, now it is more like part of the Melbourne city environs. We have to be careful to not destroy the area as it is unique and has many open spaces, and it is important to assess all of these in this strategy.	The new 5.5% public open space contribution rate is calculated as a percentage of the land value being subdivided. The 5.5% open space contribution rate has been developed using a service standard of 30m2 of open space per capita.
There is not much open transparent information on what will be done at the 11A Allambi site.	The purpose of the Open Space Contributions Report is to provide Council with an evidence based open space contributions analysis and new recommended open space contribution rate. There are no implications for the land at 11A Allambi Avenue as it is not proposed to subdivide this land.

	Action 1.1 (page 71) of the draft Open Space Strategy involves undertaking a Planning Scheme amendment to rezone 11A Allambi Avenue from GRZ1 to PPRZ. In line with the Council decision dated 12 August 2025, a task under Action 2.1 (page 80) is to develop approximately 2.19 hectares of Council owned land at Allambi Avenue, Capel Sound as public open space with a neighbourhood level playspace in line with neighbourhood public open space standards to address the identified gap in local provision and rezone the subject land to Public Park and Recreation Zone. Development standards for a neighbourhood open space are detailed on page 57 and 58. Design of the open space at 11A Allambi Avenue will be subject to a future project proposal.
See my comments and suggestions above.	N/A
Get rid of [redacted].	N/A
Still going through it.	N/A
Not yet.	N/A
I don't support collection on contribution unless it directly goes into areas it's collected from, local parks. It shouldn't be saved up for big ticket projects like sports ground which benefit businesses like AFL. AFL, A-League , NBL should be made to contribute to sport ground development as it directly benefits there business model.	Advice obtained from Maddocks Lawyers on 26 October 2022 identifies that there is no requirement that open space contributions be spent in the area/precinct from where the funds were collected. Council is free to spend open space contributions anywhere within the municipal district. See Paul & Anor -v- Melbourne City Council 2 PABR 8; Warringah Shire Council -v- Armour. Historically, Council has endeavoured (noting that this was not always possible) to expend open space contributions in the ward from which they were collected. The intent was to use the contributions to fund open space projects within the general geographic area that development occurred, and new population live There is no precedent that the expenditure of open space contributions must target projects that deliver the greatest benefits to the greatest proportion of the community. Council is free to prioritise expenditure as it sees fit (Council can choose to spend open space contributions on a sporting facility that benefits a relatively small percentage of the community over an informal passive project that delivers benefits to a higher percentage of the community). Decisions as to where to spend open space contributions are ultimately political. Open space contributions can be used to acquire land for playing sport and to fund projects that deliver sporting facilities as sport is a form of "public recreation". Public open space contributions cannot be used for sport sponsorship or the like. Action 2.4 in the draft Open Space Strategy is to develop and implement policies to ensure consistent, transparent and accountable open space funding and use. More specifically, develop and implement an Open Space Contributions Policy to guide the collection,

	allocation and transparent use of public open space contributions in accordance with the Subdivision Act 1988.
Make sure the homeless people are supported and not kicked off public areas.	Homelessness is not a specific focus for the Open Space Strategy or Open Space Contributions Report. MPS works closely with a network of local support services to respond to rough sleeping across the Shire. If a report of homelessness is received, MPS will notify homeless support services, an outreach worker will visit the location, and the individual will be engaged to understand their housing, health and support needs. If the person is displaying aggressive or antisocial behaviour, Victoria Police will be contacted to assist. Refer to the Sleeping Rough information on Council's web site.
More litter fines to be issued to culprits who throw litter anywhere. More communication with environmental groups. No action taken for better bus shelters. Bus shelters need replacing.	Litter fines are issued through Council's Litter Prevention Investigation Team (see local laws and the Public Health and Wellbeing Act 2008). Litter fines are not a focus of the draft Open Space Strategy or draft Open Space Contributions Report. Action 1.10 of the draft Open Space Strategy involves continuing to foster community engagement and participation. This includes continuing to foster inclusive engagement, participation and education in local environmental and cultural initiatives to build awareness, ownership and stewardship. Bus shelters (located in road reserves) are not a focus of this Strategy.
No. Better quality pond at the top end. Needs draining and better water quality for wildlife. In 2018. # EPA officers had piles of rubbish inside Warringine Park. Pen pushers in Planning Department in Melbourne accused me of trespassing – [redacted]!	Warringine Park has a very high biodiversity significance rating and includes Coastal Saltmash, Grassy Woodland, Heathy Woodland, Mangrove Shrubland, Swamp Scrub and Urban and Paddock Trees Ecological Vegetation Classes and is managed for its biodiversity values as a bushland reserve. Existing wetlands will not be drained.
Tanti Park/Mornington Park. More recreation on the Narambi Reserve. Skatepark badly needed. Too much attention given to the higher ups in Mt Eliza and Mt Martha. Young people say other skate parks are too far away. More communication with the Councillor!	The Council approved Skate and BMX Strategy (2008) identifies one skate park in Mornington. Existing skate facilities in Mornington are located at Civic Reserve. There is currently no plan to install skate facilities at Tanti Park, Mornington Park and/or Narambi Reserve (not relevant to the draft Open Space Contributions Report).
Poor country roads for many years. Potholes, signage, rubbish and dead branches everywhere especially around Hastings. Better air quality required. Large graffiti removal. Better servicing to fire hydrants. Poor maintenance of fire equipment. Run down tennis court, hastings tennis club. Better footpath, drains and kerbs overdue.	The repair and upkeep of roads is not a focus of the Open Space Strategy. Please refer to the MPS Road Management Plan 2022 (Management Systems to Inspect and Repair Public Roads. Standards of Performance for Road Management Functions). The Environmental Protection Authority is responsible for air quality in Victoria. Council's graffiti policy guides its approach to managing graffiti. Council has engaged a graffiti management specialist to actively monitor graffiti hotspots and as well as undertake reactive graffiti removals from Council assets.

	South East Water is responsible for fire hydrants in the Mornington Peninsula Shie (installation and ongoing maintenance). Draft Sports Capacity Plan Volume 3 – Other Sports recommends courts 5 and 6 at Hastings Tennis Club are resurfaced and investigation of DDA non-compliances issues. The Pedestrian Access Strategy (2024) considers footpaths and key objectives include: - Improve the safety and accessibility of the footpath network. - Create a connected and integrated township network for pedestrians. - Enhance the user experience to facilitate and encourage safe pedestrian movement. 4. Promote participation in active transport for key daily tasks and activities. Council's Road Corridors Service Contract includes repair and maintenance of kerbs, channels and drains. Council's current provider is Fulton Hogan Industries.
Page 118. Lack of nature walk areas – agree.	Noted. This response relates to the draft Open Space Strategy.

Written Submissions (External)

Feedback	**Response**
It is a very comprehensive 188 pages of descriptive content and intent, about our open space, but using the example of Mornington, the Strategy fails to deliver anything towards its vision, or the three strategic directions (protect, grow, and optimise) that it talks about. Although it talks a lot about better access and connection, it is hard to find where, and how, it delivers, or will deliver this, in Mornington, the largest urbanised area in the Shire. With regard to the Strategic Directions in the Plan, Mornington seems to present 1. little area to protect (it has nearly all been consumed by development), or 2. grow (only with very expensive buy backs) but 3. some opportunity to optimise. But he best the draft can say is (p98) that there might be opportunity to make better use of Mornington's open space! Using Mornington, part of Precinct 1, as an example there is a great map on page 104 that identifies most of the current parks and illustrates the dearth of open space in this Urban Area, especially on the coast (northern) side of the Nepean Highway.	Provision of footpaths in laneways is outside the scope of the Open Space Strategy as this involves road reserves not public open space. The draft Strategy (Precinct 1) will be updated to better acknowledge and support the delivery of the Peninsula Trail Masterplan inclusive of the preferred alignment between Moorooduc to Mornington including the link between Mornington Park Primary School and the foreshore (subject to detailed design and further investigation). Additionally, the Strategy will be updated to include an action for Precinct 1 to investigate and improve pedestrian connectivity between Reserve 20 (Barkly Street Reserve), Reserve 46 (Murray Street Reserve), Reserve 79 (Edward Berry Reserve) and Reserve 6 (D R Morell Reserve). It is noted that the pedestrian connection proposed in this submission is aligned along land that serves a drainage function (swale above a 1350mm diameter Council drain) and may be problematic to deliver. The Integrated Transport Plan (in development) will focus on: - Connecting our community: Making it easier to travel between townships and key destinations.

It also seems to lack recognition of the many laneways, easements etc that provide the opportunity for connections. It rightly identifies the following small open space areas that could be so readily connected with a path. (numbers refer to the map references) 6. Morrell 79 Berry 46 Murray 20 Barkly (assumed to be Gateway Park as labelled in the park itself) 97 Elizabeth 115 Tanti Reserve ill defined if this includes the reserve at Mornington Station, coloured as recreation) 11 Grevillea 13 Narambi This would transform the urban area of Mornington and deliver fabulous open space. It would certainly and immediately deliver the strategic direction of optimisation. There is no recognition of the value and ease of connecting them all these open spaces with a path to greatly enhance Mornington's open space and access to it. This is despite all the stated intent about access and connectivity This is in stark contrast to other specific actions such as in Precinct 6, Red Hill, to build a specific trail (p152), and on p79 an intent to work with VicTrack for access to develop a new a local park and path adjacent to the railway line in north Hastings. This is despite 1. The obvious simplicity, low cost and immediacy of this opportunity 2. Plentiful previous feedback in previous consultations on this opportunity 3. Mornington Rotary having approval and started to plant trees and enhance this open space – the Mornington Rotary Greenway. 4. The connection already being identified in Council's Plan for the Peninsula Trail. The draft does recognise the overall - lack of pathways (p26) - trend towards less organised recreation (p 34) - benefits of connecting parks, schools, homes etc with paths for cycling and walking (p56, 60, 78) - but again, seems to do nothing to action these in Mornington.	- Supporting sustainable transport: More options for walking, cycling, public transport, micromobility and reducing our environmental impact. - Safety for everyone: Ensuring transport routes are safe and accessible for all. - Making life easier: Cutting down on travel time and easing congestion while supporting local businesses. - Future-proofing: Planning for population growth and adapting to emerging transport technologies. Policy and strategy context is detailed on page 46, 47 and 48 inclusive of a description of the various documents. The rail corridor is not public open space and is not owned or managed by Council. The State Governments Draft Frankston to Mornington Parklands Plan is yet to be endorsed by the Minister and has no status. The draft was completed in 2022. An update has been requested from DEECA. For each action in the draft Open Space Strategy, a priority and timeframe have been identified. Priority: High = Actions with major impact on access, quality or equity. Medium = Actions with moderate or localised benefits. Low = Actions with minor or incremental improvements. Time frames: Horizon 1 = 1 – 3 years. Horizon 2 =4 – 9 years. Horizon 3 = 10 – 15 years. Ongoing = Regular work programming The teams responsible for delivery are also nominated. An implementation plan for the draft Open Space Strategy is currently in development and will include indicative/high level costings, anticipated complexity, responsibilities, funding sources, priority, timeline, and measures of success. A template will also be developed for reporting on measures annually.

It is distressing that it does not integrate more completely with other Council Strategies like the Urban Forest, or Plans and Priorities like the Peninsula Trail, although they are at least referenced. Incidentally, it seems to omit the old railway reserve which is highly visited and valued open space. It also sems to omit the area, adjacent to Mornington Station with 15000 pa coming there on the heritage steam train. This is particularly frustrating as Mornington Rotary has made multiple applications to Council to further improve on its previous planting in this area and has been rejected. (this station area may in fact be part of Tanti Bushland Reserve, which is referenced in the draft, but it is understood to be Council owned, which the creek surrounds are not). Remarkably it does not appear to reference the State Governments Draft Frankston to Mornington Parklands Plan, which is entirely about connecting our valued open space in this area, extending to Mt. Eliza. This has been raised on many previous occasions. Finally, the absence of well-defined action plans, with specific timeframes and accountabilities, with reporting back to the community, and any budgets or estimates seems to leave the whole plan open to inaction. If the detailed scrutiny applied to Mornington is also true of other areas it is hard to see how this plan succeeds.	
Here is the link to the golf course/ cemetery My question is "Is this still considered part of Somerville's Open Space"? Haha	The draft Open Space Strategy will be amended. Bembridge Golf Course is now Mornington Green Living Legacy Gardens. Council's GIS team has been updated.
Along with many family members and friends, I walk and cycle regularly all over the Peninsula. I am also active in a number of MornPen volunteer environmental groups which are affiliated with the MornPen Landcare Network (and Landcare Victoria). Creating bio-links is one of our big priorities, as it is also for the Shire. I live in Blairgowrie and many of us recognise the need for an ecological bio-link between the Western end parks (Pt Nepean and Morn Pen National Parks) and the Arthurs Seat/Greens Bush/Cape Schanck parks and reserves. We reckon there is an excellent opportunity to create a bio-link and shared walking/cycling path using the nearly 60y.o. easement for the never-will-be-built freeway extension from the Boneo Road roundabout to the Canterbury Jetty/Melbourne Roads roundabout (see attached map). There are many reasons to believe the MP freeway extension will never be built. The very low population growth projections for Precinct 9 (the reason why I was concerned about the	The unconstructed freeway reservation runs through Capel Sound, Boneo, Fingal, Tootgarook, Rye, and Blairgowrie between Boneo Road in the east to Melbourne Road in the west. This land is covered by Public Acquisition Overlay 1 and the acquiring authority is the Roads Corporation. The Department of Transport and Planning is reluctant to make changes to the status of the freeway reservation due to its long-term strategic transport potential. In line with the Council resolution dated 13 June 2017, MPS will continue to advocate for the removal of the PAO in line with the Council decision and this action will be included in the draft Strategy (Precinct 7, 8 and 9). This matter will be further investigated and considered as a function of the Integrated Transport Strategy which is currently in development. The Council resolution is as follows (items in bold relate to this issue specifically): 1. That Council provides in principle support to the proposal to widen the intersection at Truemans Road and Point Nepean Road. 2. That Council provides in principle support to the upgrade of the existing arterial road freeway extension to freeway standards.

calculations when I read the Draft Strategy) make it well-nigh impossible to imagine that the Vic Gov't would ever spend hundreds of millions of dollars (at least) in order to advantage the January residents and visitors to the pointy end of the Peninsula. No government could ever justify that expenditure for the <6,000 residents of, and the transient summer visitors to, that part of the Peninsula. The proposed freeway extension would also be an environmental disaster for the Tootgarook Wetland, which is of national significance. Opposition to degrading the Wetland would be immense. So we reckon the extension will never be built. Do you think MPS would support our efforts to convert the easement into a bio-link and shared walking/cycling path? Much of the land is owned or controlled by VicRoads/Vic Gov't and MPS itself. It would be a win/win for the MPS Open Space strategy, the health and well-being of the whole MPS community and for the biodiversity of the local environment. We are keen to know if MPS would support our efforts to convince VicRoads/Vic Gov't to hand this land back to the MP community for these purposes.	3. That Council supports the development of a proposal to address safety and congestion improvements at the freeway terminal at Jetty Road. 4. **That Council requests that the existing Public Acquisition Overlay for the Mornington Peninsula Freeway reserve extension between Boneo Road and Melbourne Road be investigated for removal from the Mornington Peninsula Planning Scheme.** 5. That Council will not support a reclassification of Point Nepean Road as it would remain a through road with heavy traffic despite any new or upgraded inland road construction. **6. That Council is concerned with the potential environmental impacts of a freeway extension through the Tootgarook Wetlands and requests further investigation be undertaken by VicRoads to explore viable alternatives.** **7. That a letter be written to VicRoads outlining the above to make clear Council's position in relation to the Point Nepean Road Study.**
A group of us have formed a new friends group to push for the dedication of the freeway easement land for use in perpetuity as a biolink and public path. We are hoping to get MPS behind this ambition. We reckon it would be a win for all MP species (including the human beings!)	The unconstructed freeway reservation runs through Capel Sound, Boneo, Fingal, Tootgarook, Rye, and Blairgowrie between Boneo Road in the east to Melbourne Road in the west. This land is covered by Public Acquisition Overlay 1 and the acquiring authority is the Roads Corporation. The Department of Transport and Planning is reluctant to make changes to the status of the freeway reservation due to its long-term strategic transport potential. In line with the Council resolution dated 13 June 2017, MPS will continue to advocate for the removal of the PAO in line with the Council decision and this action will be included in the draft Strategy (Precinct 7, 8 and 9). This matter will be further investigated and considered as a function of the Integrated Transport Strategy which is currently in development. The Council resolution is as follows (items in bold relate to this issue specifically): 1. That Council provides in principle support to the proposal to widen the intersection at Truemans Road and Point Nepean Road. 2. That Council provides in principle support to the upgrade of the existing arterial road freeway extension to freeway standards. 3. That Council supports the development of a proposal to address safety and congestion improvements at the freeway terminal at Jetty Road. 4. **That Council requests that the existing Public Acquisition Overlay for the Mornington Peninsula Freeway reserve extension between Boneo Road and Melbourne Road be investigated for removal from the Mornington Peninsula Planning Scheme.**

	5. That Council will not support a reclassification of Point Nepean Road as it would remain a through road with heavy traffic despite any new or upgraded inland road construction. **6. That Council is concerned with the potential environmental impacts of a freeway extension through the Tootgarook Wetlands and requests further investigation be undertaken by VicRoads to explore viable alternatives.** **7. That a letter be written to VicRoads outlining the above to make clear Council's position in relation to the Point Nepean Road Study.**
Further to yesterday's email, here is an example of what we are hoping to do with the unused MP freeway extension easement.	Example noted.
This would be a great thing for MPS too, I reckon. https://www.darebin.vic.gov.au/travelsmart?cmid=8ae4be39-bbf1-4d5a-a159-5caa084e0b98	Travel Smart maps show on-road bike lanes, off-road riding trails and safe bike-riding routes, as well as walking paths, public toilets and public transport information. These maps are not included in the scope of the Open Space Strategy project. The Integrated Transport Strategy (in development) will contain the Principal Pedestrian Network (Urban Footpaths) and Principal Bicycle Network (On-Road Cycling) and the Peninsula Trails Strategy details the active transport networks for the Peninsula that the Shire aims to deliver.
Rye Community Group Alliance (RCGA) appreciates the opportunity to make comment on the above draft strategy. First, we would like to compliment the Open Spaces team on producing such a substantial body of work – well done. Our comments largely relate to, no doubt, unintended omissions in the document with a particular focus on, and for all abilities open spaces future and the town of Rye. Open spaces for all: Accessibility and inclusivity is mentioned early in the document as a value (refer p42) but there is little practical mention in the main body of the report. Accessibility and universal design must be central to any discussion and decisions around new spaces or upgrading existing spaces. Explicit action should focus on amenity – outdoor furniture, toilets, wayfinding and paths (which don't always have to be concrete) to name a few. While ever accessibility/universal design remains on the sidelines as an option rather than a must have, people with a disability will remain marginalised and prevented from enjoying public open spaces. A right that everyone should have.	The Universal Design Policy which guides the provision of inclusive and equitable access to buildings, services, employment, information, events and public spaces is referenced on page 48. Additionally, open space principle 1 (page 59) requires open space to be accessible and inclusive for all including: - Design open spaces that are welcoming, safe and usable by people of all ages, abilities and backgrounds. - Provide continuous, accessible path of travel that support use by people using mobility aids, prams and wheelchairs. - Incorporating universal design features such as varied seating, clear signage and accessible toilets. - Include sensory play and quiet areas for neuro-diverse users. - Design for intergenerational use, supporting both play and recreation. This principle is applicable to all hierarchies and functions of open space. Direction 3 (page 84) also addresses accessibility and inclusivity to ensure open spaces are accessible to all, including people with disabilities and communities experiencing vulnerability or disadvantage. The intent is to ensure barriers are removed and design supports full participation.

It is worth noting the MPS has a universal design policy - hHps://www.mornpen.vic.gov.au/About-Us/Strategies-Plans-Policies/Policy-LisCng/UniversalDesign-Policy The implementation of the policy has been unnecessarily protracted but explicit mention within the strategy action lists would certainly be very appropriate for an open spaces strategy. Rye and Open Spaces (Precinct 9): Rye Foreshore: In the context of coastal open space mention is made of Sorrento with it identified as a priority location for coastal planning and risk assessment in part due to concern about loss of tourism dollars. Rye is not mentioned at all, yet its open coastal bay spaces also contribute significantly to Shire revenue. Rye has the most overnight stays on the Peninsula, and the town foreshore and Pier are packed with locals, campers, other holiday makers, day-trippers and overseas tourists during the summer holiday and weekend periods. The southern peninsula generated $1.06B of tourist income in 2024 and Rye would have contributed significantly to that revenue. See - hHps://www.morningtonpeninsulatourism.org/Resources-Insights/Industry-Performance The reason for raising the above is that Rye also has serious coastal issues on the most popular Bay foreshore on the Peninsula. It has a major issue around sand drift. Unless the Shire acts quickly. large tracts of the town foreshore will be buried by sand within 4-5 years. This will have huge economic implications both for local businesses and Shire revenue. Neither the Rye Foreshore Plan or the Rye Township Plan make mention of climate change/mitigation issues, and this should be highlighted as a priority action. In addition, there are large areas of weed filled spaces up near the Yacht Club which if carefully cleared would provide much needed additional open space amenity, with shade. This area is essentially a waste land. To the east of the Pier there is a foreshore area which was finally has been designated non camping. It offers lovely Bay views and some shade and is another reason Rye Foreshore should be a high priority for risk assessment and recreational amenity development. RCGA would appreciate the omission of Rye to be rectified within the strategy with a recommendation that sand mitigation strategies and amenity development be addressed as a matter of urgency. Foreshore area for conservation: There is one part of the foreshore that should be highlighted as a conservation area. Specifically, this is the Whitecliffs Hill area near the lime kiln. This area is	Additional text will be included on page 176 focusing on Rye to ensure better alignment with the Rye Township Plan (2020) including the four key principles around: - Preserving the natural environment and promoting Rye as a demonstration Township for sustainability and eco-living, - Improving connections for pedestrians and cyclists. - Building on existing culture and heritage to promote a sense of place and local identity. - Creating a revitalised public domain to establish a thriving destination across all seasons. Additionally, Action 1.7 (page 177) will be updated to include an additional task around investigating and implementing outcomes to mitigate/minimise sand drift at Rye and other impacts of climate change for this specific location. It is noted that the Water and Coasts Team is in the process of developing a Sand Management Strategy to address this recognised issue. The weed infested location referenced in proximity to the Yacht Club is addressed as a task under Action 1.7 (page 177): Prioritise open spaces for revegetation and habitat restoration using climate-resilient indigenous species to strengthen ecological corridors and buffer vulnerable habitats working with ecologists, land managers and Traditional owners to map high priority areas. Concerns with regard to foreshore amenity to be forwarded to the Parks and Roadside Team and Natural Systems Team for review and action. The portion of the Rye foreshore in proximity to the lime kiln (east) that is managed by MPS is a bushland reserve that has a primary focus on biodiversity conservation (refer to Rye Inset map and index (page 180 and 182). The land to the west is managed by the Whitecliffs to Camerons Bight Committee of Management. The Rye index (page 181) will be updated to reference Moonah Waren Bushland Reserve (not Milton Reserve) and the primary function will be changed to Conservation and the secondary function will be changed to Recreation with due regard to the small playground. The hierarchy will remain as local. The service standards for the different hierarchies and functions of open space are detailed on page 57 and 58. These service standards apply across the Shire and support consistent and high-quality open space. Picnic tables and seating are appropriate infrastructure to be installed in conservation reserves subject to local needs, community preferences and/or site-specific opportunities and constraints.

remnant Moonah Woodland and has rare and endangered native orchids (e.g. leafy greenhood) and other indigenous species. The area also has cultural heritage significance with middens found to date back 5000 years. The areas close by the Bay also have remnants of endangered ecological vegetation classes (e.g. coastal headland and coast dune scrub). The need to protect what is called the Rye Foreshore, Whitecliffs area should be highlighted. Non-Coastal Open Spaces: We believe bushland reserve areas such as Moonah Warrain should be highlighted. This an area with open grassed space with a small playground and a precious tract of moonah woodland. There is the opportunity to develop recreational facilities such as all accessible picnic tables so that the area is more welcoming to walkers and visitors to the area. While part of the land is hilly where the picnic facilities could be installed it is quite flat and accessible. This would not be a huge financial outlay but would give much needed bush open space. The other major space in Rye is the French Street Reserve – the site of the old Rye tip. This site has a considerable area of open space. It also has an area of moonah woodland. The French Street Reserve Master Plan was adopted by Council in 2020 after significant community consultation. Virtually nothing including the dog leash free area has been implemented. This reserve should be a top priority for action. This reserve has huge potential including part of it becoming a BMX bike track. Pocket and other Parks: It is worth noting that Rye has an increasing number of permanent residents including the highest number of under 15-year-olds when compared to Blairgowrie, Sorrento and Portsea (see 2021 census). Therefore, it is essential that the Shire prioritise the provision of alternative open green spaces, (e.g. the Lyons Street Eat and Grow Pocket Park) to accommodate the increasing number of families and their visitors. Finally, RCGA members anticipate you will see the logic and value in incorporating the above areas into the Open Spaces Strategy. We look forward to seeing the final strategy.	The supporting plans associated with Precinct 9 (page 176) will be updated to reference French Street Master Plan (2020) and the Recreational Facilities for Mountain Bike and BMX Strategy (2023). Additionally, task 3.1 (French Street Reserve page 177) will be updated to prioritise delivery of these strategic documents (inclusive of dog leash free area and bike facility).
Local Environment and Friends Groups Omitted We support action (1.7) for Precinct 1 to "Prioritise open spaces for revegetation and habitat restoration using climate-resilient indigenous species to strengthen ecological corridors and buffer vulnerable habitats, working with ecologists, land managers, and Traditional Owners to map high-priority areas". However, we believe that local indigenous species should be specified as the priority for selection. We are concerned that action (1.7) does not specify working with local environment, landcare	Action 1.7 specifically references the use of "climate-resilient indigenous species". Action 1.4 also aims to develop and implement a planting strategy to increase indigenous species, prioritising tree planting in areas with low canopy cover. This action identifies additional planting in townships with the lowest canopy cover, however, this is general principle. The first bullet point associated with action 1.7 to be updated to read: **In partnership with local environmental, landcare and reserve friends-groups**, prioritise open space for revegetation and habitat restoration using climate-resilient indigenous species to

and reserve friends groups. Collectively, these groups have already contributed substantial volunteer time, care and labour in revegetation and habitat restoration of Council's open spaces. These stakeholders should be specifically mentioned. High Priority Parcels to Rezone to PCRZ We wish to expand the list of "high priority parcels to rezone to PCRZ" (p. 76) in Precinct 1, to include other reserves in Mount Martha that will provide conservation support for the critically endangered Mount Martha Bundy Eucalyptus carolaniae. These include reserves shown in Fig.1 including (21, 70, 86, 88, 105, 120) and other unlisted reserves in the Hopetoun Creek catchment. Zoning of the council lands surrounding Hopetoun Creek should be improved to enhance conservation efforts for the critically endangered (Victorian Flora & Fauna Guarantee Act) Eucalyptus carolanie. Council 'bushland reserves' (Fig. 5) are an informal classification and do not equate to tenure designation or zoning categorisation for conservation purposes. Several reserves surrounding Hopetoun Creek are currently zoned as Public Park and Recreation Zone (PPRZ), such as Hearn Creek Linear Reserve (Hove Road Bushland Reserve) and Somerset Drive Reserve (Fig. 2), but are recommended for transfer to Public Conservation and Resource Zone (PCRZ). These should also be included a 'bushland reserve'. Mornington Peninsula Planning Scheme – Local Provision Amendment C241morn https://planning-schemes.app.planning.vic.gov.au/static/maps/C241morn/morn/morningtonpeninsula12zn.pdf. New Open Space The Strategy includes consideration of acquiring new open space including the "potential for repurposing underutilised… land for new parks and green spaces" (also Action 2.1, 2.3). We wish to highlight the prioritisation for new green spaces on the Mount Martha Public Golf Course. This Council-owned parcel has significant strategic location, connectivity and extreme environmental values including a significant proportion of the critically endangered Mount Martha Bundy Eucalyptus carolaniae and the entire upper catchment of Hopetoun Creek. We wish to see integration of habitat and waterway corridors as core to the ongoing management of this land. This parcel is of essential for conservation of E. carolaniae to prevent its extinction in the wild. The Friends of Hopetoun Creek are preparing a conservation report on the species to support this claim. This parcel does not provide equitable and flexible use and has an impact on the Hopetoun Creek waterway. There is opportunity for versatile and multi-use open space that meets environmental and community needs. Relevant actions might include 3.1, 3.3, 3.5, 3.7, 3.8, 3.9, 3.10. The MMEA encourages the acquisition of the parcel of land at the corner of Forest Drive	strengthen ecological corridors and buffer vulnerable habitats, working with ecologists, land managers, and Traditional Owners to map high-priority areas The below list identifies additional bushland reserves for priority rezoning to PCRZ. - Belar Road Bushland Reserve - Clearwater Bushland Reserve - Dimmicks Bushland Reserve - Finlayson Bushland Reserve - Greenfield Way Bushland Reserve - Gunyong Creek Bushland Reserve - Harrap Creek Bushland Reserve - Jack Ritchie Track Bushland Reserve - King Creek Bushland Reserve – South - Old Cape Schanck Road Bushland Reserve – North - Old Cape Schanck Road Bushland Reserve – South - Peninsula Sands Bushland Reserve - Quinton Court Bushland Reserve - Seaside Creek Bushland Reserve - South Sea Foreshore Reserve - Sunshine Creek Bushland Reserve – Upper - Tanti Creek Bushland Reserve - Tyrone Bushland Reserve - Warringine Park – Coastal - Warringine Park – Creek - Warringine Park – Woodland - Waterfall Gully Bushland Reserve Action 1.1 (page 71) and priority parcels to rezone to PCRZ (page 77) to be updated. The above list includes 7 bushland reserves in Mount Martha. The priority sites for rezoning (28) comprise Council owned land embellished as open space but not zoned PPRZ or PCRZ. It is intended that these sites are rezoned as part of the Planning Scheme amendment undertaken to adjust the open space contribution rate in Clause 53.01. A supplementary planning scheme amendment will be undertaken for balance parcels that require further detailed investigation and community/stakeholder consultation. This is addressed in Action 1.1 which includes: Undertake a future amendment to address additional parcels potentially suitable for disposal or rezoning subject to further investigation, consultation and funding. Mount Matha Public Golf Course is zoned PPRZ and is classified as restricted public open space (available on a fee-paying basis). The northern portion of the golf course (including

and Hearn Road Mount Martha (Veales estate) above the Sunshine Creek Bushland Reserve. This parcel has strategic location, connectivity and high environmental values including the upper catchment of Sunshine Creek and its tributaries. Precinct 1 to Include Issues Raised in this Report We wish to see the issues raised here added to the Precinct 1 actions. Waterway Corridors Waterways and waterway corridors are mentioned throughout the strategy, however, there should be reference to supporting implementation of relevant water and catchment strategies such as: - Water for Victoria – Water Plan (DELWP 2016) - Healthy Waterways Strategy (Melbourne Water Corporation 2018a) - Co-Designed Catchment Program for the Westernport and Mornington Peninsula Region (Melbourne Water Corporation 2018b) - Port Phillip and Western Port Regional Catchment Strategy 2021-2027 (Melbourne Water 2024) - Integrated Water Management Plan (MPSC 2021) - Our Water Future (MPSC 2021) Biolink Corridors Important biolink corridors have been identified by the Mount Martha Biolink alliance. These include the upper catchments of Sunshine, Hearn and Hopetoun Creeks, as well as important remnant vegetation on the Mount Martha Public Golf Course and Forest Drive. This biolink is of state significance and national significance as it include Eucalyptus pauciflora snow gum which can be found on the golf course, Mt Martha Park and Forest Drive which "represents the largest known stand of lowland snow gum grassy woodlands on the Mornington Peninsula, and one of the few remnants of this vegetation type in the state" (Ecological Horticulture, Carr,McMahon & Bedford, 1992). Their health hasn't been going so well lately especially on Forest Drive. When wildlife corridors are discussed and promoted ,as they should be ,attention is also given to wildlife safety and welfare as a priority. With actual workable and effective measures put into place as a priority. Not great to marginalise them in pockets of Bushland and have them run over when they move about. Or stopped by fences or attacked by dogs. Integration with Shire Plans Better integration with existing Shire Plan's including specific priorities such as threatened	a section of Hopeton Creek) is managed as a bushland reserve given its biodiversity values. The bushland reserve includes Damp Sands Herb-rich Woodland, Grassy Woodland and Urban and Paddock Trees EVC's. There is no planned change of use for the golf course. The subject land is owned by Scouts Victoria (Bay Park Scout Camp) and provides opportunities for young people to enjoy and interact with nature. This site is not being investigated for acquisition. The plans and strategies identified will be added to relevant sections in the draft Strategy (State Policy Guidelines page 47 and Other Local Strategies and Plans page 48). Biolinks are located within public open space, road corridors, private property etc. and all play an important role in the creation of wildlife corridors. Enhanced landscape connectivity is a key objective in Council's Biodiversity Conservation Plan (2019) which is supported by the draft Open Space Strategy (refer to action 1.4 – increase indigenous planting to boost canopy cover and biodiversity in priority areas). Open space design principle 3 (page 59) requires open space to be designed to protect and enhance natural systems, support biodiversity and to contribute to long-term environmental resilience. Biodiversity includes wildlife. The Strategy has been designed to integrate with other plans and strategies (refer page 46, 47 band 48 - Policy and Strategy Context).

species (Biodiversity Conservation Strategy) would help strengthen the integrity of this report.	

Written Submissions (Internal)

Feedback	Response
Coastal hazards - The content you have included from the Coastal Strategy throughout the document is greatly appreciated and clearly describes the risk.	**Page numbers in the feedback column are pdf page numbers.** Noted.
Page 90, Action 3.6 - Is there opportunity to promote Hastings Foreshore Masterplan with consideration of reference in action 3.3.	Task section under action 3.6 to be updated to include the Hastings Foreshore Masterplan and French Street Reserve Masterplan (page 87).
Page 100, Supporting Plans - Update Mt Eliza 2004 coastal plan to: Mount Eliza Coastal and Marine Management Plan (2023).	Mount Eliza Foreshore Reserve Coastal Management Plan (2004) to be replaced with Mount Eliza Coastal and Marine Management Plan (2023) on page 97.
Page 100, Supporting Plans - Update Mt Martha coastal plan (2011) to: Mount Martha Coastal and Marine Management Plan (2019).	Mount Martha Foreshore Coastal Management Plan (2008) to be replaced with Mount Martha Coastal and Marine Management Plan (2019) on page 97.
Page 132, Action 1.3 - To confirm which area of the Hastings Foreshore is this referring to? Is it in alignment with the Hastings Foreshore Masterplan and/or landfill restrictions at the site? Want to make sure the action deliverable and not opposing other adopted plans or legislation.	Task in action 1.3 (page 129) to be updated to read: Prioritise the following reserves: Hastings Foreshore Reserve (6 and 12), Hastings (ensuring alignment with Hastings Foreshore Masterplan 2023).
Page 143, Supporting Plans - Update 2008 Flinders coastal plan to: Flinders Coastal and Marine Management Plan (2023).	Flinders Foreshore Reserve Coastal Management Plan (2008) to be replaced with Flinders Coastal and Marine Management Plan (2023) on page 140.
Page 143, Supporting Plans - Flinders Pier Masterplan is now redundant and can be removed.	Reference to Flinders Pier Master Plan (2008) to be deleted (page 140).
Page 143, Supporting Plans - Add: Flinders Foreshore Precinct Conservation Management Plan (2023).	Flinders Foreshore Precinct Conservation Management Plan (2023) to be referenced (page 140).
Page 160, Supporting Plans -Add: Safety Beach Coastal Management Plan (2016) and Rosebud Coastal Management Plan (2015).	Safety Beach Coastal Management Plan (2016) and Rosebud Coastal Management Plan (2015) to be referenced (page 157).
Page 163, Action 3.3 - Capel Sound CoM have recently installed a new playspace on the foreshore at the end of Truemans Road which may address an element of this action.	Please retain task for Capel Sound as part of action 3.3 (page 86).
Page 179, Supporting Plans -Update 2004 plan to: Portsea Coastal and Marine Management Plan (2024).	Portsea Foreshore Reserve Coastal Management Plan (2004) to be replaced with Portsea Coastal and Marine Management Plan (2024) on page 176.
Add: Sorrento Coastal and Marine Management Plan (2018), Sorrento Foreshore Masterplan (2023).	Sorrento Coastal and Marine Management Plan (2018) and Sorrento Foreshore Masterplan (2023) to referenced under supporting plans (page 176).
Remove: Rosebud coastal plan in wrong precinct.	Delete reference to the Rosebud Coastal Management Plan (2015) on page 176 and include this Plan in Precinct 7 (page 157).

Drainage reserves were originally created to manage water: controlling flooding and improving water quality. Some of these reserves contain obvious drainage infrastructure such as pipes, channels or retarding basins. Others have no visible assets but still act as overland flow paths that carry stormwater during heavy rain. Because these areas often look like open space, the community may see them as primarily recreational or conservation land. In reality they are a vital part of the drainage network and protect homes and businesses from flooding. Many have been given other primary or secondary purposes. That is not necessarily a problem, but their drainage role should always be recognised and considered in planning. For example, Grant Road Reserve has been given a primary function of Conservation, a secondary function of Recreation. There are no drainage assets. As shown below is serves a critical function of conveying flood waters.  Most drainage reserves are already doing their job, which makes it hard to increase their capacity further. It is important not to rule out the use of other reserves for drainage purposes where this would provide benefits. Some non-drainage reserves already carry flow paths or provide informal storage. In these cases, it may be worthwhile to formalise the water-management function to improve protection for residents. For example Morell Reserve is not a drainage reserve, but also serves a critical purpose of providing a flow path for flood waters. 	Noted. Many open spaces provide drainage functions. Edits to be made to the Strategy to clarify that the primary and secondary functions identified are not the only functions provided by each open space (Open Space Function page 24 and 52). Noted. The Strategy will be updated to address the importance of the role open space plays with respect to drainage and the need to consider this in planning and design. Additional text be included under Open Space Design Principles to address this consideration. Noted. As per the above, additional text be included under Open Space Design Principles to address this consideration.

The *Open Space for Everyone* strategy describes encumbered open space and defines areas where their primary use is a retarding basin as encumbrances. In practice many retarding basins have multiple uses or shared amenities. It would be clearer to: Classify basins with no other primary use, or only minor mixed amenity, as encumbrances (primary drainage purpose). Classify basins with another clear primary purpose as secondary or tertiary drainage uses, while still recognising their drainage function. These retarding basins would not be considered an encumbrance. We would like this sentiment to be included in the strategy.	Open Space for Everyone (2021) was developed by DEECA and approved by the Minister for Energy, Environment and Climate Change. The classifications of open space functions utilised in the Strategy align with current best practice open space planning approaches including the Australian Park Life Project which describes a protocol to standardise the capture and collation of public open greenspace spatial data across Australian cities. The Strategy has been aligned with the classifications detailed in the Australian Park Life Project to enable consistent national analysis.
David McFarlane Reserve, for example, is primarily used for sport and recreation. Because the site is prone to flooding, it also contains a retarding basin and a Melbourne Water wetland. This infrastructure provides significant ecological benefits and does not detract from the character of the reserve. Rather than diminishing the primary purpose, the retarding basin supports it and should not be considered an encumbrance. 	The draft Strategy identifies David MacFarlan Reserve as a district reserve with a primary function of sport and a secondary function of recreation. As detailed above, the primary and secondary functions identified are not the only functions provided by each open space. A reserve may have multiple functions, but this Strategy has considered only primary and secondary function. It is acknowledged that David MacFarlan Reserve also has a water management function.
Integration of WSUD (including retarding basins) should be reflected in the table. These assets should be identified as “maybe” for all location types, if not “yes” in all cases. This is particularly important if a “yes” classification captures or allows for these assets, and a “no” classification effectively excludes them.	The development standards (page 57 and 58) to be updated to identify WSUD as a “May Have” asset for all hierarchies and functions of open space. These assets will be reviewed on a case-by-case basis in all scenarios.
The current definition is “areas exclusively for the retention, storage and drainage of stormwater.” This wording is too narrow. Removing “exclusively” would better reflect the multiple benefits provided by water-management areas.	The definition for water management (Open Space Function page 52) will be updated to read: Areas for retention, storage and drainage of stormwater.
A landscape character has been provided for Water Sensitive Urban Design (WSUD). Retarding basins are not technically part of WSUD, so it would be preferable to create a separate category for them. If that is not possible, inclusion within WSUD would be acceptable as a second choice.	The definition for water sensitive urban design (Landscape Character page 53) to be updated to read: Bioswales, constructed wetlands, retarding basins and other systems designed to manage and treat rainwater using vegetation.

Recognise all drainage reserves as part of the drainage network even when they have other listed purposes. Do not preclude the use of other reserves for drainage and consider formalising existing informal flow paths and storage areas. Refine the way retarding basins are classified: primary drainage as encumbrance, not encumbered where there is another primary use. Include WSUD (including retarding basins) into the Development Standards for Open Space Remove "exclusively" from the water-management definition to reflect multiple benefits. Create a separate landscape character category for retarding basins or clearly state how they are included within WSUD.	As above. As above. As above. As above.
I'm just wondering if we need to mention the summer population boom from visitors in the Open Space Contributions Report. Helps to paint the picture.	Mornington Peninsula is a major tourist destination (approximately 7.95 million visitors per year with the population increasing by up to 30% in the summer and holiday periods). The 30m2 open space per capita standard was questioned during the development of the Open Space Contributions Report (is 30m2 open space per capita metric sufficient to accommodate the high fluctuations in population and accommodate the open space needs of both those living and visiting the Shire?). SGS Economics and Planning indicated that the open space per capita metric should be retained at 30sqm otherwise it would result in the double counting of where people live (and the open space they require) and then where they travel (and the open space they require). This is the same logic applied for the worker population (their open space needs at both home and work are not counted). No revision to the Open Space Contributions Report.
Thanks for the opportunity to review the Draft Open Space Strategy currently on public exhibition. While I haven't had the chance to go through the full report in detail, I wanted to flag an important item for amendment prior to finalising the document for Council adoption. This relates to **Action 1.1** and the proposed rezoning of high-priority parcels to **PPRZ or PCRZ** (see highlighted text in the screenshot below). The list of 28 high-priority parcels on pages 76–77 (also copied below for reference) includes only 3 parcels proposed for rezoning to PCRZ. This selection doesn't reflect what we would consider a balanced or representative approach to protection—particularly in the context of this action sitting within Direction 1 – Protection, with the stated objectives to "Preserve natural and cultural heritage, biodiversity, and sensitive ecosystems. This includes safeguarding heritage sites, conserving native vegetation, protecting critical habitats like Ramsar wetlands, and ensuring open spaces are not lost to development."	The below list identifies the additional bushland reserves for priority rezoning to PCRZ. - Belar Road Bushland Reserve - Clearwater Bushland Reserve - Dimmicks Bushland Reserve - Finlayson Bushland Reserve - Greenfield Way Bushland Reserve - Gunyong Creek Bushland Reserve - Harrap Creek Bushland Reserve - Jack Ritchie Track Bushland Reserve - King Creek Bushland Reserve – South - Old Cape Schanck Road Bushland Reserve – North - Old Cape Schanck Road Bushland Reserve – South - Peninsula Sands Bushland Reserve - Quinton Court Bushland Reserve - Seaside Creek Bushland Reserve

With 25 parcels proposed for PPRZ and only 3 for PCRZ, the list appears skewed toward recreation rather than conservation. We recommend revising this to better reflect a balanced approach to protecting open space for both purposes. Given the significance of this action as a key mechanism for protecting open space (as per our previous feedback in May, copied below), we'd welcome the opportunity to work with you to develop a revised list of high-priority parcels for rezoning to PCRZ. I understand this may require a quick turnaround, but I'm confident we can assist in preparing a suitable list promptly.	- South Sea Foreshore Reserve - Sunshine Creek Bushland Reserve – Upper - Tanti Creek Bushland Reserve - Tyrone Bushland Reserve - Warringine Park – Coastal - Warringine Park – Creek - Warringine Park – Woodland - Waterfall Gully Bushland Reserve Action 1.1 (page 71) and priority parcels to rezone to PCRZ (page 77) to be updated.



MORNINGTON PENINSULA
OPEN SPACE STRATEGY

Performance Assessment Guide

emerge ASSOCIATES

FOR INTERNAL USE

MORNINGTON PENINSULA Shire

INTRODUCTION

This assessment is designed to collect information about the quality and safety of recreation and sport parks to inform development of the Open Space Strategy.

Assessment of the quality of experience provided at an open space is subjective, however this information is important to understand performance of existing open spaces and the demand for changes or upgrades.

The assessment criteria are in three categories: 'Physical Activity and Play', 'Sense of Place and Uniqueness', and 'Comfortable and Accessible' in line with the strategy themes. The fourth theme of the Strategy, "Biodiversity and Ecosystem Health', is not a theme of the performance assessments as it is not intended to measure environmental indicators.

Objectives:

- Establish a replicable data set regarding the quality of open spaces by undertaking assessment against a set of established criteria.
- Create a process which can be replicated at a future date to ensure open space data is current, should Council wish to do this.
- Calculate an overall performance score by combining individual scores, to compare sites across the Shire, and to determine averages across precincts and suburbs.

This document describes rationale, process and guidance to support undertaking performance assessments.

HOW TO CONDUCT A PERFORMANCE ASSESSMENT

1. Read through all of the criteria and considerations (contained in this document).
2. Access the online form to input the collected data.
3. Visit the park site and walk around it, observing thoroughly. You may need to walk around multiple times as you answer the questions and work through the considerations for each.
4. Assign a score against each criterion, take notes and photos to illustrate your findings.

Scores should be chosen using your best possible understanding of the situation based on what you can see on the day you are there. Consider evidence of use and make assumptions as a member of the public would. The scale is intended to allow some flexibility and show "in a general sense" how the site is performing. It is not intended to be a precise measurement.

SCORE CALCULATION

Overall Performance Score - combine all 5 numbered criteria and express as % of 25.
Comfort Score - combine scores for criteria 6 and 7, express as a % of 10.

PHYSICAL ACTIVITY AND PLAY

CRITERIA AND CONSIDERATIONS

Criteria 1 - Opportunities

Check all of the "experiences" offered or available at the site:

- Small playground (approximately 2-3 pieces of equipment)
- Medium playground (approximately 5-10 pieces of equipment)
- Large playground (approximately 10+ pieces of equipment)
- Natural area (accessible bushland, beach or creek line)
- Grass area (mown, "kick about space")
- Casual sport/physical activity amenities (e.g. half court, hit up wall, climbing wall, track, outdoor exercise equipment (nothing that could host competitive sport))
- Skate park, BMX or pump track
- BBQ or picnic area (a gathering of picnic tables in a particular area)
- Path or trail that is connected, forms a loop or links elements of the park
- Sport (fields, courts, ovals of a size which hosts organised games)
- Off-leash dog area

This question will identify the predominant experiences at the park and within precincts/suburbs to consider availability of opportunities for a diversity of people with different interests and needs.

The outcomes can be used to map access to these experiences and identify gaps in availability and diversity of opportunities for people with different interests, or to sort performance scores by interest area (e.g. parks with playgrounds).

Criteria 2 - Play

This section considers the playable elements of the park. It is not anticipated that this only relates to built playgrounds, rather it is intended to address all landscape features which could provide a place to play.

Play opportunities to look for:

- Nature: Can you access any bushland, beach or creek lines to play in? Are there climbing trees? Look for where the landscape contributes heavily to playfulness and comfort e.g. climbing trees / rolling hills
- Social: Features that allows multiple children/people to use it simultaneously. e.g. basket swing, climbing nets, courts, kick about spaces
- All ages: Are there options for older kids (12 plus) and/or adults? e.g. basketball hoop, climbing, parkour, hang out spaces, skate amenities (not necessarily an entire skate park - skateable elements), kick about space
- Developmental play activities: Equipment that supports children to explore new movements or abilities (e.g. sliding, swinging, balancing)



1	2	3	4	Score
VERY POOR	POOR	AVERAGE	GOOD	VERY GOOD

There are no play opportunities, or if there are, in very poor condition

There are lots of opportunities to play The park is fun, interesting, and designed well

UNIQUENESS AND SENSE OF PLACE

CRITERIA AND CONSIDERATIONS

Criteria 3 - Landscape Quality

What condition is the landscape in?

Consider:
- Are there mature, healthy trees?
- Are there areas of native vegetation or garden beds that are well cared for?
- Is the grass in good condition?



1	2	3	4	Score
VERY POOR	POOR	AVERAGE	GOOD	VERY GOOD

There are no trees or planted areas, or if there are they are in very poor condition

There are large heathy trees and well cared for planted areas, the grass is in great condition

Criteria 4 - Unique Qualities

Is there anything especially unique about this site?
Look for: significant trees, public art, cultural or historic storytelling, a theme.

If yes, please describe it.

This will be utilised to identify the specific features likely to contribute to a sense of place, and to consider the general level of uniqueness across sites throughout the shire.

Criteria 5 - Design

Are appropriate park assets/embellishments provided that are functional and well located?

Review the hierarchy descriptions on page 6 of this document and determine the likely service level of the site.
Select: Local | Neighbourhood| District | Regional

Now score the functionality of the design and assets provided at the site, considering:
- Design and material choices as well as provision of furniture, equipment, paths, carparking, shade etc.
- Is the embellishment of the site appropriate for its capacity and utilisation?
- Does the layout make sense and seem functional?



1	2	3	4	Score
VERY POOR	POOR	AVERAGE	GOOD	VERY GOOD

Embellishments are inappropriate, insufficient, and/or very poorly sited
The type, quality, layout, and design of assets is very poor and is not meeting needs
There is evidence of overuse causing damage, or a lack of assets is discouraging use

Embellishments are ideal for the site and provided in sufficient quantity
The quality, type, layout and design of assets is excellent
The layout and design encourages use in line with the site hierarchy description

COMFORTABLE AND ACCESSIBLE

CRITERIA AND CONSIDERATIONS

Criteria 6 - Accessibility

Is the site and supporting infrastructure (e.g. gates, paths, playground, toilet and picnic facilities) accessible by all through design and inclusive of people with impaired mobility?

Consider:
- Do pathways provide an unobstructed and obvious route through the site and to all major features?
- Does the site have: accessible car parking, entry/exit points, access into and through playgrounds, seating (with back and arm rests), picnic tables with extension for wheelchair access.



1	2	3	4	Score
VERY POOR	POOR	AVERAGE	GOOD	VERY GOOD
None of the park areas are accessible via a sealed pathway No amenities are provided specifically for people with mobility challenges				A sealed, connected, accessible pathway connects to all major features of the park If there is a medium/large playground there are features for children with disabilities If there is a picnic area/BBQ the area is accessible At district/regional parks: accessible toilets and car parking is provided

Criteria 7 - Comfort and Safety

Does the site present as a safe and comfortable place to recreate, safety hazards are mitigated through design and maintenance?

Consider:
- Are there clear sightlines?
- Are there dark corners or areas that feel unsafe?
- Are there places to sit comfortably with shade?
- Does the site feel exposed or windy?
- Are activity nodes well situated with respect to busy roads and other park uses (consider noise or balls moving between areas)?



1	2	3	4	Score
VERY POOR	POOR	AVERAGE	GOOD	VERY GOOD
The site does not feel safe or comfortable There are major safety issues				Site feels very comfortable and feels safe There are areas available which are protected from wind, rain or sun There is clear visibility to multiple entry and exit points

SERVICE HIERARCHY

The 'hierarchy' of a park refers to the visitors anticipated length of stay, distance travelled and "quality" of experience. This approach helps to describe the types, number, and quality of amenities you might expect to find at a park, otherwise known as levels of service.

The following table describes what the service level that the open space is “designed” to provide:

	Service Catchment	**Length of Stay**	**Level of Use**	**Indicator Assets** Sites MAY have:
Local	400m/ 5 min walk Generally serve a local catchment	Up to an hour	Low	Small playspace No BBQs, toilets or car parking
Neighbourhood	800m/ 10 min walk Generally serve a neighbourhood	1 hours +	Medium	One oval/field (no lighting) Medium playspace (no splash park or adventure scale play spaces) Toilets Small car parking area Fenced Off Leash Area
District	2km/ 10 min drive Generally serve a district (suburb and a little more)	2 hours +	Medium-High	Pavilion Sport lighting Two fields/ovals Multiple or large play or activity spaces Car parking
Regional	50km/ 30+ min drive Generally serve a municipality and wider	2 hours +	Medium-High	Multiple functions/ activity zones provided to a high standard 3+ ovals/fields with pavilion/lighting Large car parking area

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Open Space Contributions Report

Mornington Peninsula Shire

May 2025







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Executive Summary

SGS Economics and Planning (SGS) has been engaged to provide an independent analysis of open space contribution requirements for Mornington Peninsula Shire (the Shire). In doing so, this report considers:

- Current policy: including state and local planning scheme provisions, municipal policy and plans, and open space contributions rates in other local government areas.
- Population, housing capacity, and development capacity: an analysis of forecast population, dwellings, employment, and available developable land.
- Current state of open space: an analysis of the existing open space network and considerations of future focus areas.
- Contribution rate: based on the above data, development of a contribution rate for the municipality.
- Implementation: recommendations for how this contribution rate should be applied.

Councils in Victoria can charge development contributions for the provision of municipal open space through various methods. This project focuses on the levying ability of the Subdivision Act by incorporating municipal-wide or district/area-specific contribution rate in the Planning Scheme through amending the Schedule to Clause 53.01.

The Schedule to Clause 53.01 in the Mornington Peninsula Planning Scheme includes a 5 per cent municipal wide contribution rate which is applied across all residential, commercial and industrial land – except in specific locations which are subject to an alternative (often higher) rate.

SGS has applied an inclusionary provision methodology to assess if the current municipal wide open space contribution rate is appropriate into the future. This approach adopts the principles of treating the Shire as one catchment, that all development contributes regardless of the development life cycle, all land use types contribute, and the network considers quantity, accessibility, quality, and ongoing reliability of land.

When considering the forecast population growth, net developable land across residential and employment land, and the application of the open space standard of 30sqm per capita, the open space contribution rate of 5.5 per cent across all future residential and commercial developments in Mornington Peninsula Shire is recommended.

For comparison, not benchmark, this report includes a selection of recently adopted open space contribution rates. The recommended rate for Mornington Peninsula Shire is one of the lowest rates over the last three years. This is largely due to the lower density across the Shire and the large amount of developable land available. While the SGS methodology has aimed to capture the 'capacity of the Shire', if there is a significant change in residential develop capacity planned in the Shire beyond what has been modelled in this analysis, then the open space contribution should be reassessed.

1. Introduction

1.1 Background

Mornington Peninsula Shire is located just over 40 kilometres southeast of the Melbourne CBD. Covering an area of 724 square kilometres, the Shire is renowned for its distinctive townships, highly valued green wedge land, areas of national and international conservation significance, and access to both the Victorian coastline and bay.[1]

In 2003, Council adopted the Mornington Peninsula Shire Open Space Strategy, which provided a planned approach for the provision of open space across the Shire. It has been some time since the development of this Strategy. As such, Council is undertaking the development of a refreshed Open Space Strategy along with an updated analysis of appropriate open space contribution rates.

Councils in Victoria can charge development contributions for the provision of municipal open space via three mechanisms:

1. Embed levies in a Development Contribution Plan (DCP) or Infrastructure Contribution Plan (ICP) made under Part 3A of the Planning and Environment Act 1987.
2. Rely on the general power to levy development upon the creation of separate allotments under the Subdivision Act 1988.
3. Codify the levy power under the Subdivision Act by incorporating municipal-wide or district/area-specific contribution rates in the Planning Scheme by amending the Schedule to Clause 53.01.

Currently, Council is collecting open space contributions via the third option.

Within the Mornington Peninsula Planning Scheme, the Schedule to Clause 53.01 requires specific land areas to provide a contribution rate between 7.5 per cent and 12 per cent. All land (residential, commercial, industrial) that is outside of a specific rate is subject to a 5 per cent contribution rate. This is further outlined in Table 1.

1 Mornington Peninsula Shire Council (2024) Annual Report 2023-24, accessed 8 April 2025. https://www.mornpen.vic.gov.au/files/assets/public/v/3/new-website-documents/about-us/strategies-amp-plans/annual-reports-etc/mps_annualreport_2024_final_website_publish.pdf

Table 1. Schedule to Clause 53.01 Public Open Space Contributions and Subdivision

Type or location of subdivision	Amount of contribution for public open space
Land bounded by Mornington-Tyabb Road; the boundary of the Residential 1 Zone between Mornington-Tyabb Road and Craigie Road; Craigie Road and Nepean Highway, Mornington.	**Land contribution**: Nine percent (9%) of the land to be subdivided, or **Cash-in-lieu contribution**: Twelve percent (12%) of the site value of the land to be subdivided, or **Combination contribution**: A land contribution equal to nine percent (9%) of a portion of the land to be subdivided plus a cash-in-lieu contribution equal to twelve percent (12%) of the site value of the remaining portion of the land to be subdivided.
Land affected by schedule 11 to Clause 43.02, being Design and Development Overlay Schedule 11 – Mt Eliza (North Of Tower Road) Development Design (DDO11).	Five percent (5%) of the site area or five percent (5%) of the site value of the land to be subdivided; and a further five percent (5%) of the site area or five percent (5%) of the site value of the land to be subdivided; with any cash in lieu contribution to be applied towards environmental improvement (including conservation land acquisition) in the Mt Eliza area generally The calculation of this further five percent (5%) may be discounted by the area or site value of any lot that contains a dwelling that existed at 19 May 2005; provided that the total public open space contribution is equivalent to no less than $10,000, indexed in accordance with the CPI, for every new lot created.
1440 Frankston-Flinders Road Tyabb (Lot 2, LP 91280, Vol 8877 Fol 905).	Land contribution seven and a half percent (7.5%)
Other Residential subdivision	5 per cent
Commercial	5 per cent
Industrial	5 per cent

1.2 Defining Open Space

The Subdivision Act 1988 only allows Council to spend Public Open Space Contributions (collected under Clause 53.01 and any Schedules to it) on acquiring or enhancing public open space as defined by the Act.

Public Open Space is defined in Section 18A of the Subdivision Act of 1988 as:

Public open space means land set aside in a plan or land in a plan zoned or reserved under a planning scheme –

a) For public recreation or public resort, or
b) As parklands
c) For similar purposes

This definition must be applied when determining how and where open space contributions are expended. For the purposes of this report, when discussing open space, the report refers to land in which the primary purpose is open space and is zoned as per the planning scheme definition outlined above.

1.3 Open space contribution principles

The open space contribution methodology applied in this report is based on an inclusionary provision approach and the application of an open space standard.

In doing so, the method adopts the following principles:

- The municipality in question should be treated as one planning unit featuring one open space network
- The local government area's (LGA's) open space network should be established and maintained with reference to adequate:
  - quantity
  - accessibility/distribution
  - quality/level of service, and
  - reliability of ongoing service provision
- All development should contribute its fair share towards an adequate open space network for the municipality, regardless of the development life cycle of the local government area, and
- All development that benefits directly or indirectly from the open space network should contribute regardless of land use type.

2. Policy context

The following section highlights key policies and or directions that are important when considering the open space contributions.

2.1 Victorian State Government

There is no adopted state government approach for calculating open space contributions. The State has a metropolitan strategy, as outlined below, and several guidance documents to support councils in the development of an open space strategy, however these do not extend to advice, rules or direction on open space contributions.

Open Space for Everyone - Open Space Strategy for Metropolitan Melbourne 2021

Open Space for Everyone understands that open space is integral to the continuation of Melbourne as one of the world's most liveable cities. The strategy notes a range of benefits of open space, including:

- Improved community health and wellbeing
- Healthier Biodiversity
- Enhanced Climate Change Resilience
- Maximised Economic Benefits

Open Space for Everyone does not specify set locations of open space but understands the interconnected nature of a successful open space network. It is based on a range of principles, including *fairness and equity*, ensuring that everyone has "appropriate access to and use of a wide range of high-quality open spaces" (p.31).

2.2 Mornington Peninsula Shire

The key policy considerations for open space contributions are Council's long-term vision for public open space, including its financial capacity to achieve this vision, and specific directions and actions that are outlined in Councils Open Space Strategy and subsequent capital works programs.

Mornington Peninsula Shire 2040 Community Vision

The Mornington Peninsula Shire Community Vision, developed in 2021 through extensive community engagement, outlines a shared vision for the Peninsula through to 2040. The Vision acknowledges the Traditional Owners of the land the values of the region including the diverse community, environment

and townships. The Vision calls for a collective effort to create a sustainable, vibrant, and prosperous future that values innovation and shared compassion.[2]

The vision is guided by seven principles. In relation to open space the key principles include:

Principle 5: Encourage and expand education, sports and arts opportunities – focusing on increased investment in sport.

Principle 6: Protect and enhance all elements of our natural land, sea and biodiverse environments – with the key open space components focusing to:

- protect and improve green spaces, bushland, native flora and fauna, foreshore and wetlands.
- preserve or increase the current amount and quality of green space.

Principle 7: Plan and regulate responsible and innovative housing development – this includes maintaining and developing supporting infrastructure.

Open Space Strategy 2003 (currently under review)

The 2003 Open Space Strategy for the Mornington Peninsula Shire aimed to provide a clear overview of the existing open space provisions. It sought to address the diverse and competing demands for open space, identify relevant planning and development issues, future development of a sustainable open space network, and improve the quality and accessibility of open space for all community members. The vision was to create a unique, well-planned, and integrated open space environment.[3]

The strategy outlined key challenges for managing open spaces in a sustainable manner, including:

- Balancing environmental preservation with increased visitation and population growth.
- Fostering community and agency partnerships for the development and maintenance of open areas.
- Providing infrastructure for local communities, the Peninsula region, and visitors.
- Promoting coordinated efforts among various departments to manage open spaces effectively.
- Ensuring equitable access to open space and key destinations.
- Upgrading sporting reserves to meet community needs and trends.
- Collaborating with various stakeholders to allocate resources for future open spaces' sustainability.

2 Mornington Peninsula Shire Council (2021) Peninsula 2040 - Our Shared Community Vision, accessed 9 April 2025. https://www.mornpen.vic.gov.au/files/assets/public/v/3/new-website-documents/about-us/strategies-amp-plans/docs/community-vision-peninsula-2040.pdf
3 Mornington Peninsula Shire Council (2003) Open Space Strategy 2003 - Volume 1,2, and 3, accessed 9 April 2025. https://www.mornpen.vic.gov.au/files/assets/public/v/1/new-website-documents/about-us/strategies-amp-plans/docs/open_space_reportvol1_final_june_03_pdf.pdf

Financial Plan 2022-2032

The purpose of this Financial Plan is to provide a sustainable financial projection over the next 10 years. This Plan is developed in regard to the directions within the Council Plan and key strategic documents across Council. For public open space, this plan also draws on asset management plans, the open space strategy, and site-specific plans.

One of the key outcomes of the Financial Plan is the Council's intent to invest $500 million in capital works over the next decade. As noted in the Plan, a significant portion of this investment will focus on increasing open space and ensuring the ongoing renewal and maintenance of existing assets.[4]

The Financial Plan indicates an annual parks, open space and streetscapes program ranging between $3.4 million in 2022-23 and increasing to $4.4 million in 2031-32.

2.3 Contribution rates in other local government areas

Table 2 provides an overview of open space contribution rates in council areas across metropolitan Melbourne. The purpose of this inclusion is not to use these rates as a benchmark but rather to consider the proposed Mornington Peninsula Shire rate against other rates to understand whether it is generally in alignment or considerably more or less.

While the contribution rates vary across councils, the municipal contribution rates gazetted over the last three years (Glen Eira, Monash, Yarra, Dandenong) range between 6.3 per cent and 8.65 per cent. The Baw Baw Planning Scheme is currently seeking an amendment with the Gazettal pending at the time of writing this report.

The Darebin Planning Scheme was also updated over the last three years however, this change was limited to the inclusion of the Preston Market Precinct open space contribution rate. In 2022, the Merri-bek Planning Scheme was also revised; however, this update focused solely on the Development Contribution Plan (DCP) projects and did not seek to change the existing rates.

4 Mornington Peninsula Shire Council (2021) Financial Plan 2022-2032, accessed 9 April 2025. https://www.mornpen.vic.gov.au/files/assets/public/v/1/new-website-documents/about-us/strategies-amp-plans/docs/financial_plan-2022-2032.pdf

Table 2. Schedule to Clause 53.01 in other local government areas *(as of May 2025)*

Planning Scheme	Public open space contribution rate via Clause 53.01	
Baw Baw (2025)	*Outcome yet to be Gazetted* Land shown as a Residential Zone, Commercial Zone or Industrial Zone in Drouin, Longwarry, Trafalgar, Warragul and Yarragon	7.4%
	Outcome yet to be Gazetted All other land	2.3%
Yarra (2024)	All other land ** This does not apply to land in DPO5, DPO11 or DPO16*	8.65%
Glen Eira (2023)	All subdivisions with the exception of Caulfield Village and the area generally south of Griffith Avenue and south of the existing electricity substation	8.3%
Monash (2023)	All other land **This does not apply to Land shown as CDZ2 on the planning scheme maps (PMP Printing Precinct Comprehensive Development Plan, June 2021)*	7.61%
Darebin (2023)	The subdivision of land that creates 2-5 additional lots	2-5%
	Preston Market Precinct (excluding 30A Cramer Street Preston, and 102 St Georges Road Preston)	10%
Greater Dandenong (2023)	Any subdivision of land or building intended to be used for residential purpose, except in areas specified in PS	6.3%
	Any subdivision of land or building intended to be used for industrial and/or commercial purpose, except in areas specified in PS	2%
Merri-bek (2022)	Various rates across suburbs	2.5% to 6.5%
Port Phillip (2018)	All land in the municipality	5%
	Fishermans Bend Urban Renewal Area	8%
Maribyrnong (2018)	Subdivisions of 10 lots or greater	5.7% where provided as a percentage of the site value of the land 5.7% or greater to the satisfaction of Council where provided as land
	All other land	5.7%
Moonee Valley (2018)	Subdivisions of 10 lots or greater	5% where provided as a percentage of the site value of the land 5% or greater to the satisfaction of Council where provided as land
	All other land	5%
Stonnington (2018)	Any subdivision in the suburb of Glen Iris, Malvern, Malvern East, Toorak and Kooyong	5%
	Any subdivision in the suburb of Armadale, Prahran, Windsor and South Yarra	8%

Planning Scheme	Public open space contribution rate via Clause 53.01	
	Any subdivision of land situated at 590 Orrong Road & 4 Osment Street, Armadale (being Lot 1 TP 85387F, Vol 10279, Folio 503, Lot 1 TP079481Y, Vol 10279, Folio 505, Lot 1 TP079463B, Folio 500, Lot 1 TP085381T, Vol 10279, Folio 504, Lot 1 TP085377J, Vol 10279, Folio 497, Lot 1 TP079479K, Vol 10279, Folio 501 and Lot 1 TP805167, Vol 9917, Folio 065(("the Land")	8%

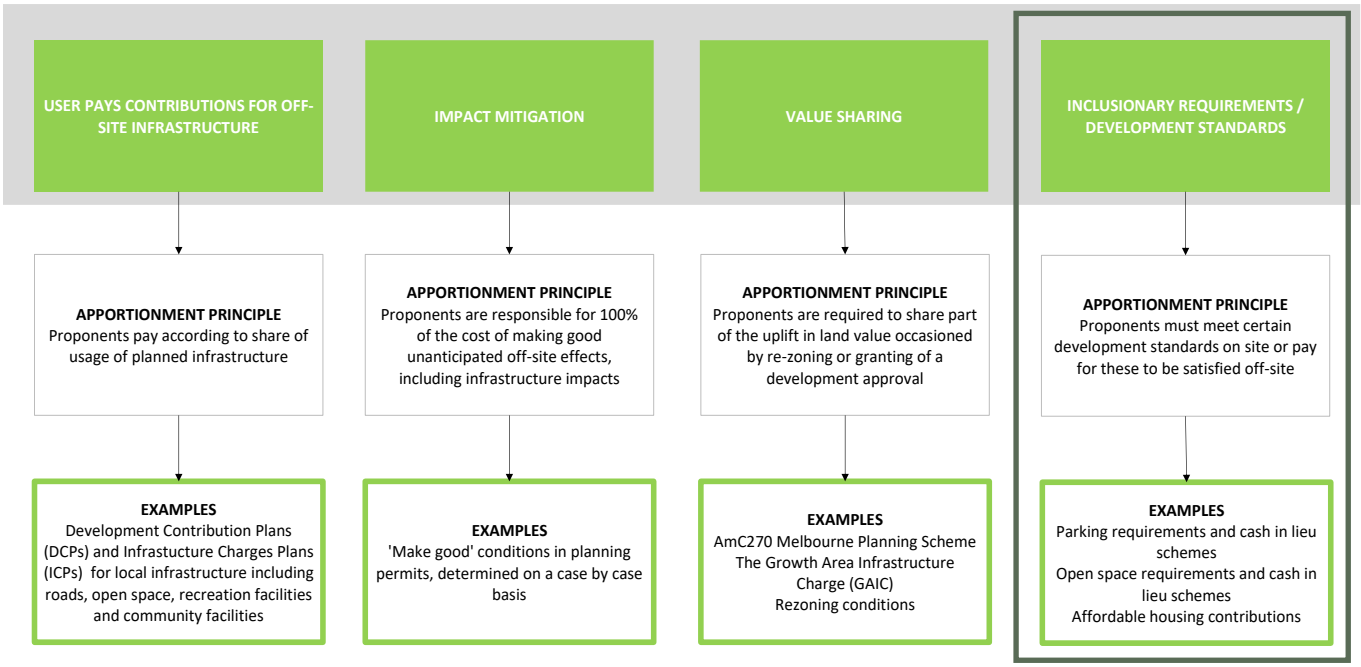
3. Open space contributions method

3.1 Public Open Space Contributions

In the absence of State Government guidance, a variety of methods for apportioning open space network costs across development have been applied by Victorian municipalities. These methodologies can be distinguished as four development contribution types, as summarised in Figure 1. Each development contribution type has its own justification and principles for fair apportionment.

The 'inclusionary requirements' approach, where development is expected to incorporate on site, or pay for equivalent off-site provision of certain amenities or features (such as car parking, water sensitive urban design, renewable power generation etc), is identified as the most suitable contribution framework for collecting open space contributions in Mornington Peninsula Shire.

Figure 1. Types of development contributions



Source: SGS Economics and Planning

Inclusionary provisions

Inclusionary provisions are based on minimum acceptable development standards. The acceptable standard (whether it be open space or other amenities, as noted) may be provided off-site through a cash or in-kind contribution. By way of example, cash-in-lieu schemes have been operating for decades to fulfil car parking requirements and are now formalised in the Victoria Planning Provisions (VPP).

Cash payments in lieu of provision of 5 per cent (or more) of land for public open space upon subdivision approval is another example of the 'inclusionary standards' premise for requiring cash or in-kind contributions from a development proponent.

Under the inclusionary provisions approach, development is expected to supply itself with sufficient open space to meet the demand generated from that development. In this way, successive developments will ultimately generate sufficient open space to meet the needs of the planned community. This differs from a User Pays model, such as a DCP, where contributions from successive developments are linked to the share of usage of *new* open space assets. This could mean that development occurring relatively late in the build-out cycle will make a lesser contribution per dwelling or equivalent compared to earlier development.

3.2 Appropriateness of the inclusionary provisions framework

The inclusionary requirements approach is founded on the principle that all development must provide open space. It is intended to ensure equitable access to open space across the whole municipality over time. Expressed another way, each successive unit of development should bring with it the resources required to supply the open space services it requires.

The inclusionary requirements approach itself may be applied in a variety of ways. The public open space contribution may be fixed having regard to a planned program of acquisition and works, or it can be determined by reference to a provisioning standard, which is a rate of public open space availability per capita.

In the application of the inclusionary approach, it does not burden future development with the responsibility of overcoming pre-existing undersupplies in open space – it is not a means of catching up on inadequate open space provision that may have happened previously.

Instead, it focuses on ensuring that all future development contributes to open space provisions and meets a designated standard or service level of open space. This means that future cumulative development will meet its open space requirement and will not exacerbate any pre-existing shortage of open space services into the long term. If development does not contribute to a designated provision standard, the municipality can be expected to be underserviced in the future.

To reiterate, cost apportionment under the inclusionary provision framework is fundamentally different from the user-pays framework. This is because each development project must equip itself with its required quantum of open space according to the adopted planning standard rather than make a contribution based on share of usage of planned assets.

The preferred approach

As noted above, there are variety of ways that inclusionary provisions can be applied, either through a fixed program of works or a standards-based approach.

A standards-based approach is the SGS preferred approach as it avoids the fraught issue of determining a long-term public open space acquisition and capital works program in the absence of funding certainty and changing community needs.

In the development of a standards-based approach, the open space contribution expected of each successive unit of development is calculated on a whole of planning unit basis, in this case, the whole of Mornington Peninsula Shire, rather than on a project by project or precinct by precinct basis. That is, the aggregate open space requirement across the planning unit (whole of Mornington Peninsula Shire) at nominal 'build out' calculated by reference to a provisioning standard is expressed as a percentage of the net developable area of the planning unit.

The net developable area is all the land that already is or will accommodate all land uses that will be serviced by the planning unit's open space network. This is akin to the net developable area (NDA) cited in the greenfield growth area Precinct Structure Plans (PSPs).

The standards-based approach follows the below methodology. This is further discussed throughout the report.

Method in the delivery of a standards-based approach

1. Treat the whole municipality as a single planning unit
2. Estimate the total amount of open space services required to meet the needs of the whole municipality at the adopted horizon year with reference to a provision standard for this infrastructure (30sqm per capita)
3. Express the quantum of open space indicated at step (2) as a percentage of the aggregate area of all notionally developable lots in the municipality, including:
   - all lots that are likely to be developed in the period to the horizon year, and
   - the quantum of existing POS (this honours the principle that the future POS requirement should be taken from the full pool of land available for development before the deduction of parkland and related requirements).
4. Manually scale back the ratio given by step (3) ***if warranted***, and having regard to other planning considerations, for example, impact on development feasibility, availability and accessibility of restricted open space that is deemed viable.

3.3 Open space provision standards – 30sqm

The setting of provision standards is a crucial step in the inclusionary requirements approach. Open space planning standards help identify the designated standard of open space services required in an area. Sufficiency standards are commonly used to assess the required provision of a range of community infrastructure such as childcare centres, hospitals, schools and libraries. Standards typically use a per capita or per household rate of provision.

Open space is no different from other community infrastructure in that its provision should be determined based on a sufficiency standard.

In relation to open space planning, open space provision and service levels are a combination of the quantity, proximity, and quality of open space. For the purposes of a public open space contributions policy, the quantum of open space per capita (30sqm per capita) is used as a standard for the quantum

of open space services required by the households in question. The type of open space and its location should then be determined through further open space planning.

There are no adopted state government open space provision standards. The Precinct Structure Plan (PSP) Guidelines call for 10 per cent of net developable area for active and passive open space in growth areas. The 10 per cent rate has not changed for some time. At an average greenfield density of 15 dwellings per hectare, as was common at the time of standard development, the 10 per cent public open space requirement translated to approximately 27sqm per capita. While the standard has not changed, the density of PSPs has increased, with a current average density of 20 dwellings per hectare. At this level, public open space provision would reduce to 20sqm per capita, assuming the same average household size.

Historically, the Melbourne and Metropolitan Board of Works (MMBW) proposed a planning standard of 7.5 acres of open space for every 1,000 people, which translates to 30sqm per capita. This standard was incorporated into the Melbourne Metropolitan Planning Scheme in 1954.[5]

Recently the open space provision in metropolitan Melbourne aligned with a 30sqm per capita standard. The VPA Metropolitan Open Space Network[6] report states that in 2017, the total metropolitan stock of open space was 23,723ha. This included Crown land, State land, Local Government land, and Public Authority land. It further states that local government-owned some 12,719 ha, or 54 per cent, of this total pool of open space across the whole metropolis. Local government-owned land is the best proxy for local parkland and playing fields in the VPA data. The VPA report also notes that the total open space provision per capita across the metropolitan area was 57.7 sqm. Fifty-four per cent of this, or 30.9 sqm per capita, can therefore be taken as an estimate of Council POS provision.

Furthermore, several metropolitan Melbourne councils have adopted provision standards that align with 30sqm per capita in the development of open space strategies.[7] This includes Mornington Peninsula Shire Council through the Draft Open Space Strategy 2025-40 which includes the service standard of 30sqm per capita.

Feedback from Planning Panels Victoria through Amendment C148 indicates a 30sqm standard should be supported by an implementation plan or program of works. SGS agrees with this. The open space standard of 30sqm identifies the quantity of open space that should be provided to calculate the financial contributions. The deployment of the funds, however, should be guided by an open space strategy and supporting capital works plan.

In some cases, acquisition of land may not be possible, and a municipality may not be able to reach the 30sqm standard of provision. In this case, funds will need to be spent on improving access and the carrying capacity of existing open space to enable increased utilisation (e.g. hours of operation through lighting/alternative surfaces, improving quality of infrastructure).

5 Spiller M and Noesgaard J (2024) Public open space contributions in Victoria: A preferred approach, SGS Economics and Planning, accessed 3 April 2025. https://sgsep.com.au/assets/main/Public-Open-Space-in-Victoria_A-preferred-approach.pdf

6 VPA, 2017, Metropolitan Open Space Network: Provision and Distribution

7 Monash Open Space Strategy 2018 (30sqm moderate supply), Cardinia Open Space Strategy 2023-33 (50sqm), Frankston City Open Space Strategy 2016-36 (30.3sqm), Darebin Open Space Strategy 2019 (30sqm), Draft Mornington Peninsular Open Space Strategy 2025-40 (30sqm)

4. Population and housing capacity

The following section provides an overview of the population and housing capacity for Mornington Peninsula Shire.

4.1 Population and dwelling forecasts

To understand the future requirements for open space, the forecast population and housing capacity of the municipality are required.

The Victorian Government has set housing targets for Mornington Peninsula Shire of an additional 24,000 new dwellings by 2051. As shown in Table 3 this will result in approximately 120,833 dwellings in 2051.

Table 3. Dwelling and population forecasts

	2026*	2051 (including Housing Targets)
Dwellings	96,833	120,833
Population	174,650	277,916#

Source: SGS Economics and Planning, *VIF23 2026 population and dwellings #based on forecast dwellings and ultimate build out.

The forecast population considers potential total capacity of the Shire. That is, based on the number of dwellings what is the number of people that could be accommodated in the Shire if it was at capacity or ultimate build out. This is important to note for Mornington Peninsula Shire as a proportion of the current housing stock, and a likely a proportion of the new dwellings, are listed as unoccupied. The proportion of dwellings listed as unoccupied over the next 25 years will vary. As all dwellings have the capacity to be occupied, all should contribute to open space.

Given this, a household size of 2.3 has been adopted for the forecast population. This is based on the forecast average household size of occupied dwellings in Mornington Peninsula Shire in 2051. As noted in Table 4, this is below the Greater Melbourne average of 2.53. This is likely due to the increased ageing population in the Shire compared to Greater Melbourne (see demographics section).

Based on the forecast dwellings and the population capacity, the build out population adopted in this analysis is 277,916.

Table 4. Average household size in Mornington Peninsula Shire and Greater Melbourne

Average Household Size	2026	2051
Mornington Peninsula Shire	2.34	2.3
Greater Melbourne	2.6	2.53

Source: SGS Economics and Planning, SAM24 occupied dwellings

Demographics

In 2021, the Mornington Peninsula Shire had a median age of 48 years. The area of Portsea - Sorrento - Blairgowrie recorded the highest median age at 62 years. This median age is significantly higher than the Greater Melbourne median age of 37 years.[8] Furthermore, it is estimated that individuals aged 65 and older will account for 28.6 per cent of the total population in the Mornington Peninsula Shire, compared to 15.5 per cent in Metropolitan Melbourne in 2026.

The ageing population is expected to grow, leading to a higher percentage of older residents in the Mornington Peninsula Shire compared to the metropolitan average. By 2051, it is projected that individuals aged 65 years and older will account for one-third of the municipal population, while this age group is anticipated to represent only 18 per cent of metropolitan Melbourne's population.

Table 5. Population distribution by age group for 2026 and 2051

	Mornington Peninsula Shire			Metropolitan Melbourne		
	2026	2051	Change	2026	2051	Change
School-age (0-17)	18.4%	16.4%	-2.0%	21.3%	19.3%	-2.0%
Working age (18-65)	51.8%	49.3%	-2.6%	63.2%	62.6%	-0.6%
Retirees (65+)	28.6%	33.4%	+4.7%	15.5%	18.0%	+2.6%

Source: SGS Small Area Model (SAM), 2024

4.2 Mornington Peninsula Shire workforce

Table 6 outlines the current and projected job market for the Mornington Peninsula Shire across four Broad Industry Categories.

In 2026 it is estimated that the leading employment sector will be Population Services, accounting for 41 per cent of total employment. Despite an anticipated growth of approximately 3,927 employees by 2051, while Population Services will continue to be the largest sector in the Shire, its share of total employment is forecast to decline to 38 per cent.

In contrast, the Health and Education sector, which is estimated to be the second largest sector with a 25 per cent market share, is expected to increase its market share to 28 per cent by 2051. This will result in an additional 8,234 job opportunities in Health and Education.

Knowledge Services and Traditional Industrial sectors, while forecast to grow, will maintain a similar market share.

[8] forecast.id, Mornington Peninsula Shire Council (2021) *Mornington Peninsula Shire - Median age*, accessed 11 April 2025. https://atlas.id.com.au/mornington-peninsula/median-age

Table 6. Employment Forecast in Mornington Peninsula Shire by the Broad Industry Category by 2051

Industry category	2026	2026 Market Share	2051	2051 Market Share	Job Increase 26-51	Job Growth 26-51	AAGR 26-51
Health and Education	17,589	25%	25,832	28%	+8,243	47%	1.5%
Knowledge Services	14,777	21%	18,704	20%	+3,927	27%	0.9%
Population Services	29,159	41%	36,016	38%	+6,857	24%	0.8%
Traditional Industrial	9,877	14%	13,317	14%	+3,439	35%	1.2%
Total	**71,402**	**100%**	**93,868**	**100%**	**+22,466**	**31%**	**1.1%**

Source: SGS Small Area Model (SAM), 2024

4.3 Summary and implications for open space contributions

The growing number of dwellings in Mornington Peninsula Shire will continue to increase the demand for high-quality public open spaces that cater to diverse demographics and uses. This includes new public open spaces along with improvements to the quality and functionality of existing assets to ensure they can respond to the increased demand.

With the increase in the number of older adults, it will be critical that these spaces are accessible and located within a walkable catchment for residential dwellings.

Workers are also a key component of the Mornington Peninsula Shire community. Employment is forecast to steadily increase across the Shire. Integrating open spaces within employment areas ensures that workers can enjoy the benefits of open space. Additionally, this integration allows employment precincts to take advantage of the economic and environmental advantages that open spaces offer.

5. Current state of open space in Mornington Peninsula Shire

The following section provides an overview of the current state of open space in Mornington Peninsula Shire. This considers quantity, quality and accessibility of open space. This is important in the consideration of where new and improved open space should be prioritised.

5.1 Quantity

Based on the findings of the Draft Mornington Peninsula Shire Open Space Strategy 2025-40, across the Shire there is 2,751.4ha of Council owned open space. This includes:

- Conservation land: 2,135.7ha
- Sport and active recreation: 238.7ha
- Recreation and leisure: 192.6ha
- Other connecting functions: 184.4ha[9]

As noted above, majority (77.6%) of this is land is reserved for conservation purposes. While conservation land provides key biodiversity elements along with opportunities for walking, cycling, and relaxing in nature, it is limited in its broader open space uses. Similarly, other connecting functions, elements such as walking paths and linkages provide amenity and the integration of green infrastructure, however have limited broader open space uses.

Based on the current quantity of all Council owned open space, there is a sufficient amount of open space in the Shire for the current and future forecast population. This however is largely due to the significant conservation components. If only considering the sport, recreation and leisure spaces, by 2051 there will be a shortfall in open space (Table 7).

Conversation land does have a role in supporting the broader open space network therefore this should be considered in relation to quantity. For Mornington Peninsular Shire residents however if no additional sport, recreation and leisure spaces are added to the network the increasing reliance on access to conversation land to use open space will increase. This balance of open space types is further considered in the quality assessment.

9 Mornington Peninsular Shire Council, 2025, Draft Open Space Strategy 2025-40

Table 7. Quantity of open space across Mornington Peninsula Shire Council

Type of open space	Quantity of open space	Population		Open space sqm per capita	
		2026	2051	2026	2051
All Council owned open space	2751.4ha	174,650	277,916	157.5sqm	99sqm
All Council owned sport and active recreation and recreation and leisure open space	431.3ha	174,650	277,916	24.7sqm	15.5sqm

Source: SGS Economics and Planning & Draft Open Space Strategy 2025-40

5.2 Accessibility

Proximity-based measures are designed to help understand the distribution of, and access to, open space that households experience. It is generally expressed as the percentage of dwellings within walking distance of open space.

The Victoria Planning Provisions provide guidelines for proximity-based public open space provision. Clause 56.05-2 Public Open Space Provision seeks to provide a network of quality, well-distributed, multi-functional, and cost-effective public open space that includes local parks, active open space, linear parks and trails, and links to regional open space. Standard C13 identifies the following proximity standards:

- Local parks within 400 metres safe walking distance of at least 95 percent of all dwellings
- Active open space of a least 8 hectares in area within 1 kilometre of 95 percent of all dwellings
- Linear parks and trails along waterways, vegetation corridors and road reserves within 1 kilometre of 95 percent of all dwellings.

Data from the Draft Mornington Peninsula Shire Open Space Strategy 2025 indicates that across the Shire majority of dwellings are within 400m walking distance to open space. As the Shire continues to grow, it will be important that any new residential zoned land also considers access to open space.

Table 8. Proximity to public open space across Mornington Peninsula Shire Council

Location	% dwellings that are within 400m walking distance to open space
Mornington Peninsular Shire Council Shire (properties zoned residential)	94%

Source: Draft Open Space Strategy 2025-40

5.3 Quality

In order to meet the needs of a diverse and growing community, measures that reflect the quality of open space need to be taken into consideration. Furthermore, higher quality open spaces can provide an increased carrying and utilisation rate, improving access to open space. For example, a local level park with high quality, and in some cases additional infrastructure, can service a greater population than a low-quality open space of the same size.

Through the development of the Draft Open Space Strategy 2025-40 a performance audit of 200 open space sites was undertaken to evaluate the quality and safety of open spaces and identifying future priorities for development.

The audit identified that the overall park performance score for Mornington Peninsula Shire was 62%. This score was largely due to:

- Undeveloped or poorly maintained park areas
- Poor sight lines and a lack of pathways
- A lack of play elements

Findings from this audit will inform Councils future open space capital works program.

Quality also relates to the diversity (types) of open space available across the Shire. As noted in Section 5.1, majority of open space available in the Shire is conservation land. As the municipality continues to grow Council will need to monitor how the current open space is meeting community needs, changes in uses and utilisation, and if additional active or passive open space is required.

5.4 Summary and implications for open space contributions

Mornington Peninsula Shire Council currently has enough open space, however majority of this space is dedicated to conversation uses. As the community continues to grow, the types of open space available will need to be reviewed in alignment with community needs and utilisation rates.

Generally, the community have good access to public open space, however the quality of this open space varies across the municipality. Future contributions should consider closing any network accessibility gaps, ensuring existing open space is meeting service standards, and the type of open space is meeting community needs. This should be driven by Councils Open Space Strategy, asset management plans, and future capital works programs.

6. Net Developable Area

6.1 Calculating the Net Developable Area

The Net Developable Area (NDA) is the land available for development. NDA is a commonly used metric throughout planning, including in developing Precinct Structure Plans (PSPs) when considering community infrastructure and open space.

When calculating NDA land, it should exclude the following: encumbered land (waterways, conservation land, flood-prone land), arterial roads, railway corridors, significant heritage, schools and community facilities, and public open space.

For the purposes of this assessment, the NDA of the Mornington Peninsula Shire has been calculated through an analysis of land use zones. As per the above definition, relevant land zoned for residential and employment purposes has been included. In addition, the road network comprising of local roads, principal roads and significant municipal roads have all been included in the NDA calculation. Lastly the existing public open space land has been included in the assessment. This ensures that the future open space contribution rate is not influenced by past contribution shortfalls (if they have occurred). Rather the NDA considers the municipality as if it was 'blank' with no development.

This approach provides a robust understanding of the total amount of land across the municipality that is available for the development of future residential or employment uses across the life of the municipality.

6.2 Net Developable Area for Mornington Peninsula Shire

Based on the above methodology, Table 9 lists the zones included in the NDA, and Table 10 lists the zones that were excluded. In the case of Mornington Peninsula Shire, this also excludes Mount Martha Public Golf Course, Devilbend Golf Club and the Moonah Links Golf Club.

Table 9. Zones included in the Net Developable Area calculation

Zone Code	Zone Description
C1Z	Commercial 1 Zone
C2Z	Commercial 2 Zone
CDZ1	Comprehensive Development Zone - Schedule 1
GRZ1	General Residential Zone - Schedule 1
GRZ3	General Residential Zone - Schedule 3
IN3Z	Industrial 3 Zone
LDRZ	Low Density Residential Zone
MUZ	Mixed Use Zone
NRZ1	Neighbourhood Residential Zone - Schedule 1
PPRZ	Public Park and Recreation Zone

Table 10. Zones Excluded from the Net Developable Area Calculation

Zone Code	Zone Description
CA	Commonwealth Land Not Controlled By Planning Scheme
FZ	Farming Zone
GWZ	Green Wedge Zone
GWZ1	Green Wedge Zone - Schedule 1
GWZ2	Green Wedge Zone - Schedule 2
GWZ3	Green Wedge Zone - Schedule 3
GWZ4	Green Wedge Zone - Schedule 4
PCRZ	Public Conservation and Resource Zone
PUZ1	Public Use Zone - Service and Utility
PUZ2	Public Use Zone - Education
PUZ3	Public Use Zone - Health and Community
PUZ5	Public Use Zone - Cemetery/Crematorium
PUZ6	Public Use Zone - Local Government
PUZ7	Public Use Zone - Other Public Use
PZ	Port Zone
SUZ1	Special Use Zone - Schedule 1
SUZ2	Special Use Zone - Schedule 2
SUZ3	Special Use Zone - Schedule 3
SUZ4	Special Use Zone - Schedule 4
SUZ7	Special Use Zone - Schedule 7
SUZ8	Special Use Zone - Schedule 8
SUZ9	Special Use Zone - Schedule 9
TRZ1	Transport Zone 1 - State Transport Infrastructure
TRZ2	Transport Zone 2 - Principal Road Network
TRZ3	Transport Zone 3 - Significant Municipal Road

7. Open space contribution

7.1 Contribution for Mornington Peninsula Shire

The open space contribution has been developed through the steps outlined in Table 11. These are further expressed in the following sections.

Through the application of this method, there is strong justification for an open space contribution rate of 5.5 per cent across all future residential and commercial developments in Mornington Peninsula Shire.

Table 11. Open space contribution steps

Step	Metric	Mornington Peninsula Shire
1	Open space standard	30 sqm per capita
2	Forecast population by 2051 (under Govt. Targets)	277,916 people
3	Open space required for future population (forecast population x 30sqm)	8,337,480 sqm
4	Net Developable Area (all lots likely to be developed in the period to the horizon year plus existing public open space)	151,137,743 sqm
5	Open space contribution requirement from NDA (step 3/ step 4)	5.5%

Source: SGS Economics and Planning, 2025

Step 1: Adoption of an appropriate open space standard.

As noted in Section 3.3 a standard of 30sqm per capita has been adopted.

Step 2: Forecast population

The forecast population of Mornington Peninsula Shire is based on the number of dwellings and the number of people that could be accommodated in the Shire if it was at capacity or ultimate build out. Based on the Victorian State Government Housing Targets and the population capacity, the build out population adopted in this analysis is 277,916.

Table 12. Population forecast

	2026	2051
Population	174,600	277,916

Source: SGS Small Area Model (SAM), 2024

Step 3: Open space required for future population

The open space required to accommodate the needs of the future population is calculated by multiplying the forecast population by the open space provision standard. This results in a total of 8,337,480sqm (833ha) of open space required across Mornington Peninsula Shire by 2051.

The provision of 833ha of land in Mornington Peninsula Shire may not be viable, namely this amount of land may not be possible to acquire. This figure does not suggest that this amount of land must be provided, rather it is used to understand the contribution rate, which can then be used for additional land and or cash to improve service standards/embellishments of existing land to increase carrying capacity.

Population 2051	Open Space Benchmark (sqm per capita)	Open Space requirement (sqm)
277,916	30	8,337,480

Source: SGS Economics and Planning

Step 4: Net Developable Area

As noted in Section 5 the NDA for Mornington Peninsula Shire is 151,137,743sqm (15,113ha). This includes relevant residentially zoned land, employment land, local road network, and public parks and recreation.

Developable land (sqm)
151,137,743

Source: SGS Economics and Planning

Step 5: Open space requirement from Net Developable Area

The contribution rate is calculated as a ratio of the open space benchmark (30sqm per capita) from the municipal net developable area. This ensures that all future developments contribute to improving existing open space and acquiring new open spaces that will serve these new communities.

In the case of Mornington Peninsula Shire, the contribution rate should be **5.5 per cent** for all new development.

Developable land (sqm)	Population 2051	Open Space Benchmark (sqm per capita)	Open Space requirement	Contribution Rate
151,137,743	277,916	30	8,337,480	5.5%

Source: SGS Economics and Planning

7.2 Application of contribution rate

Existing contribution rates

The contribution rate recommended in this Report has taken a whole of Shire approach, identifying a municipal contribution rate. It is noted that within the Mornington Peninsula Planning Scheme there are various site-specific open space contribution rates. These sites have undergone specific analysis to identify a rate that is applicable to individual sites. Given this, the municipal rate should not replace the specific site-based contribution rates.

It is recommended that this contribution rate replace the 'other' residential subdivision, commercial and industrial rate of 5 per cent to 5.5 per cent within the Mornington Peninsula Planning Scheme.

Types of land

It is appropriate to apply the open space contribution rate across all commercial, industrial, and residential subdivisions. While residential land may drive a higher use of open space, employment land and employees should also have adequate access to quality open space to enjoy before, during, and after work hours.

Furthermore, non-residential uses form part of the wider Shire community and should contribute to the infrastructure that supports that community. Industrial, commercial, and retail uses benefit directly and indirectly from quality open space provision.

Given this, the open space contribution rate should be applied across all land uses.

Collection and distribution of funds

Council will have opportunities over the next 25 years to obtain sites for new open space as well as funds to improve the quality and accessibility of existing open space. Council should develop an Open Space Acquisition Plan to support with this. Where land cannot be acquired, existing open space should be reviewed to identify opportunities to improve the quality and utilisation of this infrastructure. This could include elements such as lighting, surface improvements, and additional infrastructure beyond the set park service hierarchy.

Funds collected through the open space contribution should be kept in a separate account. Funds should be spent in alignment with strategic directions from the Open Space Strategy, Open Space Acquisition Program, Asset Management Plans, and Capital Works Programs. The open space projects will vary over time, responding to changing community demands for open space and strategic opportunities. Given this, the program of works should be regularly reviewed and evaluated.

Value of updating the Planning Scheme

As noted earlier, Council is currently receiving a 5 per cent open space contribution rate from 'other' residential, commercial and industrial land. It is recommended that Council undertake a Planning Scheme Amendment to increase this to a 5.5 per cent contribution rate. This would result in Council receiving a 10 per cent increase in contribution rates e.g. if $1.5 million was received through the 5 per cent contribution rate, this would increase to $1.65 million contribution rate under a 5.5 per cent contribution rate.

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Building Name	Total Courts	Courts	Lit Courts	Unlit Courts	Court Fee ($300/$150)	Pavilion Fee	Existing Rent (option 3)	Previous Endorsed Rent (option 2)	Proposed Rent (option 1 prefered)	$ difference	% difference
BALNARRING TENNIS CLUB INC ****	8	6	6		1800	$ 500.00	$ 2,119.00	$ 6,500.00	$ 2,300.00	$ 181.00	8.54%
BONEO TENNIS CLUB INC	4	4	4		1200	$ 500.00	$ 1,059.98	$ 3,200.00	$ 1,700.00	$ 640.02	60.38%
CRIB POINT TENNIS CLUB INC	4	4	4		1200	$ 500.00	$ 1,059.98	$ 2,000.00	$ 1,700.00	$ 640.02	60.38%
DROMANA TENNIS CLUB INC	8	8	8		2400	$ 500.00	$ 2,238.00	$ 4,500.00	$ 2,900.00	$ 662.00	29.58%
FLINDERS TENNIS CLUB INC	3	3	2	1	650	$ 500.00	$ 1,059.00	$ 3,000.00	$ 1,150.00	$ 91.00	8.59%
HASTINGS TENNIS CLUB INC	4	4	4		1200	$ 500.00	$ 530.00	$ 2,500.00	$ 1,700.00	$ 1,170.00	220.75%
MAIN RIDGE TENNIS CLUB INC	5	5	5		1500	$ 500.00	$ 1,324.95	$ 3,000.00	$ 2,000.00	$ 675.05	50.95%
MOUNT ELIZA TENNIS CLUB INC	8	8	8		2400	$ 500.00	$ 2,293.00	$ 4,000.00	$ 2,900.00	$ 607.00	26.47%
MT MARTHA TENNIS CLUB INC(WATSON ROAD)	7	7	7		2100	$ 1,000.00	$ 1,059.98	$ 4,500.00	$ 3,100.00	$ 2,040.02	192.46%
RED HILL TENNIS CLUB INC	8	8	8		2400	$ 500.00	$ 1,589.96	$ 5,000.00	$ 2,900.00	$ 1,310.04	82.39%
ROSEBUD TENNIS CLUB INC	8	8	8		2400	$ 500.00	$ 2,109.00	$ 4,500.00	$ 2,900.00	$ 791.00	37.51%
RYE TENNIS CLUB INC	10	10	8	2	2700	$ 1,000.00	$ 2,649.00	$ 5,000.00	$ 3,700.00	$ 1,051.00	39.68%
SHOREHAM TENNIS CLUB INC	4	4	4		1200	$ 500.00	$ 1,059.00	$ 3,000.00	$ 1,700.00	$ 641.00	60.53%
SOMERS TENNIS CLUB INC	3	3	3		900	$ 500.00	$ 795.00	$ 2,000.00	$ 1,400.00	$ 605.00	76.10%
SOMERVILLE TENNIS CLUB INC	6	6	6		1800	$ 500.00	$ 1,563.00	$ 3,500.00	$ 2,300.00	$ 737.00	47.15%
TYABB TENNIS CLUB INC	4	4	4		1200	$ 500.00	$ 1,165.00	$ 4,500.00	$ 1,700.00	$ 535.00	45.92%
SORRENTO TENNIS CLUB INC	6	8	6	2	2100	$ 500.00	$ 1,810.00	$ 4,500.00	$ 2,600.00	$ 790.00	43.65%
		100	300	150			$ 25,483.85	$ 65,200.00	$ 38,650.00		51.66%

Asset Management Strategy

Mornington Peninsula Shire

2026–2036

mornpen.vic.gov.au







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Introduction

Purpose

The purpose of this strategy is to bring together Council's strategic objectives, desired service delivery outcomes and future challenges, to establish objectives that will allow us to ensure our assets are providing value.

Goals

The goals of this strategy are to:

- Outline the types of assets that the Shire manages and establish the links between our assets and the services they support;
- Identify future asset management related challenges facing Council;
- Establish how Council will overcome these challenges, ensuring long term sustainability and service delivery;
- Convert Council's strategic objectives into *asset management objectives* (based on the asset management principles outlined in the policy);
- Set out the approach for developing Portfolio Asset Management Plans for the Shire's major asset classes, including performance monitoring of assets, lifecycle planning, and developing long term financial projections; and
- Detail the implementation and improvement program to ensure continual improvement of the Shire's asset management practices.

Council's Vision

The Community Vision reinforces the Council's commitment to supporting community groups, sustainable and balanced growth, a vibrant local economy, fit-for-purpose infrastructure, and ensuring a prosperous, safe, accessible, and inclusive future for all.

The Community Vision is based on four themes:

- Place
- People
- Prosperity
- Performance

Council Plan

The Council Plan is developed every four years with comprehensive community input. It guides our work and outlines how Council will work toward fulfilling our shared Community Vision.

The findings of the community engagement help shape our Council Plan, Financial Plan, Asset Plan and other strategic plans, including this Asset Management Strategy.

The community engagement highlighted that residents prioritise:

- infrastructure maintenance,
- improved Council operations,
- roads, and
- environmental stewardship.

The community identified that asset investment should target high-need areas and prioritise renewal over new assets.

One of the top priorities of the community was:

> improved management of Shire infrastructure, particularly roads.

Asset Management Benefits

Aside from supporting Council's overall vision, AS ISO 50000:2014, AS ISO 55001:2014 and AS ISO 55002:2019 lists the following benefits that also result from good asset management practices:

- Improved financial performance;
- Informed investment decisions;
- Improved services and outputs;
- Demonstrated social responsibility;
- Demonstrated compliance;
- Enhanced reputation;
- Improved organisational sustainability;
- Improved efficiency and effectiveness; and
- Managed risk.

Legislation

The *Local Government Act 2020* is the key legislation affecting the Shire's *Asset Management Framework*.

The principles of good governance are amply demonstrated in the development of the *Asset Management Framework*. In alignment with the *Asset Management Framework*, an *Asset Plan* has been developed and adopted by Council as required by the *Act*.

The *Asset Plan* has a planning horizon of 10 years. It includes information about acquisition, maintenance, renewal, upgrade, expansion, and disposal for each class of infrastructure asset under Council's control. The Asset Plan includes:

- Strategic Intent;
- Linkage to the Community Vision, Council Plan and Financial Plan;
- Financial Integration;
- Asset Classes;
- State of the Assets; and
- Challenges and Choices.

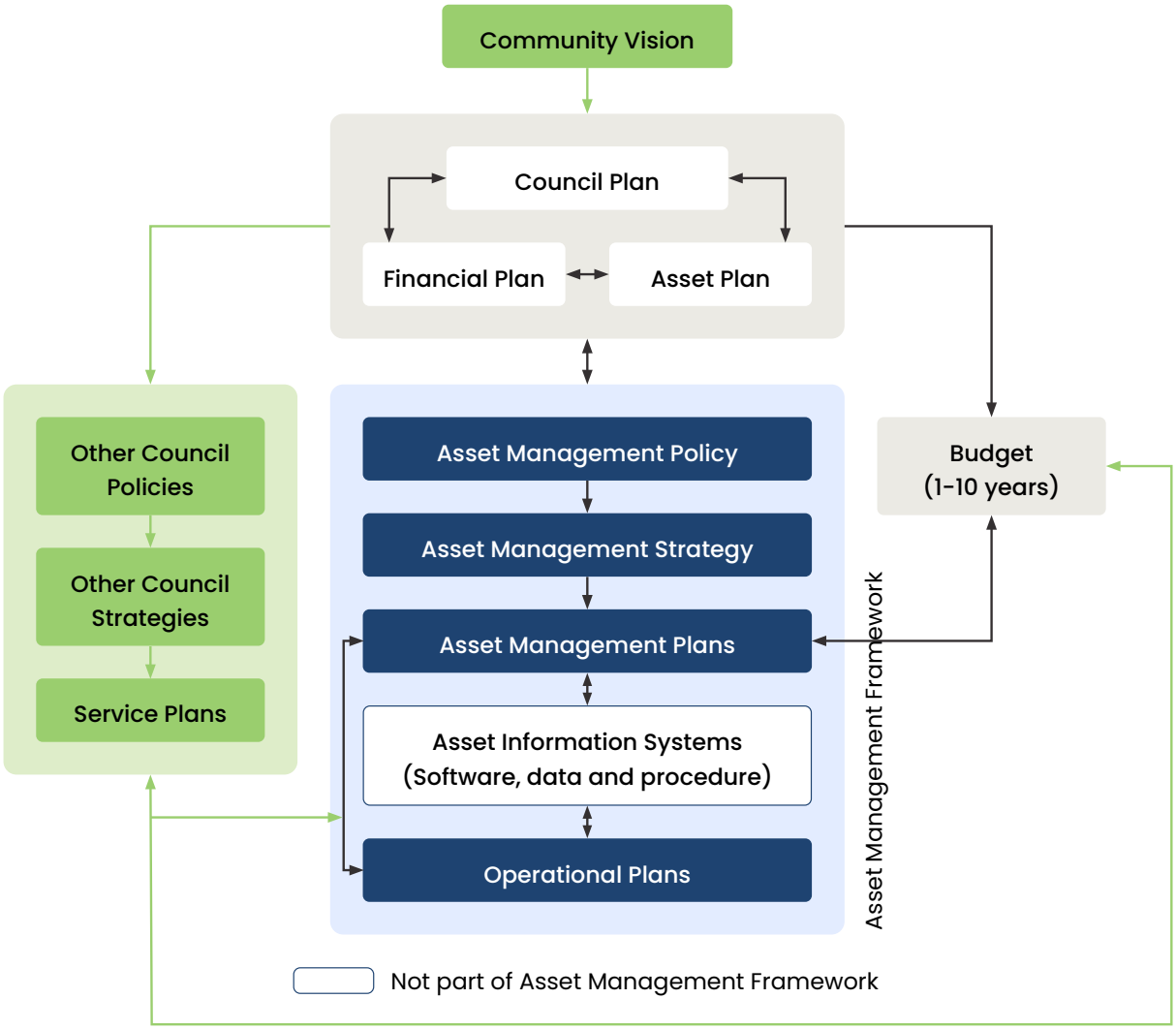
Associated Documents

This Asset Management Strategy is to be read in association with a raft of closely linked Mornington Peninsula Shire Council documents listed in the table below.

Documents	Purpose
Community Facilities Infrastructure Strategy	To create, support and maintain a network of accessible community facilities.
Public Toilet Strategy	Provide a framework for the provision and refurbishment of Public Toilets on the Peninsula.
Integrated Transport Strategy	To create an integrated and safe transport network and advocate for improved transport options.
Pedestrian Access Strategy	To enhance and expand a safe and accessible walking network across the Peninsula.
Peninsula Trail Strategic Plan	To provide a framework to guide the delivery of the Mornington Peninsula Trails.
Road Management Plan	Set Minimum service standards, for roads and road related assets.
Road Improvement Strategy	To maintain the serviceability of our roads.
Towards Zero Road Safety Strategy	To provide a framework for the policies and actions aimed at reducing road trauma.
Open Space Strategy	To maintain and enhance our public open spaces.
Sports Capacity Plan	To provide a strategic approach to the upgrade and provision of new sporting facilities.
Playspace Strategy	Provides a framework for the ongoing planning, design and management of the Shire's public playgrounds.

Documents	Purpose
"Our Coast Our Future: Coastal Strategy"	Manage our beaches and foreshores to ensure they are safe, accessible, enjoyable & resilient to the impacts of coastal change.
Integrated Water Management Plan	To develop integrated water planning and management for liveable, resilient and thriving community and environment.
Coastal and Marine Management Plans	To guide the future management, use and development of the Peninsula foreshore.
Flood and Stormwater Strategy	To provide various tools to mitigate risks of flooding.
Beyond Zero Waste Strategy	To promote and work towards a zero-waste circular economy to preserve our environment and strengthen the local economy.
Biodiversity Conservation Plan	To protect and improve the resilience of the Peninsula natural environment and biodiversity.
Green Wedge Management Plan	To support the ongoing protection of the Green Wedge to maintain its environmental, agricultural, recreational and tourism value.
Urban Forestry Strategy	To increase resilient canopy cover across the Peninsula.
Property Strategy	Assist Council to align actions relating to its extensive property portfolio with the goals of the Council Plan and broader policy objectives.

Asset Management Framework



Asset Management Framework

The Shire's **Asset Management Framework** is a set of interacting elements whose function is to establish the asset management commitment, principles and objectives, and the processes to achieve them, allowing the Shire to realise value from our assets.

The framework is set out in our **Asset Management Policy** which specifies the high-level intentions and direction of Council incorporating the principles and approach to asset management to achieve the Council's strategic objectives.

This **Asset Management Strategy** specifies how the Council's strategic objectives are to be converted into asset management objectives in line with the principles outlined in the policy.

It also outlines the approach for developing our **Asset Management Plans** and **Asset Operational Plans** which seek to detail the activities, resources and timescales required for individual assets, or groups of assets, to achieve the asset management objectives and defined levels of service.

Another critical document in the Shire's asset management process is the **Asset Plan**. It is a vital component of the Local Government Integrated Strategic Performance and Reporting Framework. The plan aligns with and compliments other council planning and reporting documents, including the Council Plan, Council Budget, Annual Report, and long-term plans like the Community Vision and Financial Plan. The Asset Plan is informed by the Shire's Asset Management Framework, as well as the Council Plan and the Financial Plan, as illustrated in the figure on page 8.

Strategy Overview

Our Current State

SHIRE SERVICE CATALOGUE

Liveable Community	Our Strategy and Governance
Community Health and Safety	Our Resources Management
Community Wellbeing and Connection	Our Systems and Technology
Sustainable Environment	Our People

WHICH ARE SUPPORTED BY

SHIRE ASSETS
($3.3B replacement value)

Transportation	Stormwater	Buildings	Open Space

ASSET PERFORMANCE

We realise value from our assets by measuring their performance against agreed levels of service and using this to plan our future asset needs.

	Capacity	Function	Quality	
CURRENT	TBA	TBA	98%	
DESIRED	TBA	TBA	100%	
COSTING	New/ Expansion $78M	New/ Upgrade $67M	Renewal $331M	Operation/ Maintenance $825M

Our Future Over next 10 years

COMMUNITY OUTCOMES

PLACE: Celebrate, protect and enhance our unique blend of coast, hinterland, green wedge and connected villages and townships.

PEOPLE: A safe, accessible, inclusive and engaged community that fosters our diverse culture, supporting health & wellbeing & a connected and compassionate society for all.

PROSPERITY: Enabling balanced growth through innovation, empowering community groups & volunteers, & fostering a resilient, thriving & vibrant local economy.

PERFORMANCE: A transparent, accountable council delivering measurable, community-centred services that are cost-effective, fit for-purpose, future-proofed, and responsive to community needs.

FUTURE DEMANDS

DEMOGRAPHICS
- ▲ 5% Resident Population
- ▲ 35% Residents 60+
- ▲ Visitors from neighbouring municipalities

CLIMATE CHANGE
- ▲ Temperature
- ▲ Sea levels
- ▲ Flooding
- ▲ Bushfires

SERVICE CHANGES
- ▲ Sector reforms
- ▲ Popularity trends
- ▲ Legislative change

ECONOMIC CLIMATE
- ▲ Rate capping
- ▲ Maintenance & renewal costs levels
- ▲ Ageing infrastructure

FUTURE TECHNOLOGY
- ▲ Data availability
- ▲ Connectivity
- ▲ Changing data needs

UNKNOWN UNKNOWNS

Our Strategy

Leadership Driven

We will establish and implement an Asset Management Framework.
We will commit to providing leadership support and adequate resourcing for asset management.
We will seek to continually adapt and improve our asset management.

Service Led

We will manage our assets with a focus on achieving community outcomes.
We will measure current performance and future asset needs based on service requirements.

Informed by Risk

We will integrate risk management processes that create and protect value in our assets.
We will effectively manage our risk exposure from the day to day use of our assets.

Information Based

We will collect and maintain quality data on our assets.
We will maintain an information system to store and analyse asset data and make resultant information available.

Whole of Life

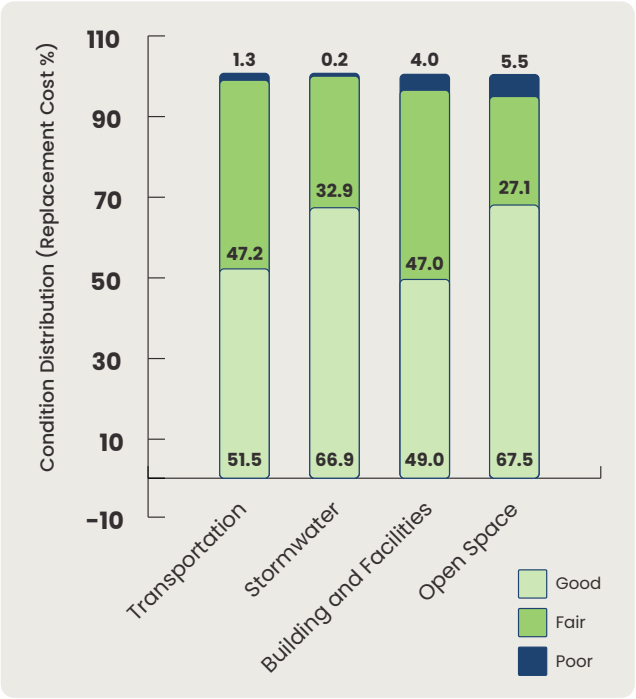
We will develop long term plans for our assets that seek to optimise asset performance and value.
We will ensure our long-term asset planning is financially sustainable.

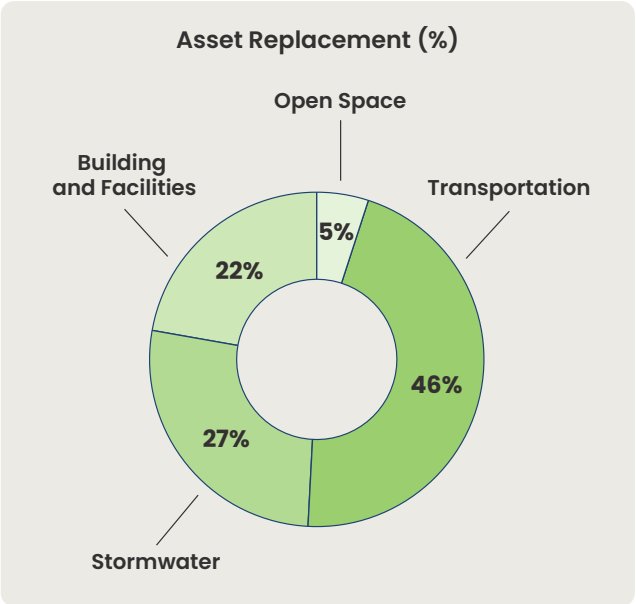
Climate Aware

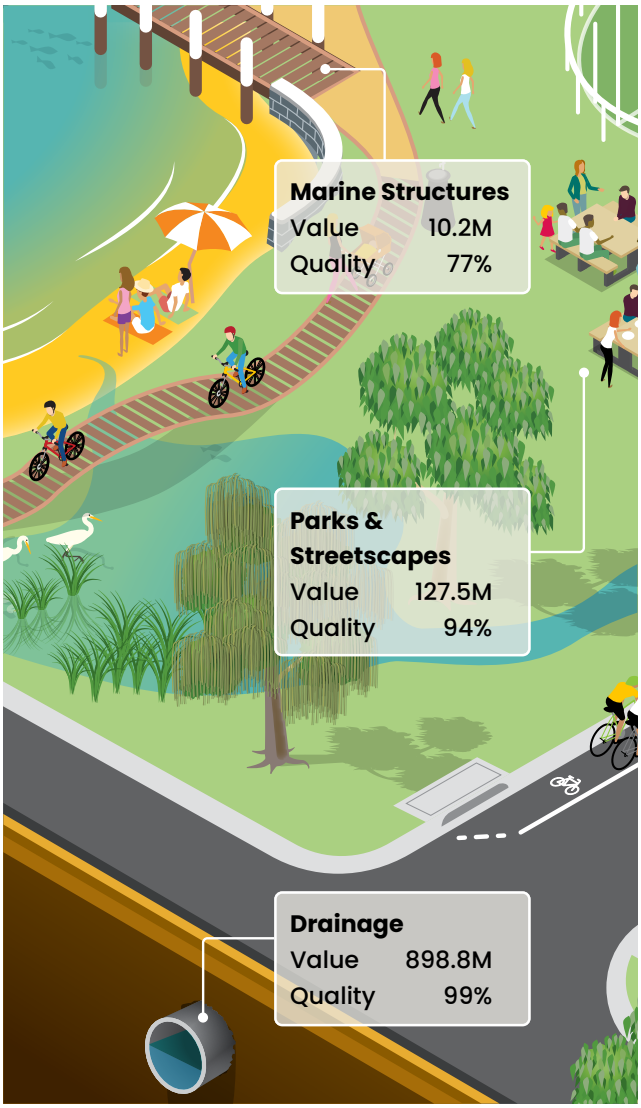
We will incorporate consideration of climate change into our asset management thinking.

Our Current State

State of Assets 2025



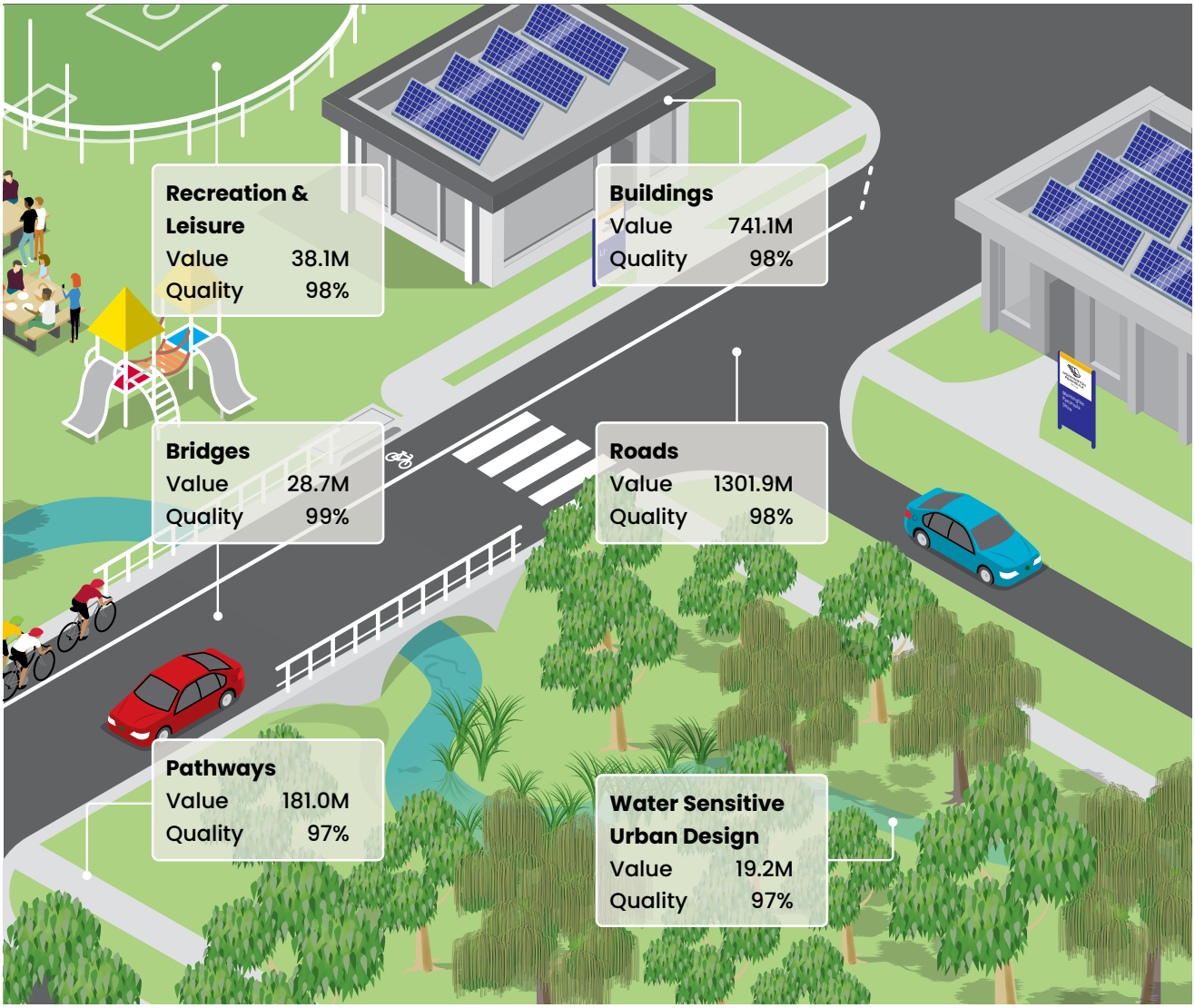




Note:

- **Quality** (condition) given as percentage of assets that meet current levels of service and do not need to be considered for capital intervention.
- **Value** refers to the replacement cost of the asset group.

12


Recreation & Leisure
Value 38.1M
Quality 98%
Buildings
Value 741.1M
Quality 98%
Bridges
Value 28.7M
Quality 99%
Roads
Value 1301.9M
Quality 98%
Pathways
Value 181.0M
Quality 97%
Water Sensitive Urban Design
Value 19.2M
Quality 97%

Providing Service

The Need for Assets

The *Local Government Act, 1989 (Vic)*, states:

> The primary objective of a Council is to endeavour to achieve the best outcomes for the local community having regard to the long term and cumulative effects of decisions.

We seek to achieve this goal through the delivery of wide range of services to the community, always seeking to provide those services efficiently and effectively.

Across the board, the services that we provide rely upon physical assets for their delivery.

Therefore, in order to meet our primary objective under the *Local Government Act*, and the facilitating objectives, we need to ensure that we manage our assets to realise their value and meet the objectives of the community.

Service Structure

We define a service as a means of delivering value to customers by facilitating outcomes customers want to achieve.

Overall, Council groups services into eight service programs (see page 15). These programs represent a collection of related services that all contribute towards achieving one or more of the Council's strategic objectives.

The Service Catalogue is a directory of services that Council provides, and details:

- whether the service is community facing or enabling (Pillar)
- the strategic alignment of the service (Program)
- the major services we provide (Level 1 Service)
- key activities of how the service is delivered (Level 2 Service).

Asset Management is one of Council's level 1 service programs, and to operate as an effective program, it is important for us to be able to identify the assets each of the other service programs and services need. This will enable us to ensure we are managing our assets to the level required by the services they support.



Community Facing Services

PROGRAM	COMMUNITY HEALTH & SAFETY	COMMUNITY WELLBEING & CONNECTION	LIVEABLE COMMUNITY	SUSTAINABLE ENVIRONMENT
LEVEL 1	Animal Management	Arts & Culture Development	Economic Development & Business Support	Circular Economy & Waste Management
	Building Safety	Community Development	Land Use Planning	Climate Action & Advocacy
	Emergency Management	Recreation & Leisure	Open Space	Environment Management
	Public Health	Community Services	Transport Connection	
	Child & Family Health	Positive Ageing		
	Community Safety	Libraries		
	Public Works	Youth Services		

Enabling Services

PROGRAM	OUR STRATEGY & GOVERNANCE	OUR RESOURCE MANAGEMENT	OUR SYSTEMS & TECHNOLOGY	OUR PEOPLE
LEVEL 1	Enterprise Strategy Management	Financial Services	IT Strategy, Planning & Governance	People Strategy & Risk
	Council Governance	Portfolio Program & Project Management	System & Application Management	People Capability & Culture
	Legal, Risk & Insurance	Asset Management	IT Security	People Operations
	Information Management	Commercial & Property Management	IT Customer Support	
	Transformation		IT Infrastructure	
	Community & Stakeholder Relations Management			

Asset Planning

Major Asset Classes

The Shire's is responsible for managing a wide variety of different assets, due to the vast number of services we deliver to the community.

We have grouped all our assets into four major asset classes. Each of these major classes has an Asset Management Plan within the Asset Management Framework. The four Asset Management Plans representing the major asset classes are the Transportation, Stormwater, Open Space, and Building and Facility Asset Management Plans.

Transportation Assets

Transportation assets enable people to move around our Peninsula. This includes our roads, pathways and bridge.

Building and Facility Assets

Building assets facilitate the delivery of indoor services on our Peninsula. This includes community buildings, municipal buildings, sports pavilions and shelters.

Stormwater Assets

Stormwater assets help to manage the rainfall on our Peninsula. This includes not only our drainage pits and pipes, but also our water sensitive assets, such as rain gardens and wetlands, that help to keep our waterways clean.

Open Space Assets

Open space assets allow us to enjoy many outdoor aspects of our Peninsula. This includes the assets in our parks and reserves, playgrounds and sporting fields.

Realising Value

The Shire and the community have invested significantly in the assets that we manage to deliver services. We currently manage more than $3 billion worth of assets.

Key to successful asset management is ensuring that we can realise value locked into our assets. This means ensuring that an asset continues to deliver and support services for its entire useful life.

As the useful life of many of the Shire's assets is more than 50 years, we need to regularly monitor the performance of our assets.

This allows us to estimate whether an asset is on track to meet its service objectives, or whether we need to plan to undertake maintenance, renewal and/or upgrade works to ensure that the asset realises its potential value.

Asset Performance Measures

Three key service level areas will be used to measure how well the Shire's assets are supporting service delivery.

Quality	The physical and technical state of the asset. (e.g. Condition) Influences the Shires' capital **renewal** program.
Function	The ability of the physical asset to meet customer and service needs. (e.g. fit for purpose). Influences the Shires' capital **upgrade** program.
Capacity / Use	The ability of the physical infrastructure to meet service needs (e.g. utilisation and efficiency). Influences the Shires' capital **acquisition**, **expansion and disposal** programs.

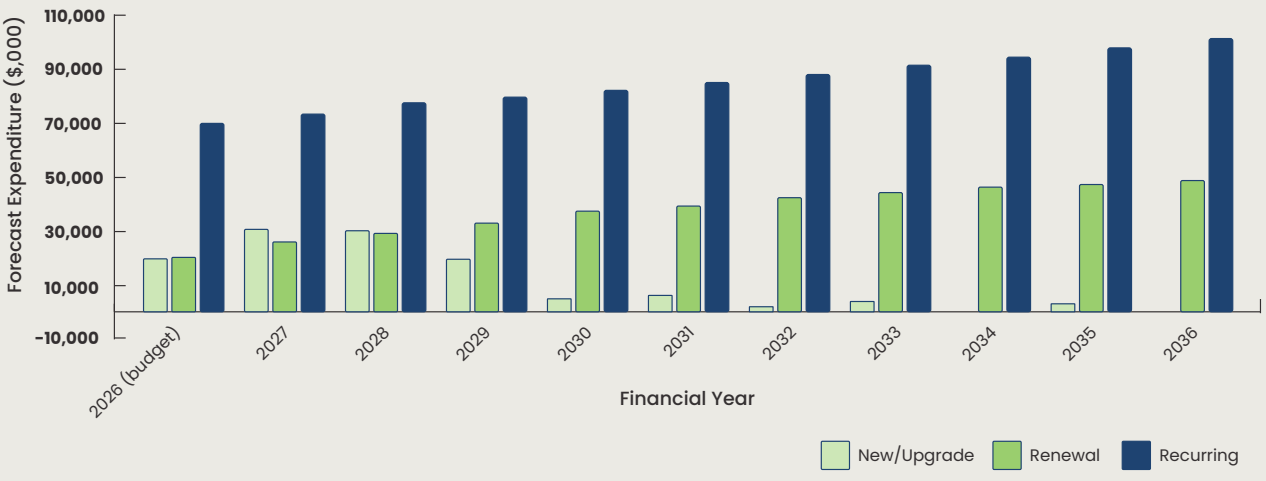
These service level areas will act as triggers for when assets should be considered for capital works intervention (either through acquisition, expansion, upgrade, renewal or disposal).

The current performance of our assets, and our forecast capital works expenditure is provided on the following page.

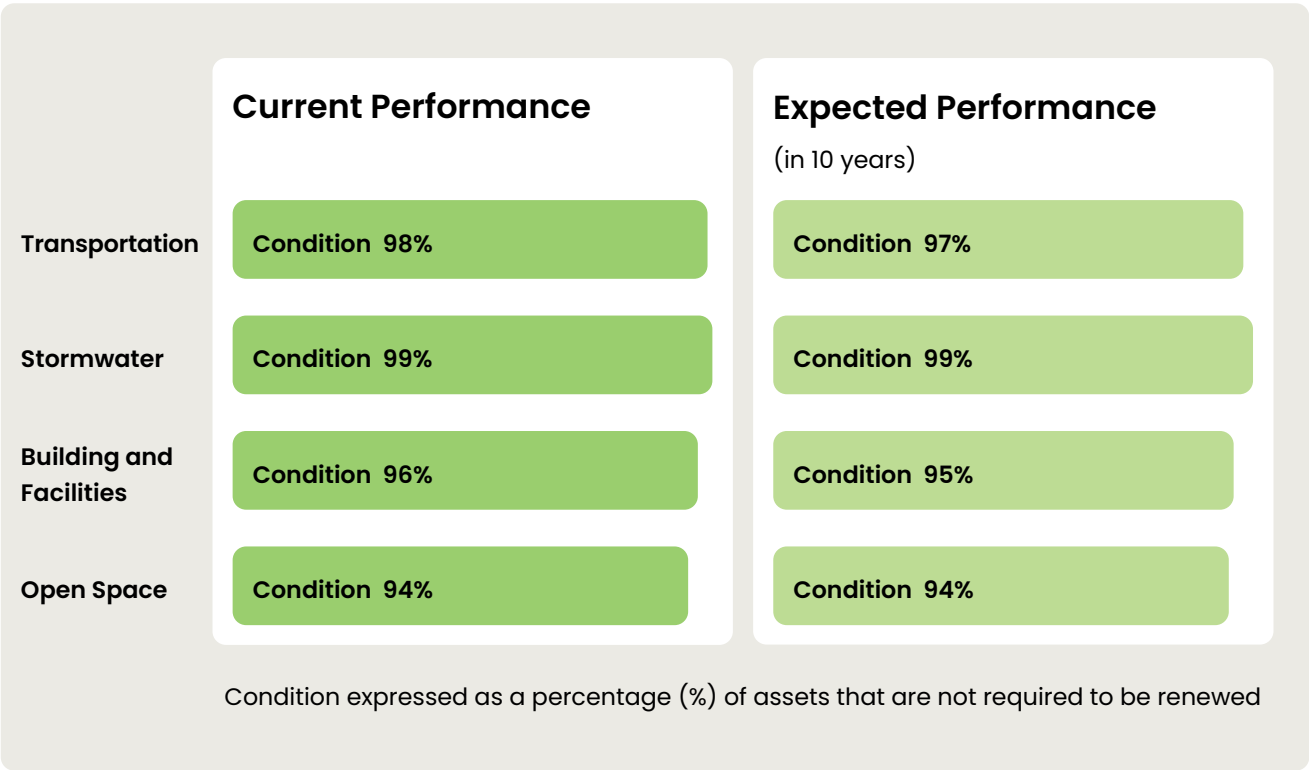
Current Forecast

Forecast Expenditure (Over 10 Years)

All Assets	Transportation	Stormwater	Building & Facilities	Open Space
401m Renewal	146m Renewal	18m Renewal	165m Renewal	72m Renewal
104m New/Upgrade	29m New/Upgrade	9m New/Upgrade	50m New/Upgrade	16m New/Upgrade
882m Recurring	267m Recurring	37m Recurring	182m Recurring	396m Recurring
1,387m Total Value	442m Total Value	64m Total Value	397m Total Value	484m Total Value



Note: Council does not currently have data regarding the functional and capacity/use performance of Shire assets.



Gathering and assessing asset performance data has been identified as an action item for improvement in this document, and this information will be included in future updates to the strategy.

All financial forecasts within the Strategy are aligned with the Shire Asset Plan and have been adjusted to account for inflation.

The Shire is prioritising the maintenance and renewal of existing assets over improving or acquiring new assets. Our 10-year financial forecasts are expected to cover maintenance and renewal needs. However, without alternative funding sources, fully implementing strategies and plans to improve or acquire assets to meet community expectations over the next decade may not be feasible.

Asset Management Structure

Leadership Responsibilities

Table 1. Responsibilities for Asset Management

Key Stakeholder	Asset Management Responsibility
Mornington Peninsula Shire Council	• Exercise stewardship over Shire assets. • Set level of service, risk and endorse the strategic management approach for Shire assets. • Approve Council Asset Management policy, strategy and plans. • Ensure appropriate allocation of asset management resources. • Approve best value program and annual plan. • Establish and operate Council audit committee.
Executive	• Establish the Asset Management Framework and ensure it is implemented within resources, budgets and service parameters. • Report on the performance of the Asset Management Framework and the effectiveness of asset management within the Shire. • Ensure that accurate and reliable information is presented to Council for decision making. • Support the Capital Works and Asset Management Steering Committee (AMSC).
Asset Management Steering Committee (AMSC)	• Management of the Shire's assets is overseen by the AMSC. • Demonstrate leadership and commitment with respect to the Asset Management framework. • Set levels of service, risk and cost within available resources. • Develop the strategic direction for asset management. • Monitor and review the Asset Management Framework. • Review the asset management roles and responsibilities of managers across the organisation. • Coordinate the asset management activities across all asset classes. • Advocate a consistent approach to asset management across asset classes. • Monitor the performance of assets and report to Council. • Report asset management activities to Executive and Council. • Evaluate asset management improvement.

Key Stakeholder	Asset Management Responsibility
Asset Class Working Group	• Coordinate the implementation of asset management principles and objectives across the Shire. • Investigate improvement opportunities in asset management practices across the Shire. • Review long term asset lifecycle planning processes to improve the sustainability of the Shire asset portfolio. • Report to the Asset Management Steering Committee.
Capital Works Steering Committee	• Develop the long-term capital works program.
Manager Assets, Property & Buildings	• Develop and review Shire policy, strategy, objectives, guidelines, practices, procedures and systems for asset management. • Raise awareness throughout the organisation of the benefits of sound asset management. • Integrate the Shire's asset management policy, strategy and plans into the corporate governance framework. • Oversee the progress of individual asset management activities including data capture and preparation of asset management plans. • Review and disseminate Asset Management information to interested stakeholders. • Oversee development and implementation of Asset Management Plans. • Oversee the condition monitoring assessments for all infrastructure assets. • Report to the Asset Management Steering Committee on the performance of the Asset Management Framework.
Managers and Staff	• Service managers are involved in establishing maintenance, renewal, and upgrade requirements to ensure fitness-for-purpose. • Assist in the development and review of the Asset Management policy and strategy. • Implement Asset Management Strategy with agreed resources. • Develop and implement Asset Management Plans for individual asset classes using principles of lifecycle analysis. • Implement operational plans (such as maintenance programs and capital works programs) in accordance with Asset Management Plans and budget. • Implement Improvement Plans for individual asset classes. • Manage assets in consideration of long-term sustainability. • Present information to Council and Executive in terms of life cycle risks and costs.
Financial Management Team	• Ensure Asset Plan balances with Financial Plan requirements.

Organisational Structure

The organisational structure of Council, highlighting the roles that have specific asset management responsibilities under this plan or the Portfolio Asset Management Plans are outlined in appendix A.

Asset Management Responsibility Matrix

The asset management responsibility matrix outlines, across the organisation, the specific managers responsible for making asset related decisions throughout the various stages of an asset's lifecycle.

The detailed asset management responsibility matrix is a separate attachment to the document as it's subject to change whenever there is a review in organisational structure. These responsibilities will need to be reviewed to ensure they reflect current accountabilities within the organisation.

The Shire is currently undertaking an Organisation Strategy and Structure Review Update, along with a service review of the Asset Management Service as part of the Business Transformation project. These reviews will help to further clarify and refine roles and accountabilities, with the outcomes to be reflected in the Asset Management Responsibility Matrix in the future.

Asset Management Maturity

The Shire self-assessed its Asset Management Maturity level in June 2022 using the Victorian Government's Asset Management Accountability Framework (AMAF) 2016. The AMAF establishes a flexible and non-prescriptive set of requirements which aim to ensure Victorian public sector Accountable Officers manage asset portfolios appropriately. Beyond the principles of the framework, the framework details both mandatory asset management requirements and general guidance for agencies responsible for managing assets.

The framework measures five key areas of leadership, asset planning, acquisition, operations and disposal.

Within each of these key areas, the following fundamentals of asset management that are needed to improve maturity beyond compliance are applied.

- Asset Registers
- Asset Performance
- Maintenance Management
- Capital Prioritisation
- Long Term Financial Planning
- Asset Accounting and Statutory Reporting
- Social Infrastructure Planning and Levels of Service
- Resource levels
- Staff competency and capacity

The maturity in each of the key areas within the Shire is illustrated as a spider chart in Figure 3 (page 24) displaying a score ranging from 0 (Innocence) to 4 (Optimising).

Good Practice: A score of 3 (Competence) represents a core maturity of business processes and practices employed by the organisation. A score of 4 represents an organisation that employs advanced business processes and practices.

Improvement Actions: A score below core maturity results in short- and long-term asset management improvement action items, enabling the Shire to plan and budget to improve the alignment and future capability of their asset management practices.

The Figure presents the results of the completed asset management maturity assessment versus the targeted 'core' maturity scores for compliance with the AMAF and 'best practice' scores for each of the 5 key areas.

The target 'core' maturity scores for compliance demonstrate that an organisation is consistently and systematically achieving the requirements set out in the AMAF. The best practice target scores demonstrate that an organisation is consistently optimising its asset management practices, in line with its corporate strategic vision and operating context.

The detailed Council's maturity assessment for the core competencies are summarised in Figure 3. The current maturity level is shown by the blue polygon. The maturity gap to be overcome for Council to achieve a core asset management competency is shown by the green polygon. The improvement actions required to achieve the benchmark (competence level) are included in the Asset Management Improvement Plan documented in this strategy.

Please note that since the time of this assessment, several improvement initiatives, particularly in the area of asset acquisition have been completed. As a result, the current asset management maturity rating may be higher than what is reflected in the figure below.

To ensure ongoing accuracy and continuous improvement, an action plan has been established to conduct internal asset management maturity assessments every two years. These assessments will be guided by the principles and methodologies outlined in the International Infrastructure Management Manual (IIMM).

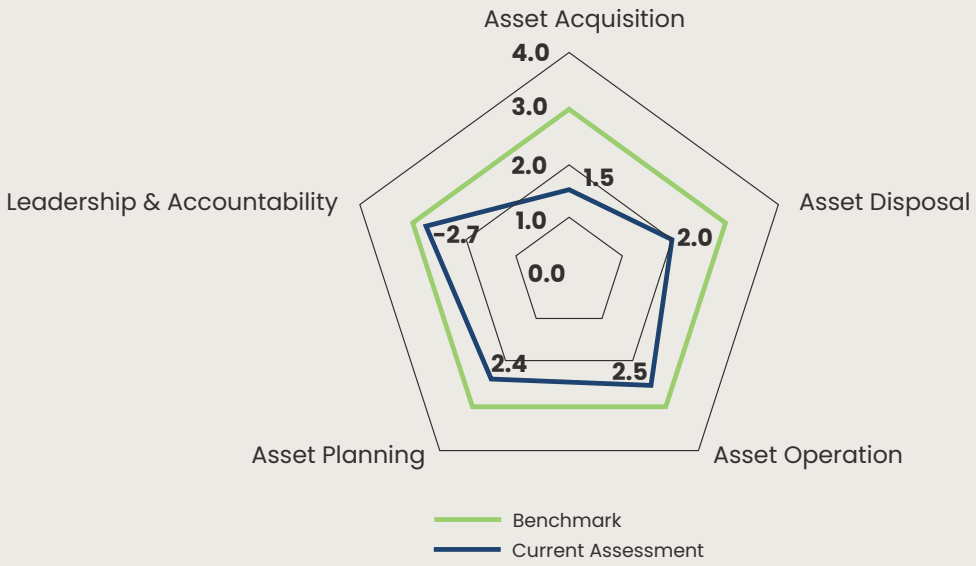


Figure 3: Asset Management Maturity

Within each key area, the following themes are considered.

Leadership and Accountability	• Overview and key requirements • Resourcing and skills • Governance • Allocating asset management responsibility • Attestation requirements • Monitoring asset performance • Asset management system performance • Reporting to Government • Evaluation of asset performance • Other requirements
Asset Planning	• Asset Management Strategy • Risk management and contingency planning
Asset Acquisition	• Monitoring and preventative action • Acquisition Process
Asset Operation	• Monitoring and preventative action • Maintenance of assets • Information Management
Asset Disposal	• Disposal Process

Our Future

Community Priorities

Linking Asset Management to Council's Strategic Objectives

The Council Plan outlines the long-term vision and priorities for our community on the Mornington Peninsula. These strategic objectives guide everything we do, including how we manage our assets. Asset management is not just about maintaining roads, parks, buildings, and drains—it's about supporting the services and lifestyle our community values.

The strategic objectives are grouped under four strategic directions within the Council Plan, which are:

- Place
- People
- Prosperity
- Performance

This Asset Management Strategy aligns directly with the Council Plan, ensuring that asset decisions reflect the needs, aspirations, and feedback of our community. It also reflects the principles in Council's Asset Management Policy, particularly being service-led, risk-informed, whole-of-life focused, and climate aware.

The following outlines how asset management supports each of the strategic directions and objectives in the Council Plan.

Strategic Direction 1: Place

1.1 Protected, resilient and enhanced natural environments.

Council's natural landscapes are a key part of our identity. Asset management supports this objective by managing open space and trail assets in a way that enhances accessibility to natural areas, while ensuring they remain protected for future generations. We're also strengthening our approach to recognising and valuing natural assets such as coastal zones and native vegetation, consistent with the Asset Management Policy.

1.2 Connected townships with integrated and accessible transport and well-maintained infrastructure.

Safe, reliable, and inclusive infrastructure is critical to supporting daily life across our municipality. Asset management focuses on maintaining and improving transportation, stormwater, open space and building and facility assets, so they meet community needs and expectations. We prioritise integration and connectivity, including active transport routes, such as walking and cycling trails. Community feedback about road condition and accessibility informs our priorities for renewal and upgrade works.

Strategic Direction 2: People

2.1 A safe, accessible, inclusive and healthy community.

Well-maintained community infrastructure is central to public health, inclusion, and safety. Asset management ensures our parks, recreation spaces, community buildings and footpaths are accessible, safe, and welcoming to people of all backgrounds and abilities. By applying risk-informed and service-led asset planning, we aim to reduce hazards, promote participation, and enhance community wellbeing.

2.2 An engaged and connected community.

Asset management enables connection—between people, places, and services. We support this objective through the delivery and maintenance of transport infrastructure, community hubs, digital connectivity and cultural facilities. By ensuring our assets are inclusive and accessible, we create spaces that foster social interaction, support local events, and promote active lifestyles. Strategic investment in community infrastructure also enables participation in arts, sport and cultural activities.

Strategic Direction 3: Prosperity

3.1 A vibrant, innovative and thriving local economy.

The way we plan and manage assets has a direct impact on local businesses, tourism and industry. Through targeted investment in transport networks, business precincts, and civic infrastructure, Asset management helps create the conditions for economic growth and innovation. Assets like cultural venues, visitor infrastructure, and public space improvements are key to attracting investment and supporting a thriving economy.

3.2 Valued partnerships and empowered community groups and volunteers.

Council recognises the value of working with others to deliver great outcomes. Asset management plays a role in enabling partnerships—whether by co-investing with state or federal government or supporting local community groups to activate and maintain shared spaces. We also aim to build community capability by ensuring community assets are safe, functional and adaptable for shared use.

Strategic Direction 4: Performance

4.1 A financially sustainable, high-performing and well-governed Council.

Effective asset management is critical to ensuring long-term financial sustainability. Detailed Asset Management Plans for major asset classes—transportation, stormwater, open space, and buildings and facilities—are developed using accurate data, community-informed performance targets, and whole-of-life cost modelling. These plans support responsible budgeting and help minimise the risk of unexpected asset failures or costly reactive interventions.

4.2 Community-centred, responsive, and fit-for-purpose services.

The infrastructure we manage underpins the services our community relies on. We use a whole-of-life approach to plan for assets that are adaptable, future-proofed, and environmentally responsible. This means investing at the right time to extend asset life, incorporating climate resilience into planning, and ensuring assets meet the changing needs of current and future generations.

Future Drivers

Mornington Peninsula Shire has identified six key areas that have the potential to affect demand on the Shire's services and the assets that support those services. These drivers are:

- Demographics
- Climate Change
- Service Changes
- Economic Climate
- Future Technology
- Unknown Unknowns

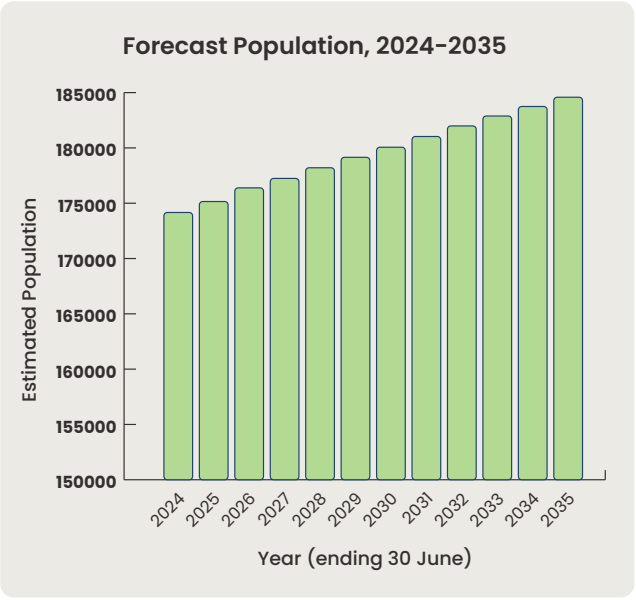
These drivers not only represent a potential impact to our ability to continue to manage assets at the current level of service, but also provide us with an opportunity to improve our current practices.

Demographics

Population Growth

Mornington Peninsula Shire is estimated to be home to approximately 175,150 people in 2025. This population is expected to increase by 5% over the next 10 years, reaching an estimated 184,583 people in 2035.

The flow on effect from this increase in population needs to be considered in the planning of the Shire's services and therefore the long-term planning of the Shire's assets.



Whilst the projected increase in residents is not significant, it may still require an increase in the number of assets provided for the community and on the consumption of those assets.

We will need to understand these increases in demand and consumption so that we can properly plan for the creation, upgrade and renewal of our assets.

Resident Age Profile

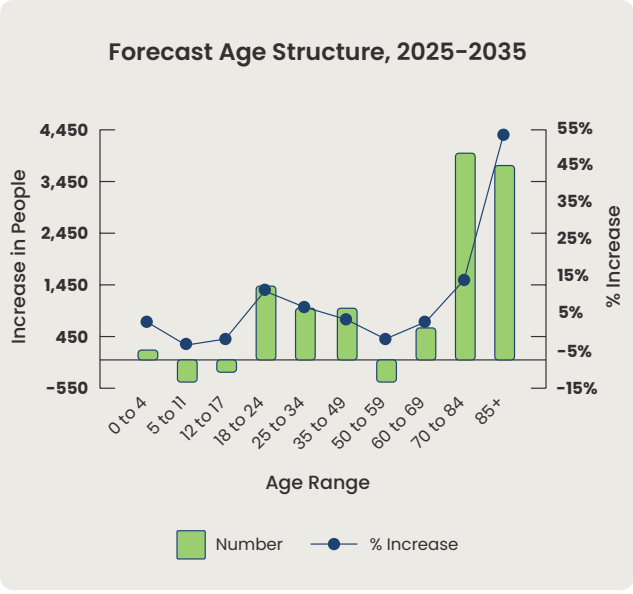
More significant than the predicted growth in resident population, is the forecast change to the demographic profile of the Mornington Peninsula.

The median age of residents on the Peninsula is 48, 11 years higher than the median for Greater Melbourne. There is significantly less 20 to 39-year-olds and more 60+ year olds.

Over the next 10 years, while the resident population of the Peninsula is only predicted to increase by 5%, the increase in residents over the age of 60 is expected to increase by 10% (and 85+ by almost 18%).

This will have a significant impact on our assets as there will be a growing need to ensure our assets meet universal design principles.

We will also need to understand the possible increased demand on Shire services that support people in this age bracket and plan our assets to meet future needs.



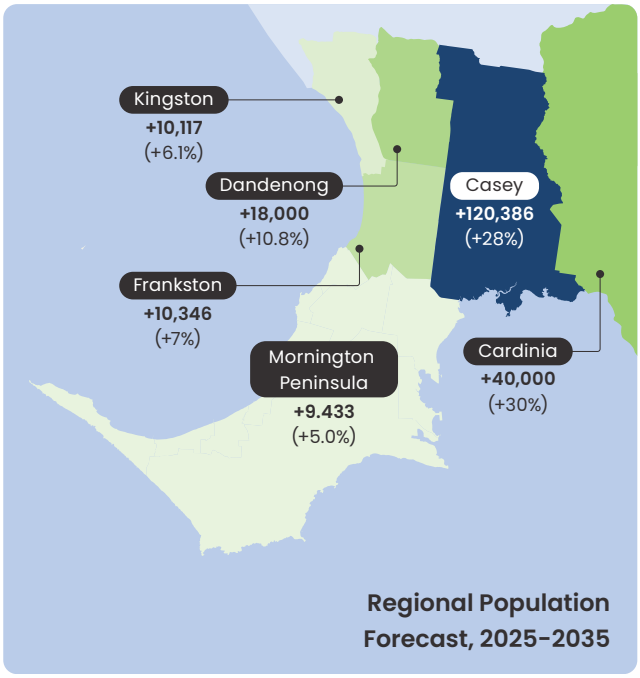
Tourism and Visitors

The other factor that has the potential to significantly impact the Shire's assets is increases in visitors and tourism.

While the forecast growth in resident population for Mornington Peninsula is relatively low, the predicted growth in other municipalities within our region is significant (as seen below).

This large population increases in the populations of neighbouring municipalities is (particularly Cardinia Shire Council and the City of Casey) is likely to subsequently increase visitors to the Peninsula.

As with population growth, this increase will affect the capacity of our assets (particularly during peak seasonal times) and may result in an increased rate of consumption of our assets.



Climate Change

Climate change is one of the most significant challenges facing society today, as we work out how to manage the current climate impacts. Climate consideration is critically important when planning the future of our assets.

There are two factors that need to be considered in relation to climate change:

Climate change impact on our assets

and

Our assets' impacts on the climate

Climate Change Impact on Our Assets

In the future we can expect more extreme weather events, such as bushfires, heatwaves, droughts, land susceptibility and erosion, flooding, extreme rainfall events and rising sea levels.

We need to understand the effect that these events will have on the useful lives of our assets and come up with strategies to make our assets more resilient to climate change effects (both existing and future assets).

Our Assets' Impacts on the Climate

Council has a responsibility to reduce the impact of its assets on the climate and to improve overall climate resilience.

This means ensuring that assets are managed in ways that minimise negative environmental impacts, for example, by using recycled materials in construction and designing assets with a low carbon footprint.

We also need to explore opportunities to better manage our natural assets and leverage their benefits in mitigating the effects of climate change.

Service Changes

There are several external factors that affect the services that the Shire delivers, and the extent to which those services are provided including:

Sector Reforms

Reforms to service sectors can greatly affect the types and extent of services delivered by the Shire.

Examples, such as the federal governments 'Aged Care Reform' or the state governments '3-year-old Kindergarten' program can increase or decrease the service local government is responsible for.

It is important that these changes translate to the need for assets to support those services, identifying early the need for increased capacity of assets, or conversely the rationalisation of assets.

Popularity Trends

Popularity trends also significantly alter services, particularly in the sport and recreation space.

For example, recent increases in female participation in sport have greatly increased the services that we need to deliver, which has resulted in an increase in asset expenditure.

We need to be aware of these trends to plan our assets to be responsive to them.

Legislative Changes

Finally, legislative changes also can alter the services, and extent of services, that we provide.

However, legislative changes also have the potential for changing how we plan our services, and therefore how we plan our assets. Our practices and processes need to take into consideration these future changes.

Cost Shifting

When state or federal governments transfer service responsibilities without providing sufficient funding, whether due to policy changes or the implementation of new programs, it can significantly impact our asset planning process and service delivery capabilities.

Economic Climate

Regardless of the increasing demand to deliver additional services, local government faces economic difficulty just to continue to deliver services at current levels. This is due to the current economic climate, exacerbated by a rate capping environment and ageing infrastructure.

Rate Capping

Rate increases for the Shire are capped at the consumer price index (CPI). However, the costs for service delivery, particularly those related to asset construction and maintenance, has been increasing at a rate greater than CPI.

This not only creates a financial liability, as our expenditure grows faster than our income, but also puts at risk our ability to maintain intergenerational equity, where the users or demand generators of assets aren't bearing the lifecycle costs of those assets.

Ageing Infrastructure

The other economic factor is that while we are currently meeting our renewal requirements, our asset portfolio is ageing. The renewal expenditure requirements for our assets will therefore continue to rise as an increasing number of assets reach the end of their useful lives.

Without the ability to increase revenue to offset the increasing renewal need, we will have to make service level decisions around which assets we can renew and those that can be rationalised and/or disposed.

Future Technology

Future technologies will greatly change the landscape through which we deliver services, and assets.

These changes present a fantastic opportunity to improve our asset management practices. From the ability to collect and analyse 'big data' to improve decision making through to the 'Internet of Things' allowing assets to be self-diagnosing. We have the potential to leap forward in our understanding of how assets behave and how best to manage them using the application of emerging technologies, like Artificial Intelligence (AI) to streamline compliance and performance reporting and to optimise asset investment strategies, and remote data collection, including drone-based inspections and geospatial mapping in improving visibility and in supporting proactive asset planning.

However, technological changes also present a great challenge. The assets we use today to deliver services, might not be the assets needed to deliver services in the future. We need to make sure we have sight of that future service horizon so we can plan to build appropriate assets going forward.

We also need to ensure that our Asset Management Framework and Information System are agile enough to respond to future technologies.

Unknown Unknowns

Aside from the above future demands, there are always unknown circumstances that arise which impact on Shire assets. It is important that in setting up the Asset Management Framework, it remains flexible enough to be able to change to meet the demands of future, unknown, circumstances.

Our Strategy

Guiding Principles

To align our asset management practices to the community's priorities and improve them to cope with the future challenges we are facing, the Shire is committing to make all decisions relating to assets in accordance with the six asset management principles outlined in our Asset Management Policy.

Asset management is:

- **Leadership driven**, establishing accountability and responsibility for assets, integrating asset planning with corporate, financial, business and budgetary planning, and seeking continual improvement;
- **Service led**, ensuring service delivery needs form the basis of asset management decision making and asset management outcomes are community-focused;
- **Informed by risk**, ensuring risk management is embedded in the way we work and how we make decisions;
- **Information based**, with objective data on assets used to drive planning, and systems in place to monitor lifecycle costs and asset performance;
- **Whole of life**, considering each asset's lifecycle and pursuing sustainability, to provide for present needs while sustaining resources for future generations; and
- **Climate aware**, considering both the impacts that climate change has on assets and the impacts our assets make to climate change.

Using our asset management principles as a basis and considering our current state of asset management, the community's priorities and the future demands, we have established 12 asset management objectives which specify the results we need to achieve in order to realise value from our assets.

Asset Management Objectives

Leadership Driven

1.1 **We will implement the Asset Management Framework,** which:

- have a clear alignment with the Council's strategic objectives;
- comply with relevant legislation, regulations, codes of practice and standards;
- supports continuous improvement and innovation of asset management processes, practices and systems.

The Asset Management Framework is core to how we will undertake asset management. It outlines the principles, objectives, processes and procedures, and provides a decision-making framework.

It is vital that the framework links in with the Council's strategic objectives, so that asset management is supporting the broader organisational goal of delivering services to the community.

It is also important that the framework allows asset management processes to become integrated with wider organisational processes, to ensure that asset management is embedded within the organisation.

Finally, the framework needs to allow us to be across any legislative changes that have the potential to impact our assets or our management of them.

Actions to Support:	Linked Strategic Objectives:	Strategies
• Implement of the Shire's *Asset Management Framework* • Implement practical systems and processes that fit with organisation's asset management capabilities and maturity.	**Performance** **Strategic Objective 4.1:** A financially sustainable, high-performing, and well-governed Council	4.1.1, 4.1.2, 4.1.3, 4.1.5
	Strategic Objective 4.2: Community-centred, responsive, and fit-for-purpose services	4.2.1

Leadership Driven

1.2 **We will commit to providing leadership support and adequate resourcing for asset management**, through:

- having senior leadership commitment, led by an Asset Management Steering Committee.
- maintaining clearly defined roles, responsibilities and authorities in relation to asset management;
- ensuring that employees are aware, competent, supported and empowered;
- providing necessary resources for implementing the Asset Management Framework.

To ensure we can deliver upon the processes and procedures set out in the *Asset Management Framework*, we need to ensure that senior leadership is committed to asset management, and to providing the necessary resources and support.

This will be led by the *Asset Management Steering Committee*, who will oversee and ensure organisational support of asset management.

We also need to make sure that everyone across the organisation is aware of their asset management responsibilities and are equipped to undertake the actions under the *Asset Management Framework*.

Actions to Support:	Linked Strategic Objectives:	Strategies
• Develop 'Competency Matrix' on Asset Management for the whole organisation • Review of *Asset Management Responsibility Matrix*	**Performance** **Strategic Objective 4.1:** A financially sustainable, high-performing, and well-governed Council	4.1.1, 4.1.2, 4.1.3, 4.1.4, 4.1.5

Leadership Driven

1.3 **We will seek to continually monitor, adapt and improve our asset management**, by:

- developing, monitoring and reporting on implementation and improvement plans within the Asset Management Framework, to optimise management activities and decision-making processes;
- auditing our work and those of our service providers to ensure assets are being managed in accordance with our processes and procedures;
- benchmarking our processes and associated procedures and applying contemporary asset management techniques, consistent with appropriate best practice.

Continual improvement is fundamental to ensuring good asset management, as technology, processes and thinking continues to evolve and mature. We need to ensure we identify improvement opportunities and hold ourselves accountable for implementing them.

We also need to audit our works to ensure that we are doing what we say we will do.

Finally, we need to make sure we are benchmarking and collaborating with other asset managers both in local government and broader industry.

Actions to Support:	Linked Strategic Objectives:	Strategies
• Develop a report on status of *Asset Management Framework* • Review and update of *State of the Assets Report*	**Prosperity** **Strategic Objective 3.2:** Valued partnerships and empowered community groups and volunteers	3.2.4
	Performance **Strategic Objective 4.1:** A financially sustainable, high-performing, and well-governed Council	4.1.1, 4.1.2, 4.1.3, 4.1.4, 4.1.5
	Strategic Objective 4.2: Community-centred, responsive, and fit-for-purpose services	4.2.1, 4.2.2, 4.2.3

Service Led

2.1 **We will manage our assets with a focus on achieving community outcomes**, through:

- developing and implementing processes and procedures that align with the Council's strategic objectives;
- connecting the required purpose and performance of assets to these strategic objectives.

Alignment to community objectives is critically important. However, it is not just our asset management practices that need to align to the Council's strategic objectives. We also need to ensure that the purpose and performance of our individual assets have clear linkages to the strategic objectives.

We do not manage assets for the sake of managing assets. We do it to ensure positive outcomes for the community.

Actions to Support:	Linked Strategic Objectives:	Strategies
• Develop long-term Strategic Service Plans; • Asset Management Service Review; • Develop a Community Engagement Strategy.	**Place** **Strategic Objective 1.2 :** Connected townships with integrated and accessible transport and well-maintained infrastructure	1.2.2
	People **Strategic Objective 2.2** An engaged and connected community	2.2.5
	Performance **Strategic Objective 4.1:** A financially sustainable, high-performing and well-governed Council	4.1.3
	Strategic Objective 4.2: Community-centred, responsive, and fit-for-purpose services	4.2.1, 4.2.3

Service Led

2.2 **We will measure current performance and future asset needs based on service requirements**, by:

- ensuring assets are clearly linked to the services they support;
- having levels of service for our assets based on community needs and expectations balanced against what they are willing to pay;
- engaging the community in decision making to reflect their needs and define value;
- measuring and reporting on the performance of our assets using contemporary condition, function and capacity assessments.

Measuring the performance of our assets against service needs will ensure that we are providing the right assets and at the right level of service.

However, to achieve this we will need to ensure that our services know what assets they rely upon, set clear expectations on what they want out of their assets, and what the expectations of their customers are in relation to those assets.

There also needs to be a strong link between service planning and asset management to ensure that the actual costs to deliver services are captured, so that the impacts of changing service or service levels are fully understood.

Actions to Support:	Linked Strategic Objectives:	Strategies
• Map assets to the Council Services they support and capital works categories. • Identify asset needs of all Shire services and development of long-term Service Plans for all Shire services. • Collection of condition, function and capacity performance measures for all assets. • Document comprehensive Community and Technical Levels of Service that MPS will deliver.	**Place** **Strategic Objective 1.1** Protected, resilient and enhanced natural environments	1.1.3, 1.1.6
	Strategic Objective 1.2: Connected townships with integrated and accessible transport and well-maintained infrastructure	1.2.3, 1.2.4, 1.2.5
	People **Strategic Objective 2.2** An engaged and connected community	2.2.2

Service Led

	Performance **Strategic Objective 4.1:** A financially sustainable, high-performing and well-governed Council	4.1.3
	Strategic Objective 4.2: Community-centred, responsive, and fit-for-purpose services	4.2.1, 4.2.3

Informed by Risk

3 .1 **We will integrate risk management processes that create and protect value in our assets,** which will:

- be developed in accordance with the Shire's Risk Management Framework;
- apply risk management techniques that identify and effectively manage risk and opportunity; and
- support the Shire in effectively managing the identified strategic risks relating to asset management and the natural and built environment.

Effectively managing risk is vital in asset management and needs to be at the centre of decision making. Having robust risk-management processes in place will ensure that we prepare for future demands on our assets (such as climate change or population growth) and be well positioned to take advantage of any opportunities to add value.

Appropriate risk management will also enable the Shire to better deliver upon the actions outlined in this strategy, and thus meet Council's strategic objectives.

The Asset Management Framework is also a fundamental risk treatment within the 'Asset Management Lifecycle' and 'Natural and Built Environment' strategic risks, which highlights the importance of having asset management objectives that relate to risk management.

Actions to Support:	Linked Strategic Objectives:	Strategies
• Develop *Asset specific Risk Register* • Assign criticality to assets and identify critical assets. • Identify assets important in business continuity and emergency management planning.	**Performance** **Strategic Objective 4.1:** A financially sustainable, high-performing, and well-governed Council	4.1.1, 4.1.2
	Strategic Objective 4.2: Community-centred, responsive, and fit-for-purpose services	4.2.1

Informed by Risk

3 .2 **We will effectively manage our risk exposure from the day-to-day use of our assets,** to ensure:

- the community can access and make use of Shire assets with the risks associated with this being appropriately managed;
- operational risks identified by the Shire, that are linked to assets, are appropriately managed.

All assets used by the community have inherent risks associated with their use. Unlike the strategic risks above, which impact on the value of Shire assets and their ability to assist Council in achieving their strategic objectives, these risks are operational and relate to public safety and the safety of staff and contractors that work on Shire assets.

It is important that these risks are understood when planning and undertaking the operation and maintenance of Shire assets, with maintenance and inspection works planned to reduce risk exposure for the community and Shire officers.

Actions to Support:	Linked Strategic Objectives:	Strategies
• Develop *Asset Management Risk Register* • Develop *Asset Operational Management Plans* that consider asset risk in setting intervention levels	**Performance** **Strategic Objective 4.1:** A financially sustainable, high-performing, and well-governed Council	4.1.1, 4.1.2
	Community-centred, responsive, and fit-for-purpose services	4.2.1

Information Based

4.1 **We will collect and maintain quality data on our assets,** that:

- is consistent, appropriate and spatially represented;
- includes up to date performance information;
- is regularly reviewed for accuracy;
- is made widely available for informing decisions on Council assets and services.

Data is vitally important when it comes to making informed decisions.

In relation to infrastructure management and planning, it is also critically important that this data is spatial. This allows for better integrated planning between different asset categories, and a more wholistic approach to capital works.

Actions to Support:	Linked Strategic Objectives:	Strategies
• Develop of Asset Management Data Standard • Develop a process to review the useful lives and unit rates of assets. • Streamline asset notification process. • Explore emerging technologies to enable smarter and more efficient practices.	**Performance** **Strategic Objective 4.1:** A financially sustainable, high-performing, and well-governed Council	4.1.1, 4.1.2, 4.1.3, 4.1.5
	Strategic Objective 4.2: Community-centred, responsive, and fit-for-purpose services	4.2.1, 4.2.3

Information Based

4.2 **We will maintain an information system to store and analyse asset data and make resultant information available,** ensuring it:

- remains flexible to current and future needs;
- allows the wider organisation and community to access asset information;
- promotes integrated asset planning.

The *Asset Management Information System* (AMIS) is key to storing, analysing and making asset data available.

This objective aims to ensure that our AMIS is flexible enough to meet the varying needs of the services our assets support. We also want to ensure that our AMIS leverages the latest technologies to audit and analyse data for our assets.

Even if we have good quality asset data, if that information is not accessible, then we will have difficulty providing assets to the required levels of service.

Actions to Support:	Linked Strategic Objectives:	Strategies
• Enhancement of the New Enterprise Asset Management System (EAM) • Develop reporting and dashboards within the Enterprise Asset Management System	**Performance** **Strategic Objective 4.1:** A financially sustainable, high-performing, and well-governed Council	4.1.2, 4.1.3, 4.1.5
	Strategic Objective 4.2: Community-centred, responsive, and fit-for-purpose services	4.2.2, 4.2.3

Whole of Life

5.1 **We will develop long term plans for our assets that seek to optimise asset performance and value**, by:

- review Asset Management Strategy and Plans to align with the portfolio's long term strategies and Strategic Service Plans;
- preparing and maintaining asset management plans, that include a 10-year capital works program, for each major asset class;
- adopting lowest whole-of-life cost solutions to realise value from assets;
- considering all stages of an asset's lifecycle, from identifying needs, planning, design and creation, through to operation and maintenance, renewal or upgrade and eventual disposal.

Given the future challenges particularly in relation to the economic climate, we need to ensure that we are making optimal whole-of-life decisions for our assets. Balancing the cost of decisions across the entire lifecycle of the asset, and not just the planning and delivery stages.

We also need to be planning for the long term, to ensure we have assets in place when we need them, and that we aren't spending significant money on assets not required in the future.

Actions to Support:	Linked Strategic Objectives:	Strategies
• Review Asset Management Strategy. • Review the Shire portfolio Asset Management Plans. • Development of *Asset Operational Management Plans.* • Capture maintenance and service history information at individual asset level • Implement the TechOne Strategic Asset Management Module to model the lifecycle costs of all infrastructure assets.	**Place** **Strategic Objective 1.1** Protected, resilient and enhanced natural environments	1.1.3, 1.1.6
	Strategic Objective 1.2: Connected townships with integrated and accessible transport and well-maintained infrastructure	1.2.2, 1.2.3, 1.2.4, 1.2.5

Whole of Life

	People **Strategic Objective 2.2** An engaged and connected community	2.2.2
	Performance **Strategic Objective 4.1:** A financially sustainable, high-performing and well-governed Council	4.1.3
	Strategic Objective 4.2: Community-centred, responsive, and fit-for-purpose services	4.2.1, 4.2.3

5.2 **We will ensure our long-term asset planning is financially sustainable**, by:

- integrating the outcomes of asset management planning into the Council's long-term financial plan.
- Implementing Budget optimisation through modelling techniques to provide inputs into the development of the long term financial plans and annual works plan.

Any long-term asset planning that is undertaken needs to be incorporated into the long-term Financial Plan.

Without this link, we will be unable to make meaningful decisions in relation to long term planning, as we will be unclear as to the financial implications.

We also need links between the long-term asset planning and the Financial Plan to ensure we can afford the levels of service agreed for each of our assets going forward.

Actions to Support:	Linked Strategic Objectives:	Strategies
• Review of 10-year asset planning and links to long-term capital works program and Financial Plan. • Plan capital works programs four years in advance for all asset classes.	**Performance** **Strategic Objective 4.1:** A financially sustainable, high-performing, and well-governed Council	4.1.1, 4.1.2, 4.1.3, 4.1.5

Climate Aware

6.1 We will incorporate consideration of climate change into our asset management thinking, considering how to:

- address the climate impacts through the ways we plan and manage our assets;
- manage the effects climate change will have on our current assets;
- plan our future assets to be more adaptable to climate change;
- Identify high risk assets, vulnerable to specific climate hazards and reporting on risk reduction and financial impact through embedding resilience.

As discussed in the 'Our future' section above, both in community priorities and future demands, climate change has a huge impact on the way we manage and provide assets.

Under the Local Government Act 2020 (Victoria) and other relevant legislation, councils are required to promote the economic, social, and environmental sustainability of their municipalities. This includes the responsibility to plan for and mitigate the impacts of climate change.

We need to ensure we are managing existing assets and planning new assets with full consideration of the effects of climate change.

We also need to look at how we can manage assets in a way that decreases our contributions to climate change, and how we can better leverage and manage our natural assets to make a positive difference to the environment.

Actions to Support:	Linked Strategic Objectives:	Strategies
• Record the outcomes of the Climate Asset Vulnerability Assessment in the Council Asset Management Information Systems. • Identify the financial and service life impacts of climate change on assets.	**Strategic Direction 1:** **Place** **Strategic Objective 1.1:** Protected, resilient and enhanced natural environments	1.1.5
	Strategic Direction 2: **People** **Strategic Objective 2.1:** A safe, accessible, inclusive and healthy community	2.1.6

Asset Management Improvement Plan

This Implementation and Improvement Plan is structured over a four-year period to align with the strategic objectives of the Council Plan. A comprehensive review will be undertaken at the conclusion of this period to assess progress and ensure continued alignment with organisational goals. The Plan may also be revised in response to future updates to the Asset Management Framework.

The actions outlined within this Plan are designed to advance the Shire's asset management maturity, progressing from current levels toward competency and beyond. Longer-term improvement initiatives, covering years five to ten, are detailed in **Appendix B**.

Item No.	Action Description	Timeline	AM Principle
	Year 1		
1.01	Review and update of 'Asset Management Responsibility Matrix' and establish Asset Management Responsibilities within Council Leadership.	Year 1	Leadership Driven
1.02	Undertake an Asset Management (Level 1) Service Review as per the Service Review Program process and objective.	Year 1	Service Led
1.03	Collation and analysis of Asset Function and Capacity/Use Transportation and Stormwater assets.	Year 1	Service Led
1.04	Document comprehensive Community and Technical Levels of Service (LoS) for Transportation and Stormwater assets.	Year 1	Service Led
1.05	Develop asset specific Risk Register for Stormwater and Transportation assets.	Year 1	Informed by Risk
1.06	Develop a process for and undertake criticality assessments to identify critical Transport and Stormwater assets.	Year 1	Informed by Risk
1.07	Develop a documented process where each asset class is assessed for their useful lives and unit rates every year.	Year 1	Information Based
1.08	Identify and implement targeted improvements to Technology One integration with contractor processes, focusing on the highest-impact pain points causing efficiency losses.	Year 1	Information Based

Item No.	Action Description	Timeline	AM Principle
1.09	Define basic data standards for critical asset classes (roads, buildings, open spaces) to provide a foundation for subsequent data quality improvements.	Year 1	Information Based
1.10	Enhancing the TechOne Works Management System to Improve Infrastructure Asset Maintenance Planning.	Year 1	Information Based
1.11	Streamline the Asset Handover Process to ensure the tools and resources available to support the process are readily available to the stakeholders.	Year 1	Information Based
1.12	Develop a guide that outlines an approach and resource requirements to validate existing, collect missing asset data, conduct condition assessment, and to clarify maintenance and ownership responsibilities of coastal assets where Council is the committee of Management.	Year 1	Information Based
1.13	Review Asset Management Strategy including the Asset Management Roles and Responsibility Matrix.	Year 1	Whole of Life
1.14	Review Stormwater Asset Management Plan in line with comprehensive revaluation and condition assessment cycles to inform the 10-year Asset Plan.	Year 1	Whole of Life
1.15	Review Transportation Asset Management Plan in line with comprehensive revaluation and condition assessment cycles to inform the 10-year Asset Plan.	Year 1	Whole of Life
1.16	Ensure the Shire has a long-term (minimum 10 year) capital works plan that incorporates new, expansion, upgrade and renewal for all major asset classes.	Year 1	Whole of Life
1.17	Record the outcomes of the Climate Asset Vulnerability Assessments in both the asset register and GIS system.	Year 1	Climate Aware
	Year 2		
2.01	Development of 'Competency Matrix' for Asset Management: Including identifying the key roles with asset management functions in the organisation and identifying the skills that currently exist within those roles and any skill gaps that need to be addressed.	Year 2	Leadership Driven
2.02	Shire internal Asset Management Maturity Assessment (every 2-years).	Year 2	Leadership Driven
2.03	Development of long-term Service Plans.	Year 2-4	Service Led
2.04	Collation and analysis of Asset Function and Capacity/Use Open Space assets.	Year 2	Service Led
2.05	Development of performance inspection manuals for all asset categories.	Year 2	Service Led

Item No.	Action Description	Timeline	AM Principle
2.06	Document comprehensive Community and Technical Levels of Service for Open Space and Building and Facility Assets.	Year 2	Service Led
2.07	Develop asset specific Risk Register for Open Space and Building and Facility Assets.	Year 2	Informed by Risk
2.08	Develop and a process and conduct criticality assessment to identify critical assets for Open Space and Building and Facility Assets.	Year 2	Informed by Risk
2.09	Validate existing data, collect missing data, conduct condition assessment, and clarify maintenance and ownership responsibilities of coastal assets where Council is the committee of Management.	Year 2	Information Based
2.10	Develop reporting dashboards within the T1 Enterprise Asset Management System to monitor compliance with maintenance contracts.	Year 2	Information Based
2.11	Use Enterprise Asset Management system to create a process to conduct annual audit works orders that relate to Road Management Plan or Essential Safety Measures for compliance against relevant legislation and required timeframes for response.	Year 2	Information Based
2.12	Develop an initial set of reporting dashboards for the most critical asset management metrics, with subsequent expansion as data quality improves.	Year 2	Information Based
2.13	Expand the initial data standards into a comprehensive framework for asset data quality across all asset classes, implementing validation processes and data cleansing procedures.	Year 2	Information Based
2.14	Leveraging Emerging Technologies for Smarter Asset Data Collection and Analysis.	Year 2	Information Based
2.15	Review Building and Facilities Asset Management Plan in line with comprehensive revaluation and condition assessment cycles to inform the 10-year Asset Plan.	Year 2	Whole of Life
2.16	Review Open Space Asset Management Plan in line with comprehensive revaluation and condition assessment cycles to inform the 10-year Asset Plan.	Year 2	Whole of Life
2.17	Develop an Asset Management Roadmap that clearly outlines the steps and key milestones required for implementing the Shire's asset management framework. This roadmap will guide the Shire towards achieving best asset management practices, ensuring a structured and efficient approach.	Year 2	Whole of Life
2.18	Implement the TechOne Strategic Asset Management Module to model the lifecycle costs of all infrastructure assets and report using TechOne dashboards to directly feed portfolio Asset Management Plans.	Year 2	Whole of Life

Item No.	Action Description	Timeline	AM Principle
2.19	Develop an Asset Condition Assessment Framework that outlines how condition rating scales are aligned with the remaining useful life of assets. This framework will ensure consistency in evaluating asset conditions and provide a clear connection between condition ratings and asset lifecycle management.	Year 2	Whole of Life
2.20	Identify the financial and service life impacts of climate change on assets classified as high or very high vulnerability. Use this information to inform and adjust asset renewal modelling, ensuring that future renewals account for climate-related risks, costs, and potential reductions in asset service life.	Year 2	Climate Aware
	Year 3		
3.01	Identify key asset data maintainers and provide training in AM products for key users.	Year 3	Information Based
3.02	Link assets to Council Services including identification of service managers for each service that has assets.	Year 3	Service Led
3.03	Review the Workforce Strategy around resourcing levels of the Operational and Asset Planning Staff.	Year 3	Leadership Driven
3.04	Link services to capital works categories to track and identify capital works expenditure for each service.	Year 3	Service Led
3.05	Development of long-term Service Plans.	Year 2-4	Service Led
3.06	Collation and analysis of Asset Function and Capacity/Use Building & Facilities assets.	Year 3	Service Led
3.07	Development of detailed community engagement strategy for Asset Management.	Year 3	Service Led
3.08	Review existing maintenance levels of service and formalise. Document maintenance intervention frameworks for asset classes where these do not currently exist.	Year 3	Service Led
3.09	Identification of the role assets play in business continuity and emergency management planning.	Year 3	Informed by Risk
3.10	Develop MPS Data Framework in consultation with key AM stakeholders.	Year 3	Information Based
3.11	Generate a clear audit trail between engineering registers and account registers.	Year 3	Information Based
3.12	Development of a disposal plan for all asset classes.	Year 3	Information Based
3.13	Implement mobile data collection tools for the highest-priority asset classes, beginning with a pilot approach before full deployment.	Year 3	Information Based

Item No.	Action Description	Timeline	AM Principle
3.14	Develop advanced analytics capabilities for asset lifecycle management, building on the data quality improvements from earlier initiatives.	Year 3	Information Based
3.15	Develop a dashboard Asset Management Plan for Transportation to replace the traditional, static file-based asset management plan. This will enable real-time updates, easier access to data, and improved decision-making.	Year 3	Whole of Life
	Year 4		
4.01	Enhance, identify, and classify each path type in the Council's asset information system as footpaths, off-road bicycle paths, and on-road bicycle paths.	Year 4	Information Based
4.02	Develop Operations and Maintenance Plan for the Open Space Assets. These plans will document the operational standards, maintenance practices, and service levels required to ensure the assets are properly managed and maintained.	Year 4	Whole of Life
4.03	Business Process Manual (BPM) including asset performance reporting for all asset classes.	Year 4	Leadership Driven
4.04	Shire internal Asset Management Maturity Assessment (every 2-years).	Year 4	Leadership Driven
4.05	Development of long-term Service Plans.	Year 2-4	Service Led
4.06	Develop a process to utilise and analyse work history data to develop Council specific asset lifecycle degradation profiles; incorporating these into the predictive modelling process.	Year 4	Information Based
4.07	Development of 'Asset Responsibility Guidelines': to ensure a consistent approach in identifying Shire assets and responsibility of those assets.	Year 4	Information Based
4.08	Development of Asset Management Data Standard: needs to outline the information that Council legally needs to collect and is needed for reporting. Including information about how to track confidence in our data.	Year 4	Information Based
4.09	Capturing of maintenance expenditure and service history information at an individual asset level.	Year 4	Information Based
4.10	Develop a dashboard Asset Management Plan for Stormwater to replace the traditional, static file-based asset management plan. This will enable real-time updates, easier access to data, and improved decision-making.	Year 4	Whole of Life
4.11	Develop Operations and Maintenance Plan for the Stormwater Assets. These plans will document the operational standards, maintenance practices, and service levels required to ensure the assets are properly managed and maintained.	Year 4	Whole of Life
4.12	Advanced modelling using defect data from the works management system.	Year 4	Whole of Life

Appendices

Appendix A – Organisational Structure



Appendix B – 5-10 years Asset Management Improvement Initiatives

Item No.	Improvement Actions	Timeline	AM Principle
5.0	**Year 5**		
5.01	Develop a dashboard Asset Management Plan for Open Space to replace the traditional, static file-based asset management plan. This will enable real-time updates, easier access to data, and improved decision-making.	Year 5	Whole of Life
5.02	Develop a process so that criticality rating of assets is used in determining the maintenance level of services.	Year 5	Informed by Risk
5.03	Develop a process that performance measures (capacity/usage and functionality) and risk are incorporated into renewal modelling.	Year 5	Informed by Risk
5.04	Train project managers to be able to apportion project costs to new and existing assets prior to capitalisation without the need to rely on the Asset Management Team.	Year 5	Information Based
5.05	Configure the Strategic Asset Management (SAM) to be able to generate the remaining useful life of assets during renewal modelling.	Year 5	Information Based
5.06	Develop a valuation methodology to value sports ground assets at an oval level.	Year 5	Information Based
6.0	**Year 6**		
6.01	Develop Operations and Maintenance Plan for the Open Space Assets. These plans will document the operational standards, maintenance practices, and service levels required to ensure the assets are properly managed and maintained.	Year 6	Whole of Life
6.02	Develop a process to link directly SAM renewal modelling with a 10-year renewal forecast dashboard (TechOne).	Year 6	Whole of Life
6.03	Configuration of SAM to support asset revaluation in alignment with renewal modelling outputs.	Year 6	Information Based

Item No.	Improvement Actions	Timeline	AM Principle
6.04	Develop a dashboard Asset Management Plan for Building and Facilities to replace the traditional, static file-based asset management plan. This will enable real-time updates, easier access to data, and improved decision-making.	Year 6	Whole of Life
6.05	Develop Operations and Maintenance Plan for the Building and Facilities Assets. These plans will document the operational standards, maintenance practices, and service levels required to ensure the assets are properly managed and maintained.	Year 6	Whole of Life
6.06	Develop a process to value major building and facility assets at the major component level.	Year 6	Information Based
7.0	**Year 7**		
7.01	Develop a process that Asset Portfolios are aligned to Asset Owners/ managers long term plans.	Year 7	Leadership Led
7.02	Report/publish renewal modelling results using TechOne dashboards and are directly feed to the Portfolio Asset Management Plans.	Year 7	Whole of Life
7.03	Configure/Set up the Project Lifecycle (PLM) to be able to facilitate Asset data/information notification (handover) through PLM.	Year 7	Information Based
7.04	Develop a methodology to streamline asset revaluation process based on the financial significance of asset types.	Year 7	Information Based
7.05	Develop streamlined Live Transportation Asset Management Plan.	Year 7	Whole of Life
8.0	**Year 8**		
8.01	Set up the system (TechOne) to be able to link Asset Plan Dashboards to the relevant sections of the portfolio Asset Management Plan dashboards.	Year 8	Whole of Life
8.02	Develop Long term disposal plan for the major asset plans.	Year 8	Whole of Life
8.03	Develop a process so that service managers set service standards of assets.	Year 8	Leadership Led
8.04	Develop Dashboard based Asset Plan.	Year 8	

Item No.	Improvement Actions	Timeline	AM Principle
8.05	Develop a process and set up TechOne to be able to capture operational and maintenance expenditure and activities against individual assets.	Year 8	Information Based
8.06	Develop streamlined Live Stormwater Asset Management Plan.	Year 8	Whole of Life
9.0	**Year 9**		
9.01	Develop a process to be able to capitalise assets automatically at completion of projects, with expenditure accurately divided between new, expansion ungraded and renewal.	Year 9	Information Based
9.02	Develop a digital (dashboard) Asset Management Strategy.	Year 9	Whole of Life
9.03	Develop a process to be able to track Operational and maintenance costs across different asset condition states to optimise maintenance and renewal expenditure.	Year 9	Information Based
9.04	Develop a process to be able to generate inspection and defect work orders via IntraMaps (GIS viewer).	Year 9	Information Based
9.05	Develop streamlined Live Open Space Asset Management Plan.	Year 9	Whole of Life
10.0	**Year 10**		
10.01	Develop streamlined Live Open Space Asset Management Plan .	Year 10	Whole of Life
10.02	Service Managers Lead the whole asset lifecycle decision making.	Year 10	Leadership Led
10.03	Develop a digital (dashboard) Asset Management Strategy.	Year 10	Whole of Life
10.04	Align asset lifecycle budgets to service managers.	Year 10	Service Led

Contact Mornington Peninsula Shire

Phone: 1300 850 600 (24 hours)
TTY: **133 677 then request 1300 850 600**
TIS: **131 450**
NRS: Connect to NRS on **accesshub.gov.au** then request **1300 850 600**
Email: **customerservice@mornpen.vic.gov.au**
Mail: Private Bag 1000, Rosebud, Victoria, 3939
Website: **mornpen.vic.gov.au**

facebook.com/mornpenshire
instagram.com/ourpeninsula
youtube.com/MornPenShire

Mornington Peninsula Shire Service Centres

Rosebud Office
90 Besgrove Street, Rosebud

Mornington Office
2 Queen Street, Mornington

Hastings Office
21 Marine Parade, Hastings

Mornington Peninsula Shire

Asset Management Strategy 2026 - 2036
Summary of public exhibition feedback

MORNINGTON PENINSULA Shire

Overview

Council resolved on 23 September 2025 to progress the draft Asset Management Strategy 2026 - 2036 (the Strategy) to public exhibition for a period of 6 weeks from 29 September to 13 November 2025.
The community was invited to provide feedback on the draft Strategy, which was made available via Shire's Have Your Say Shape Platform and promoted via the following methods:

- Shire website (Shape Platform)
- Organic social media content
- Peninsula Buzz
- Targeted emails to Community Conversation participants, Citizens' Panel Alumni members project followers on Shape
- A range of internal communications to staff, who were tasked with forwarding to their external networks.

The community was asked to review the draft Strategy and provide feedback on five questions.
engagement process in March 2025.
During the public exhibition, there was a total of 16 contribution feedback of the draft Strategy.

The feedback gathered during the public exhibition period focused on the following key themes:

- Traffic and Tourism Access
- Rates, Fees, and Financial Accountability
- Consultation and Engagement.
- Infrastructure and Asset Management
- Sustainability and Climate Resilience
- Community Services and Facilities

A summary of each of these themes is provided on pages 2 - 3, along with a response to each of the key themes raised.

Asset Management Strategy 2026 - 2036
Summary of public exhibition feedback

MORNINGTON PENINSULA Shire

Public Feedback	Response	Coverage in the Strategy
Traffic and Tourism Access • Concerns about reducing speed limits and restricting traffic flow on Point Nepean Road • Calls for easy access for tourists to support local business. • Suggestions for improved facilities and roads, with tourists paying for parking while residents are exempt • Suggestions for improved public transport connections across the Peninsula.	The Shire's Integrated Transport Strategy these priorities by: • easing congestion during holiday periods and school times, which are peak tourism seasons. • Connecting townships and key destinations for both residents and tourists. • Improving directional and tourism signage and enhance access routes to popular destinations • Implementing strategic framework to manage supply and demand for car parking. • Encouraging walking, cycling, and public transport to reduce reliance on cars. • Advocating for improved public transport across the Peninsula working with State agencies for better connectivity.	**Pages 6 & 7**: The Integrated Transport Strategy is an associated document referenced the Strategy, and this Strategy should be read in conjunction with it.
Rates, Fees, and Financial Accountability • Frustration over rate increases without visible improvements. • Complaints about extra charges for permits, bins, and other services. • Perception that Council is wasting money on signage and unnecessary projects.	Council operates under the Local Government Act 2020 and the Financial Sustainability Plan, ensuring transparency and accountability. Rate increases are tied to State-imposed rate caps and funding essential services. Spending priorities are guided by the Council and Community Plan and Budget Strategy, focusing on community benefit and avoiding unnecessary expenditure	• **Page 18**: The Strategy includes a 10-year asset lifecycle forecast expenditure prioritising maintenance and renewal of existing community assets over acquiring new assets, in alignment with the Asset Plan and Financial Plan. • **Pages 35-46**: Improvement actions aligned to Council Plan Strategic Objectives focusing on service delivery enhancements.
Consultation and Engagement • Feedback that consultation processes feel tokenistic and rushed. • Example: Beach Patrol consulted at the last minute with incorrect information. • Calls for genuine, timely, and transparent engagement	Council's Community Engagement Strategy mandates early, inclusive, and transparent consultation. Feedback about rushed processes will inform improvements, including better scheduling and accurate information sharing. The Strategy was out for public exhibition for six Weeks.	• **Page 8**: The Asset Management Framework demonstrates the Shire's commitment to align and complement other Shire Strategies. • This alignment guarantees that asset decisions are not made in isolation but support broader strategic objectives documented in the Council Plan and associated strategies.
Infrastructure and Asset Management • Strong demand for fixing roads and maintaining nature strips. • Support for prioritising renewal of existing assets before new builds. • Suggestions to create an asset list, review conditions, and prioritise improvements.	The Strategy includes a 10-year forecast expenditure aligned with the Asset Plan, which was informed by deliberative community engagement where the community prioritised roads. Both the Asset Plan and Financial Plan prioritise renewal of existing assets based on condition assessments and lifecycle planning, rather than acquiring new assets.	• **Page 18**: The Strategy documents a 10-year forecast expenditure of $413M (including $146M for renewal and $267M for maintenance & operations), aligned with the Asset Plan and Financial Plan. • **Page 8**: The Asset Management Framework commits to aligning and complementing other Shire strategies, ensuring integrated planning.

Asset Management Strategy 2026 - 2036
Summary of public exhibition feedback

MORNINGTON PENINSULA Shire

Public Feedback	Response	Coverage in the Strategy
	The Asset Management Framework commits to aligning and complementing other Shire strategies for an integrated approach. An asset register and condition review process are already embedded in the Asset Management Strategy improvement actions (pages 35–46), ensuring continuous monitoring and prioritisation.	• **Pages 47–51**: The 4-year improvement plan and **appendix B** includes actions for asset data improvement, condition assessment, and asset performance information.
Sustainability and Climate Resilience • Support for integrating sustainability and resilience into planning. • Opposition arguing climate change is a State/Federal responsibility and Council should focus on financial sustainability. • Some skepticism about climate-related spending.	The Strategy acknowledges future climate impacts on assets and the impact of assets on climate change as both challenges and opportunities. It highlights the need to: • Understand how climate events affect asset useful life. • Develop strategies to make assets more resilient to climate impacts. • Ensure assets are managed in ways that minimise negative environmental impacts. Climate Aware is one of the Asset Management Guiding Principles, aligned with Council's strategic objectives.	• **Page 31**: Climate change is identified as a future potential demand driver on Shire services, with discussion on its impact on assets and the impact of assets on climate change. • **Page 34**: Climate Aware is one of the guiding principles of asset management, ensuring climate considerations are embedded in decision-making. • **Page 46**: Under the Asset Management Objective, Climate Aware is aligned with Council's strategic objectives, supported by documented actions.
Community Services and Facilities • Requests for upgraded health facilities. • Calls for more support for homeless individuals and victims of family violence.	Health facilities are primarily funded and managed by the **State Government**, but the Shire advocates for upgrades through **regional partnerships and advocacy programs.** Support for homelessness and family violence is addressed through collaborative programs with DHHS and local agencies, ensuring integrated service delivery. The Shire's role focuses on facilitating partnerships, providing community spaces, and supporting local service providers The Public Health and Wellbeing Plan and Housing and Homelessness Advocacy, and Housing and Settlement Strategy deals on health and homelessness issues.	• **Pages 35-46:** The Strategy documents actions to improve Community-centred, responsive, and fit-for-purpose services (Strategic objective 4.2). • **Page 46**: The Strategy aligns with the Council Plan Strategic Objectives, including actions to improve a safe, accessible, inclusive and healthy community (Strategic objective 2.1)

S6 Instrument of Delegation – Members of Staff

MORNINGTON PENINSULA Shire

Instrument of Delegation

to

Members of Council Staff

Instrument of Delegation

In exercise of the powers conferred by the legislation referred to in the attached Schedule, the Council:

1. delegates each duty and/or function and/or power described in column 1 of the Schedule (and summarised in column 2 of the Schedule) to the member of Council staff holding, acting in or performing the duties of the office or position described opposite each such duty and/or function and/or power in column 3 of the Schedule.

2. declares that:

2.1 this Instrument of Delegation is authorised by a resolution of Council passed on 16 December 2025; and

2.2 the delegation:

2.2.1 comes into force immediately when the common seal of Council is affixed to this Instrument of Delegation or where the Chief Executive Officer of Council is authorised under resolution, the Chief Executive Officer executes the Instrument of Delegation;

2.2.2 remains in force until varied or revoked;

2.2.3 is subject to any conditions and limitations set out in sub-paragraph 3.3, and the Schedule; and

2.2.4 must be exercised in accordance with any guidelines or policies which Council from time to time adopts; and

2.3 the delegate must not determine the issue, take the action or do the act or thing:

2.3.1 if the issue, action, act or thing is an issue, action or thing which Council has previously designated as an issue, action, act or thing which must be the subject of a Resolution of Council;

2.3.2 if the determining of the issue, taking of the action or doing of the act or thing would or would be likely to involve a decision which is inconsistent with a

(a) policy; or

(b) strategy

adopted by Council;

2.3.3 if the determining of the issue, the taking of the action or the doing of the act or thing cannot be the subject of a lawful delegation; or

2.3.4 if the determining of the issue, the taking of the action or the doing of the act or thing is already the subject of an exclusive delegation to another member of Council staff or delegated committee.

.....

Mark Stoermer

Chief Executive Officer

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Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
r 7	Power to enter into a written agreement with a caravan park owner	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	
r 10	Function of receiving application for registration	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	
r 11	Function of receiving application for renewal of registration	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager -	

Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Regulatory Services, Director – McCrae Landslide Incident, Director Communities	
r 12(1)	Duty to grant the registration if satisfied that the caravan park complies with these regulations	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	
r 12(1)	Power to refuse to grant the registration if not satisfied that the caravan park complies with these regulations	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	

Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
r 12(2)	Duty to renew the registration if satisfied that the caravan park complies with these regulations	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	
r 12(2)	Power to refuse to renew the registration if not satisfied that the caravan park complies with these regulations	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	
r 12(3)	Duty to have regard to matters in determining an application for registration or an application for renewal of registration	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager -	

Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Regulatory Services, Director – McCrae Landslide Incident, Director Communities	
r 12(4) & (5)	Duty to issue certificate of registration	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	
r 14(1)	Function of receiving notice of transfer of ownership.	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	
r 14(3)	Power to determine where notice of transfer is displayed	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health	

Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	
r 15(1)	Duty to transfer registration to new caravan park owner	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	
r 15(2)	Duty to issue a certificate of transfer of registration	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	

Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
r 15(3)	Power to determine where certificate of transfer of registration is displayed	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	
r 16(1)	Power to determine the fee to accompany applications for registration or applications for renewal of registration	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	
r 17	Duty to keep register of caravan parks	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager -	

Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Regulatory Services, Director – McCrae Landslide Incident, Director Communities	
r 21(1)	Duty to notify a caravan park owner of the relevant emergency services agencies for the caravan park, on the request of the caravan park owner	Team Leader - Environmental Health, Emergency Management Coordinator, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Team Leader - Community Resilience and Emergency Management, Emergency Management Project Officer, Director – McCrae Landslide Incident, Director Communities	
r 21(2)	Duty to consult with relevant emergency services agencies	Team Leader - Environmental Health, Emergency Management Coordinator, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Team Leader - Community	

Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Resilience and Emergency Management, Emergency Management Project Officer, Director – McCrae Landslide Incident, Director Communities	
r 22	Power to determine places in which caravan park owner must display a copy of emergency procedures	Team Leader - Environmental Health, Emergency Management Coordinator, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Team Leader - Community Resilience and Emergency Management, Emergency Management Project Officer, Director – McCrae Landslide Incident, Director Communities	
r 23	Power to determine places in which caravan park owner must display copy of public emergency warnings	Team Leader - Environmental Health, Emergency Management Coordinator, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager -	

Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Regulatory Services, Team Leader - Community Resilience and Emergency Management, Emergency Management Project Officer, Director – McCrae Landslide Incident, Director Communities	
r 24(2)	Power to consult with relevant floodplain management authority	Team Leader - Environmental Health, Emergency Management Coordinator, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Team Leader - Community Resilience and Emergency Management, Emergency Management Project Officer, Director – McCrae Landslide Incident, Director Communities	
r 26(b)(i)	Power to approve system for the discharge of sewage and wastewater from a movable dwelling	Team Leader - Environmental Health, Coordinator - Environmental Health, Manager - Regulatory Services, Wastewater Management Officer,	

Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director – McCrae Landslide Incident, Director Communities	
r 38	Function of receiving notice of proposed installation of unregistrable movable dwelling or rigid annexe	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	
r 38(b)	Power to require notice of proposal to install unregistrable movable dwelling or rigid annexe	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	
r 39(3)	Function of receiving installation certificate	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health	

Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	
r 45(3)	Power to determine places in which caravan park owner must display name and telephone number of an emergency contact person	Team Leader - Environmental Health, Emergency Management Coordinator, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Team Leader - Community Resilience and Emergency Management, Emergency Management Project Officer, Director – McCrae Landslide Incident, Director Communities	
r 45(5)	Power to determine places in which caravan park owner must display the certificate of registration or certificate of renewal of	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager -	

Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
	registration, the plan of the caravan park and a copy of the caravan park rules	Regulatory Services, Director – McCrae Landslide Incident, Director Communities	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 8(1)(a)(ii)	Power to manage one or more public cemeteries	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	Where Council is a Class B cemetery trust

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 12(1)	Function to properly and efficiently manage and maintain each public cemetery for which responsible and carry out any other function conferred under this Act	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	Where Council is a Class B cemetery trust
s 12(2)	Duty to have regard to the matters set out in paragraphs (a) - (c) in exercising its functions	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	Where Council is a Class B cemetery trust
s 12A(1)	Function to do the activities set out in paragraphs (a) - (n)	N/A	Where Council is a Class A cemetery trust

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 12A(2)	Duty to have regard to matters set out in paragraphs (a) - (e) in exercising its functions	N/A	Where Council is a Class A cemetery trust
s 13	Duty to do anything necessary or convenient to enable it to carry out its functions	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 14	Power to manage multiple public cemeteries as if they are one cemetery.	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 15(4)	Duty to keep records of delegations	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 17(1)	Power to employ any persons necessary	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 17(2)	Power to engage any professional, technical or other assistance considered necessary	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Senior Cemeteries Officer	
s 17(3)	Power to determine the terms and conditions of employment or engagement	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	Subject to any guidelines or directions of the Secretary
s 18(3)	Duty to comply with a direction from the Secretary	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 18B(1) & (2)	Duty to establish governance committees within 12 months of becoming a Class A cemetery trust and power to establish other governance committees from time to time	Chief Executive Officer, Manager - Governance and Risk	Where Council is a Class A cemetery trust
s 18C	Power to determine the membership of the governance committee	Chief Executive Officer, Manager - Governance and Risk	Where Council is a Class A cemetery trust
s 18D	Power to determine procedure of governance committee	Chief Executive Officer, Manager - Governance and Risk	Where Council is a Class A cemetery trust
s 18D(1)(a)	Duty to appoint community advisory committee for the purpose of liaising with communities	N/A	Where Council is a Class A cemetery trust

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 18D(1)(b)	Power to appoint any additional community advisory committees	N/A	Where Council is a Class A cemetery trust
s 18D(2)	Duty to establish a community advisory committee under section 18D(1)(a) within 12 months of becoming a Class A cemetery trust.	N/A	Where Council is a Class A cemetery trust
s 18D(3)	Duty to include a report on the activities of the community advisory committees in its report of operations under Part 7 of the Financial Management Act 1994	N/A	Where Council is a Class A cemetery trust

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 18F(2)	Duty to give preference to a person who is not a funeral director of a stonemason (or a similar position) when appointing a person to a community advisory committee	N/A, Director Communities	Where Council is a Class A cemetery trust
s 18H(1)	Duty to hold an annual meeting before 30 December in each calendar year	N/A	Where Council is a Class A cemetery trust
s 18I	Duty to publish a public notice of annual meeting in a newspaper, a reasonable time before the date of the annual meeting	N/A	Where Council is a Class A cemetery trust

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s.18J	Duty to provide leadership, assistance and advice in relation to operational and governance matters relating to cemeteries (including the matters set out in s 18J(2)	Chief Executive Officer, Manager - Governance and Risk	Where Council is a Class A cemetery trust
s 18L(1)	Duty to employ a person as the chief executive officer (by whatever title called) of the Class A cemetery trust	N/A	Where Council is a Class A cemetery trust
s 18N(1)	Duty to prepare an annual plan for each financial year that specifies the items set out in paragraphs (a)-(d)	N/A	Where Council is a Class A cemetery trust

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 18N(3)	Duty to give a copy of the proposed annual plan to the Secretary on or before 30 September each year for the Secretary's approval	N/A	Where Council is a Class A cemetery trust
s 18N(5)	Duty to make amendments as required by the Secretary and deliver the completed plan to the Secretary within 3 months	N/A	Where Council is a Class A cemetery trust
s 18N(7)	Duty to ensure that an approved annual plan is available to members of the public on request	N/A	Where Council is a Class A cemetery trust

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 18O(1)	Duty to prepare a strategic plan and submit the plan to the Secretary for approval	N/A	Where Council is a Class A cemetery trust
s 18O(4)	Duty to advise the Secretary if the trust wishes to exercise its functions in a manner inconsistent with its approved strategic plan	N/A	Where Council is a Class A cemetery trust
s 18O(5)	Duty to ensure that an approved strategic plan is available to members of the public on request	N/A	Where Council is a Class A cemetery trust
s 18Q(1)	Duty to pay an annual levy on gross earnings as reported in the annual financial statements for the previous financial year.	N/A	Where Council is a Class A cemetery trust

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 19	Power to carry out or permit the carrying out of works	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 20(1)	Duty to set aside areas for the interment of human remains	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 20(2)	Power to set aside areas for the purposes of managing a public cemetery	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Senior Cemeteries Officer	
s 20(3)	Power to set aside areas for those things in paragraphs (a) - (e)	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 24(2)	Power to apply to the Secretary for approval to alter the existing distribution of land	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 36	Power to grant licences to enter and use part of the land or building in a public cemetery in accordance with s 36	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	Subject to the approval of the Minister
s 37	Power to grant leases over land in a public cemetery in accordance with s 37	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	Subject to the Minister approving the purpose
s 40	Duty to notify Secretary of fees and charges fixed under s 39	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Senior Cemeteries Officer	
s 47	Power to pay a contribution toward the cost of the construction and maintenance of any private street adjoining or abutting a cemetery	Chief Executive Officer, Manager - Governance and Risk	Provided the street was constructed pursuant to the Local Government Act 1989
s 52	Duty to submit a report to the Secretary in relation to any public cemetery for which the cemetery trust is responsible for each financial year in respect of which it manages that cemetery	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer, Financial Controller	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 57(1)	Duty to submit a report to the Secretary every financial year in respect of powers and functions under the Act	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer, Financial Controller	Report must contain the particulars listed in s 57(2)
s 59	Duty to keep records for each public cemetery	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 60(1)	Duty to make information in records available to the public for historical or research purposes	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Senior Cemeteries Officer	
s 60(2)	Power to charge fees for providing information	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 64(4)	Duty to comply with a direction from the Secretary under s 64(3)	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 64B(d)	Power to permit interments at a reopened cemetery	Chief Executive Officer, Cemeteries Officer,	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Cemeteries Executive Officer, Senior Cemeteries Officer	
s 66(1)	Power to apply to the Minister for approval to convert the cemetery, or part of it, to a historic cemetery park	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	The application must include the requirements listed in s 66(2)(a)-(d)
s 69	Duty to take reasonable steps to notify of conversion to historic cemetery park	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 70(1)	Duty to prepare plan of existing places of interment and make a record of any inscriptions on memorials which are to be removed	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 70(2)	Duty to make plans of existing place of interment available to the public	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 71(1)	Power to remove any memorials or other structures in an area to which an approval to convert applies	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Senior Cemeteries Officer	
s 71(2)	Power to dispose of any memorial or other structure removed	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 72(2)	Duty to comply with request received under s 72	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 73(1)	Power to grant a right of interment	Chief Executive Officer, Cemeteries Officer,	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Cemeteries Executive Officer, Senior Cemeteries Officer	
s 73(2)	Power to impose conditions on the right of interment	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 74(3)	Duty to offer a perpetual right of interment	Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 75	Power to grant the rights of interment set out in s 75(a) and (b)	Chief Executive Officer, Cemeteries Officer,	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Cemeteries Executive Officer, Senior Cemeteries Officer	
s 76(3)	Duty to allocate a piece of interment if an unallocated right is granted	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 77(4)	Power to authorise and impose terms and conditions on the removal of cremated human remains or body parts from the place of interment on application	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 80(1)	Function of receiving notification and payment of transfer of right of interment	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 80(2)	Function of recording transfer of right of interment	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 82(2)	Duty to pay refund on the surrender of an unexercised right of interment	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Senior Cemeteries Officer	
s 83(2)	Duty to pay refund on the surrender of an unexercised right of interment	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 83(3)	Power to remove any memorial and grant another right of interment for a surrendered right of interment	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 84(1)	Function of receiving notice of surrendering an entitlement to a right of interment	Chief Executive Officer, Cemeteries Officer,	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Cemeteries Executive Officer, Senior Cemeteries Officer	
s 84F(2)(d)	Function of receiving notice of decision to vary or force the surrender of a right of interment under s 84C(2), (3) or (5)	Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 84H(4)	Power to exercise the rights of a holder of a right of interment	Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 84I(4)	Power to exercise the rights of a holder of a right of internment	Cemeteries Officer, Senior Cemeteries Officer	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 84I(5)	Duty to pay refund to the previous holder or holders of the right of interment	Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 84I(6)(a)	Power to remove any memorial on the place of interment	Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 84I(6)(b)	Power to grant right of interment under s 73	Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s.85(1)	Duty to notify holder of 25 year right of interment of expiration at least 12 months before expiry	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	The notice must be in writing and contain the requirements listed in s 85(2)
s 85(2)(b)	Duty to notify holder of 25 year right of interment of expiration of right at least 12 months before expiry	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	Does not apply where right of interment relates to remains of a deceased veteran.
85(2)(c)	Power to leave interred cremated remains undistributed in perpetuity and convert right of interment to perpetual right of internment or;	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive	May only be exercised where right of interment relates to cremated human remains of a deceased identified veteran, if right of

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
	remove interred remains and re-inter at another location within cemetery grounds and remove any memorial at that place and re-establish at new or equivalent location.	Officer, Senior Cemeteries Officer	internment is not extended or converted to a perpetual right of interment
s 86	Power to remove and dispose of cremated human remains and remove any memorial if no action taken by right holder within time specified	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 86(2)	Power to leave interred cremated human remains undisturbed or convert the right of interment to a perpetual right of interment	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 86(3)(a)	Power to leave interred cremated human remains undisturbed in perpetuity and convert the right of interment to a perpetual right of interment	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 86(3)(b)	Power to remove interred cremated human remains and take further action in accordance with s 86(3)(b)	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s.86(4)	Power to take action under s.86(4) relating to removing and re-interring cremated human remains	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Senior Cemeteries Officer	
s.86(5)	Duty to provide notification before taking action under s.86(4)	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 86A	Duty to maintain place of interment and any memorial at place of interment, if action taken under s 86(3)	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 87(3)	Duty, if requested, to extend the right for a further 25 years or convert the right to a perpetual right of interment	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 88	Function to receive applications to carry out a lift and re-position procedure at a place of interment	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 91(1)	Power to cancel a right of interment in accordance with s 91	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Senior Cemeteries Officer	
s 91(3)	Duty to publish notice of intention to cancel right of interment	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 92	Power to pay refund or grant a right of interment in respect of another place of interment to the previous holder of the cancelled right of interment	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 98(1)	Function of receiving application to establish or alter a memorial or a place of interment	Chief Executive Officer, Cemeteries Officer,	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Cemeteries Executive Officer, Senior Cemeteries Officer	
s 99	Power to approve or refuse an application made under s 98, or to cancel an approval	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 99(4)	Duty to make a decision on an application under s 98 within 45 days after receipt of the application or within 45 days of receiving further information where requested	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 100(1)	Power to require a person to remove memorials or places of interment	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 100(2)	Power to remove and dispose a memorial or place of interment or remedy a person's failure to comply with s 100(1)	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 100(3)	Power to recover costs of taking action under s 100(2)	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Senior Cemeteries Officer	
s 101	Function of receiving applications to establish or alter a building for ceremonies in the cemetery	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 102(1)	Power to approve or refuse an application under section 101, if satisfied of the matters in (b) and (c)	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 102(2) & (3)	Power to set terms and conditions in respect of, or to cancel, an approval granted under s 102(1)	Chief Executive Officer, Cemeteries Officer,	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Cemeteries Executive Officer, Senior Cemeteries Officer	
s 103(1)	Power to require a person to remove a building for ceremonies	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 103(2)	Power to remove and dispose of a building for ceremonies or remedy the failure to comply with s 103(1)	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 103(3)	Power to recover costs of taking action under s 103(2)	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 106(1)	Power to require the holder of the right of interment of the requirement to make the memorial or place of interment safe and proper or carry out specified repairs	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 106(2)	Power to require the holder of the right of interment to provide for an examination	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Senior Cemeteries Officer	
s 106(3)	Power to open and examine the place of interment if s 106(2) not complied with	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 106(4)	Power to repair or - with the approval of the Secretary - take down, remove and dispose any memorial or place of interment if notice under s 106(1) is not complied with	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 107(1)	Power to require person responsible to make the building for ceremonies safe and proper or carry out specified repairs	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 107(2)	Power to repair or take down, remove and dispose any building for ceremonies if notice under s 107(1) is not complied with	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 108	Power to recover costs and expenses	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Senior Cemeteries Officer	
s 109(1)(a)	Power to open, examine and repair a place of interment	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	Where the holder of right of interment or responsible person cannot be found
s 109(1)(b)	Power to repaid a memorial or, with the Secretary's consent, take down, remove and dispose of a memorial	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	Where the holder of right of interment or responsible person cannot be found

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 109(2)	Power to repair the building for ceremonies or, with the consent of the Secretary, take down, remove and dispose of a building for ceremonies	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	Where the holder of right of interment or responsible person cannot be found
s 110(1)	Power to maintain, repair or restore a memorial or place of interment from other funds if unable to find right of interment holder. with consent of the Secretary	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 110(1A)	Power to maintain, repair or restore the place of interment if unable to find any of the other holders after diligent inquiries and with the consent of the Secretary	Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 110(2)	Power to maintain, repair or restore any building for ceremonies from other funds if unable to find responsible person and with consent of the Secretary	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 110A	Power to use cemetery trust funds or other funds for the purposes of establishing, maintaining, repairing or restoring any memorial or place of interment of any deceased identified veteran	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 111	Power to enter into agreement with a holder of the right of interment to maintain a memorial or place of interment	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Senior Cemeteries Officer	
s 112	Power to sell and supply memorials	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 116(4)	Duty to notify the Secretary of an interment authorisation granted	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 116(5)	Power to require an applicant to produce evidence of the right of interment holder's consent to application	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 118	Power to grant an interment authorisation if satisfied that the requirements of Division 2 of Part 8 have been met	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 119	Power to set terms and conditions for interment authorisations	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Senior Cemeteries Officer	
s 131	Function of receiving an application for cremation authorisation	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 133(1)	Duty not to grant a cremation authorisation unless satisfied that requirements of s 133 have been complied with	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	Subject to s 133(2)
s 145	Duty to comply with an order made by the Magistrates' Court or a coroner	Chief Executive Officer, Cemeteries Officer,	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Cemeteries Executive Officer, Senior Cemeteries Officer	
s 146	Power to dispose of bodily remains by a method other than interment or cremation	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	Subject to the approval of the Secretary
s 147	Power to apply to the Secretary for approval to dispose of bodily remains by a method other than interment or cremation	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 149	Duty to cease using method of disposal if approval revoked by the Secretary	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 150 & 152(1)	Power to authorise the interment or cremation of body parts if the requirements of Division 1 of Part 11 are met	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
s 151	Function of receiving applications to inter or cremate body parts	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive	

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Senior Cemeteries Officer	
s 152(2)	Power to impose terms and conditions on authorisation granted under s 150	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
sch 1 cl 8(3)	Power to permit members to participate in a particular meeting by telephone, closed-circuit television or any other means of communication	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
sch 1 cl 8(8)	Power to regulate own proceedings	Chief Executive Officer, Cemeteries Officer,	Subject to cl 8

Cemeteries and Crematoria Act 2003			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Cemeteries Executive Officer, Senior Cemeteries Officer	
sch 1A cl 8(3)	Power to permit members to participate in a particular meeting by telephone, closed-circuit television or any other means of communication	N/A	Where Council is a Class A cemetery trust
sch 1A cl 8(8)	Power to regulate own proceedings	N/A	Where Council is a Class A cemetery trust Subject to cl 8

Domestic Animals Act 1994			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 41A(1)	Power to declare a dog to be a menacing dog	Manager - Regulatory Services, Manager - Governance and Risk, Director – McCrae Landslide Incident, Director Communities	Council may delegate this power to a Council authorised officer

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 19(2)(a)	Power to direct by written order that the food premises be put into a clean and sanitary condition	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer	If s 19(1) applies

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 19(2)(b)	Power to direct by written order that specified steps be taken to ensure that food prepared, sold or handled is safe and suitable	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer	If s 19(1) applies
s 19(3)	Power to direct by written order that the food premises not be kept or used for the sale, or handling for sale, of any food, or for the preparation of any food, or for any other specified purpose, or for the use of any specified equipment or a specified process	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer	If s 19(1) applies Only in relation to temporary food premises or mobile food premises
s 19(4)(a)	Power to direct that an order made under s 19(3)(a) or (b), (i) be affixed to a conspicuous part of the premises, (ia) displayed at any point of sale, (ib) be published on the food business's Internet site and	Team Leader - Environmental Health, Chief Executive Officer, Coordinator - Environmental Health, Environmental Health	If s 19(1) applies

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
	(ii) inform the public by notice in a published newspaper, on the Internet site or otherwise	Officer, Low Risk Health Tech Officer, Director – McCrae Landslide Incident, Director Communities	
s 19(6)(a)	Duty to revoke any order under section 19 if satisfied that an order has been complied with	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	If s 19(1) applies

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 19(6)(b)	Duty to give written notice of revocation under section 19(6)(a) if satisfied that an order has been complied with	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	If s 19(1) applies
s 19AA(2)	Power to direct, by written order, that a person must take any of the actions described in (a)-(c).	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer	Where Council is the registration authority

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 19AA(4)(c)	Power to direct, in an order made under s 19AA(2) or a subsequent written order, that a person must ensure that any food or class of food is not removed from the premises	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer	Note: the power to direct the matters under s 19AA(4)(a) and (b) not capable of delegation and so such directions must be made by a Council resolution Only in relation to temporary food premises or mobile food premises
s 19AA(7)	Duty to revoke order issued under s 19AA and give written notice of revocation, if satisfied that that order has been complied with	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer	Where Council is the registration authority
s 19CB(4)(b)	Power to request copy of records	Team Leader - Environmental Health, Coordinator -	Where Council is the registration authority

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	
s 19E(1)(d)	Power to request a copy of the food safety program	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer	Where Council is the registration authority
s 19EA(3)	Function of receiving copy of revised food safety program	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low	Where Council is the registration authority

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Risk Health Tech Officer, Manager - Governance and Risk	
s 19FA(1)	Power to direct a proprietor of a food premises to revise the food safety program for the premises or comply with any requirements specified in the food safety program	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	Where Council is the registration authority Subject to s 19FA(2), which requires a time limit for compliance to be specified
s 19FA(3)(a)	Power to refuse to approve an application for registration or renewal of the premises, where a proprietor of a food premises fails to comply with a direction given under s 19FA(1)	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager -	Where Council is the registration authority Refusal to grant or renew the registration of a food premises must

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Regulatory Services, Director – McCrae Landslide Incident, Director Communities	be ratified by Council or the CEO (see s 58A(2))
s 19FA(3)(b)	Power to revoke a registration granted in respect of premises, where a proprietor of a food premises fails to comply with a direction given under s 19FA(1)	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	Where Council is the registration authority
s 19FA(3)(c)	Power to suspend the registration of the premises, where a proprietor of a food premises fails to comply with a direction given under	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low	Where Council is the registration authority

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
	s 19FA(1)	Risk Health Tech Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	
s 19GB	Power to request proprietor to provide written details of the name, qualification or experience of the current food safety supervisor	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer	Where Council is the registration authority
s19IA(1)	Power to form opinion that the food safety requirements or program are non-compliant.	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Governance and Risk	Where Council is the registration authority

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 19IA(2)	Duty to give written notice to the proprietor of the premises	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Governance and Risk	Where Council is the registration authority Note: Not required if Council has taken other appropriate action in relation to deficiencies (see s 19IA(3))
s 19M(4)(a) & (5)	Power to conduct a food safety audit and take actions where deficiencies are identified	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer	Where Council is the registration authority
s 19N(2)	Function of receiving notice from the auditor	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low	Where Council is the registration authority

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Risk Health Tech Officer, Manager - Governance and Risk	
s 19NA(1)	Power to request food safety audit reports	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer	Where Council is the registration authority
s 19U(3)	Power to waive and vary the costs of a food safety audit if there are special circumstances	Team Leader - Environmental Health, Chief Executive Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 19UA	Power to charge fees for conducting a food safety assessment or inspection	Team Leader - Environmental Health, Chief Executive Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	Except for an assessment required by a declaration under s 19C or an inspection under ss 38B(1)(c) or 39.
s 19W	Power to direct a proprietor of a food premises to comply with any requirement under Part IIIB	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer	Where Council is the registration authority
s 19W(3)(a)	Power to direct a proprietor of a food premises to have staff at the premises undertake training or instruction	Team Leader - Environmental Health, Coordinator - Environmental Health,	Where Council is the registration authority

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Environmental Health Officer, Low Risk Health Tech Officer	
s 19W(3)(b)	Power to direct a proprietor of a food premises to have details of any staff training incorporated into the minimum records required to be kept or food safety program of the premises	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer	Where Council is the registration authority
	Power to register or renew the registration of a food premises	Team Leader - Environmental Health, Chief Executive Officer, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Governance and Risk,	Where Council is the registration authority Refusal to grant or renew the registration of a food premises must be ratified by Council or the CEO (see s 58A(2))

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director – McCrae Landslide Incident, Director Communities	
s 36A	Power to accept an application for registration or notification using online portal	Team Leader - Environmental Health, Coordinator - Environmental Health, Regulatory Services Administration Officer, Environmental Health Officer, Low Risk Health Tech Officer	Where Council is the registration authority
s 36B	Duty to pay the charge for use of online portal	Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities, Financial Controller	Where Council is the registration authority

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 38AA(5)	Power to (a) request further information; or (b) advise the proprietor that the premises must be registered if the premises are not exempt	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer	Where Council is the registration authority
s 38AB(4)	Power to fix a fee for the receipt of a notification under s 38AA in accordance with a declaration under s 38AB(1)	Team Leader - Environmental Health, Chief Executive Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	Where Council is the registration authority
s 38A(4)	Power to request a copy of a completed food safety program template	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Manager - Regulatory Services,	Where Council is the registration authority

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director – McCrae Landslide Incident, Director Communities	
s 38B(1)(a)	Duty to assess the application and determine which class of food premises under s 19C the food premises belongs	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer	Where Council is the registration authority
s 38B(1)(b)	Duty to ensure proprietor has complied with requirements of s 38A	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer	Where Council is the registration authority
s 38B(2)	Duty to be satisfied of the matters in s 38B(2)(a)-(b)	Team Leader - Environmental Health, Coordinator -	Where Council is the registration authority

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer	
s 38D(1)	Duty to ensure compliance with the applicable provisions of s 38C and inspect the premises if required by s 39	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer	Where Council is the registration authority
s 38D(2)	Duty to be satisfied of the matters in s 38D(2)(a)-(d)	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer	Where Council is the registration authority

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 38D(3)	Power to request copies of any audit reports	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer	Where Council is the registration authority
s 38E(2)	Power to register the food premises on a conditional basis	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer	Where Council is the registration authority not exceeding the prescribed time limit defined under s 38E(5)
s 38E(4)	Duty to register the food premises when conditions are satisfied	Team Leader - Environmental Health, Coordinator - Environmental Health,	Where Council is the registration authority

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Environmental Health Officer, Low Risk Health Tech Officer	
s 38F(3)(b)	Power to require proprietor to comply with requirements of this Act	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer	Where Council is the registration authority
s 38G(1)	Power to require notification of change of the food safety program type used for the food premises	Team Leader - Environmental Health, Coordinator - Environmental Health, Regulatory Services Administration Officer, Environmental Health Officer, Low Risk Health Tech Officer	Where Council is the registration authority

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 38G(2)	Function of receiving notice from proprietor if there is a change of the food safety program type used for the food premises	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Governance and Risk	Where Council is the registration authority
s 38G(4)	Power to require the proprietor of the food premises to comply with any requirement of the Act	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer	Where Council is the registration authority
s 39(2)	Duty to carry out an inspection of the premises during the period of registration before the registration of the food premises is renewed	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low	

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Risk Health Tech Officer, Manager - Governance and Risk	
s 39A	Power to register, or renew the registration of a food premises despite minor defects	Team Leader - Environmental Health, Chief Executive Officer, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Manager - Governance and Risk, Director – McCrae Landslide Incident, Director Communities	Where Council is the registration authority Only if satisfied of matters in s 39A(2)(a)-(c)
s 39A (6)	Duty to comply with a direction of the Secretary	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low	

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Risk Health Tech Officer, Manager - Governance and Risk	
s 40(1)	Duty to give the person in whose name the premises is to be registered a certificate of registration	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Governance and Risk	Where Council is the registration authority
s 40(2)	Power to incorporate the certificate of registration in one document with any certificate of registration under Part 6 of the Public Health and Wellbeing Act 2008	Team Leader - Environmental Health, Chief Executive Officer, Coordinator - Environmental Health, Environmental Health Officer, Manager - Regulatory Services, Director – McCrae	

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Landslide Incident, Director Communities	
s 40C(2)	Power to grant or renew the registration of food premises for a period of less than 1 year	Team Leader - Environmental Health, Chief Executive Officer, Coordinator - Environmental Health, Environmental Health Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	Where Council is the registration authority
s 40D(1)	Power to suspend or revoke the registration of food premises	Team Leader - Environmental Health, Chief Executive Officer, Coordinator - Environmental Health, Environmental Health Officer, Manager - Regulatory	Where Council is the registration authority

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Services, Director – McCrae Landslide Incident, Director Communities	
s 40E	Duty to comply with direction of the Secretary	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Governance and Risk	
s 40F	Power to cancel registration of food premises	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer	Where Council is the registration authority

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 43	Duty to maintain records of registration	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Governance and Risk	Where Council is the registration authority
s 43F(6)	Duty to be satisfied that registration requirements under Division 3 have been met prior to registering or renewing registration of a component of a food business	Team Leader - Environmental Health, Chief Executive Officer, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Manager - Governance and Risk, Director – McCrae Landslide Incident, Director Communities	Where Council is the registration authority

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 43F(7)	Power to register the components of the food business that meet requirements in Division 3 and power to refuse to register the components that do not meet the requirements	Team Leader - Environmental Health, Chief Executive Officer, Coordinator - Environmental Health, Environmental Health Officer, Manager - Regulatory Services, Director – McCrae Landslide Incident, Director Communities	Where Council is the registration authority Refusal to grant or renew the registration of a food premises must be ratified by Council or the CEO (see s 58A(2))
s 45AC	Power to bring proceedings	Team Leader - Environmental Health, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Governance and Risk	

Food Act 1984			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 46(5)	Power to institute proceedings against another person where the offence was due to an act or default by that other person and where the first person charged could successfully defend a prosecution, without proceedings first being instituted against the person first charged	Team Leader - Environmental Health, Chief Executive Officer, Coordinator - Environmental Health, Solicitor - Prosecutions, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Chief Legal Officer, Manager - Governance and Risk, Director – McCrae Landslide Incident, Director Communities	Where Council is the registration authority

Heritage Act 2017			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 116	Power to sub-delegate Executive Director's functions, duties or powers	Chief Executive Officer, Urban Design and Heritage Officer, Principal Strategic Planner, Senior Strategic Planner, Principal Planner, Team Leader - Strategic Planning, Strategic Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	Must first obtain Executive Director's written consent Council can only sub-delegate if the Instrument of Delegation from the Executive Director authorises sub-delegation

Local Government Act 1989			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 185L(4)	Power to declare and levy a cladding rectification charge	Chief Executive Officer	This power can only be delegated to the CEO.

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 4B	Power to prepare an amendment to the Victorian Planning Provisions	Chief Executive Officer, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	If authorised by the Minister
s 4G	Function of receiving prescribed documents and a copy of the Victorian Planning Provisions from the Minister	Chief Executive Officer, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 4H	Duty to make amendment to Victoria Planning Provisions available in accordance with public availability requirements	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, VCAT Coordinator, Manager - Statutory Planning, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 4I(2)	Duty to make and copy of the Victorian Planning Provisions and other documents available in accordance with public availability requirements	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 8A(2)	Power to prepare amendment to the planning scheme where the Minister has given consent under s 8A	Team Leader - Planning Support, Chief Executive Officer, Business Support Officer - Development Services, Team Leader - Statutory Planning, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Director	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 8A(3)	Power to apply to Minister to prepare an amendment to the planning scheme	Chief Executive Officer, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 8A(5)	Function of receiving notice of the Minister's decision	Team Leader - Planning Support, Chief Executive Officer, Business Support Officer - Development Services, Team	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Statutory Planning, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 8A(7)	Power to prepare the amendment specified in the application without the Minister's authorisation if no response received after 10 business days	Team Leader - Planning Support, Chief Executive Officer, Business Support Officer - Development Services, Team Leader - Statutory Planning, Manager - Statutory Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 8B(2)	Power to apply to the Minister for authorisation to prepare an amendment to the planning scheme of an adjoining municipal district	Chief Executive Officer, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 12(3)	Power to carry out studies and do things to ensure proper use of land and consult with other persons to ensure co-ordination of planning scheme with these persons	Team Leader - Planning Support, Team Leader - Natural Systems, Chief Executive Officer, Urban Design and Heritage Officer, Manager - Climate Change and Sustainability, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Coastal Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 12B(1)	Duty to review planning scheme	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director Communities, Director Planning and Liveability	
s 12B(2)	Duty to review planning scheme at direction of Minister	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s.12B(5)	duty to report findings of review of planning scheme to Minister without delay	Team Leader - Planning Support, Chief Executive Officer,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 14	Duties of a Responsible Authority as set out in s 14(a) to (d)	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 17(1)	Duty of giving copy amendment to the planning scheme	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 17(2)	Duty of giving copy s 173 agreement	Team Leader - Planning Support, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 17(3)	Duty of giving copy amendment, explanatory report and relevant documents to the Minister within 10 business days	Team Leader - Planning Support, Chief Executive Officer, Business Support Officer - Development Services, Team Leader - Statutory Planning, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Business Support Officer Strategic Planning, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 18	Duty to make amendment etc. available in accordance with public availability requirements	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team	Until the proposed amendment is approved or lapsed

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director Communities, Director Planning and Liveability	
s 19	Power to give notice, to decide not to give notice, to publish notice of amendment to a planning scheme and to exercise any other power under s 19 to a planning scheme	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 19	Function of receiving notice of preparation of an amendment to a planning scheme	Chief Executive Officer, Manager - Regulatory Services, Manager	Where Council is not the planning authority and the amendment affects

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		- Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	land within Council's municipal district; or Where the amendment will amend the planning scheme to designate Council as an acquiring authority.
s 20(1)	Power to apply to Minister for exemption from the requirements of s 19	Chief Executive Officer, Team Leader - Statutory Planning, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	Where Council is a planning authority

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 21(2)	Duty to make submissions available in accordance with public availability requirements	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager -	Until the end of 2 months after the amendment comes into operation or lapses

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 21A(4)	Duty to publish notice	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		- Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 22(1)	Duty to consider all submissions received before the date specified in the notice	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer,	Except submissions which request a change to the items in s 22(5)(a) and (b)

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director –	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 22(2)	Power to consider a late submission Duty to consider a late submission, if directed by the Minister	Manager - Strategic Planning, Transport & Environment, Team Leader - Strategic Planning	
s 23(1)(b)	Duty to refer submissions which request a change to the amendment to a panel	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director –	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 23(2)	Power to refer to a panel submissions which do not require a change to the amendment	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 24	Function to represent Council and present a submission at a panel hearing (including a hearing referred to in s 96D)	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 26(1)	Power to make report available for inspection in accordance with the requirements set out in s 197B of the Act	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 26(2)	Duty to keep report of panel available in accordance with public availability requirements	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and	During the inspection period

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director –	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 27(2)	Power to apply for exemption if panel's report not received	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 28(1)	Duty to notify the Minister if abandoning an amendment	Team Leader - Planning Support, Chief Executive Officer, Business Support Officer - Development Services, Team Leader - Statutory Planning, Manager - Regulatory Services, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	Note: the power to make a decision to abandon an amendment cannot be delegated

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 28(2)	Duty to publish notice of the decision on Internet site	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, VCAT Coordinator, Manager - Statutory Planning, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 28(4)	Duty to make notice of the decision available on Council's Internet site for a period of at least 2 months	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 30(4)(a)	Duty to say if amendment has lapsed	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director Communities, Director Planning and Liveability	
s 30(4)(b)	Duty to provide information in writing upon request	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 32(2)	Duty to give more notice if required	Team Leader - Planning Support, Chief Executive Officer,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport &	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 33(1)	Duty to give more notice of changes to an amendment	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 36(2)	Duty to give notice of approval of amendment	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director Communities, Director Planning and Liveability	
s 38(5)	Duty to give notice of revocation of an amendment	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 39	Function of being a party to a proceeding commenced under s 39 and duty to comply with determination by VCAT	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 40(1)	Function of lodging copy of approved amendment	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 41(1)	Duty to make a copy of an approved amendment available in accordance with the public availability requirements during inspection period	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director –	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 41(2)	Duty to make a copy of an approved amendment and any documents lodged with it available in person in accordance with the requirements set out in s 197B of the Act after the inspection period ends	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Planning Support Officer, Principal Planner, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 42(2)	Duty to make copy of planning scheme available in accordance with the public availability requirements	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Planning Support Officer, Principal Planner, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 46AAA	Duty to prepare an amendment to a planning scheme that relates to Yarra River land that is not inconsistent with anything in a Yarra Strategic Plan which is expressed to be binding on the responsible public entity	Chief Executive Officer, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	Where Council is a responsible public entity and is a planning authority
s 46AW	Function of being consulted by the Minister	Chief Executive Officer, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets	Where Council is a responsible public entity

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 46AX	Function of receiving a draft Statement of Planning Policy and written direction in relation to the endorsement of the draft Statement of Planning Policy Power to endorse the draft Statement of Planning Policy	Chief Executive Officer, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	Where Council is a responsible public entity
s 46AZC(2)	Duty not to prepare an amendment to a declared area planning scheme that is inconsistent with a Statement of Planning Policy	Chief Executive Officer, Manager - Regulatory Services, Manager - Statutory Planning, Manager - Strategic Planning, Transport &	Where Council is a responsible public entity

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
	for the declared area that is expressed to be binding on the responsible public entity	Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 46AZK	Duty not to act inconsistently with any provision of the Statement of Planning Policy that is expressed to be binding on the public entity when performing a function or duty or exercising a power in relation to the declared area	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team	Where Council is a responsible public entity

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 46GI(2)(b)(i)	Power to agree to a lower rate of standard levy for a class of development of a particular type of land than the rate specified in a Minister's direction	Chief Executive Officer, Team Leader - Statutory Planning, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director –	Where Council is the planning authority, the municipal Council of the municipal district in which the land is located and/or the development agency

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		McCrae Landslide Incident, Director Planning and Liveability	
s 46GJ(1)	Function of receiving written directions from the Minister in relation to the preparation and content of infrastructure contributions plans	Chief Executive Officer, Team Leader - Statutory Planning, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 46GK	Duty to comply with a Minister's direction that applies to Council as the planning authority	Chief Executive Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Principal Planner, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Statutory Planning, Manager - Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 46GN(1)	Duty to arrange for estimates of values of inner public purpose land	Chief Executive Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Principal Planner, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 46GO(1)	Duty to give notice to owners of certain inner public purpose land	Chief Executive Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Principal Planner, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 46GP	Function of receiving a notice under s 46GO	Chief Executive Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Principal Planner, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	Where Council is the collecting agency
s 46GQ	Function of receiving a submission from an affected owner who objects to the estimated value per hectare (or other appropriate unit of measurement) of the inner public purpose land	Chief Executive Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Principal Planner, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 46GR(1)	Duty to consider every submission that is made by the closing date for submissions included in the notice under s 46GO	Chief Executive Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Principal Planner, Manager - Statutory Planning, Manager - Strategic Planning, Transport &	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Environment, Team Leader - Strategic Planning, Strategic Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 46GR(2)	Power to consider a late submission Duty to consider a late submission if directed to do so by the Minister	Chief Executive Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Principal Planner, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic Planner, Director Assets and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 46GS(1)	Power to accept or reject the estimate of the value of the inner public purpose land in a submission made under s 46GQ	Chief Executive Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Principal Planner, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 46GS(2)	Duty, if Council rejects the estimate of the value of the inner public purpose land in the submission, to refer the matter to the valuer-general, and notify the affected owner of the rejection and that the matter has been referred to the valuer-general	Chief Executive Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Principal Planner, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 46GT(2)	Duty to pay half of the fee fixed by the valuer-general for arranging and attending the conference	Chief Executive Officer, Subdivisions Officer, Team Leader - Statutory Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Principal Strategic Planner, Principal Planner, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 46GT(4)	Function of receiving, from the valuer-general, written confirmation of the agreement between the planning authority's valuer and the affected owner's valuer as to the estimated value of the inner public purpose land	Chief Executive Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Principal Planner, Manager - Statutory Planning, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic Planner, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	
s 46GT(6)	Function of receiving, from the valuer-general, written notice of a determination under s 46GT(5)	Chief Executive Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Principal Planner, Manager - Statutory Planning, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic Planner, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	
s 46GU	Duty not to adopt an amendment under s.29 to an infrastructure contributions plan that specifies a land credit amount or a land equalisation amount that relates to a parcel of land in the ICP plan area of the plan unless the criteria in s 46GU(1)(a) and (b) are met	Chief Executive Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Principal Planner, Manager - Statutory Planning, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic Planner, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	
s 46GV(3)	Function of receiving the monetary component and any land equalisation amount of the infrastructure contribution	Chief Executive Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Principal Planner, Manager - Statutory Planning, Manager -	Where Council is the collecting agency

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
	Power to specify the manner in which the payment is to be made	Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic Planner, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	
s 46GV(3)(b)	Power to enter into an agreement with the applicant	Chief Executive Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Principal Planner, Manager - Statutory Planning, Manager -	Where Council is the collecting agency

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 46GV(4)(a)	Function of receiving the inner public purpose land in accordance with s 46GV(5) and (6)	Chief Executive Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Principal Planner, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic	Where Council is the development agency

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 46GV(4)(b)	Function of receiving the inner public purpose land in accordance with s 46GV(5) and (6)	Chief Executive Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Principal Planner, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic Planner, Director Assets and Infrastructure, Director –	Where Council is the collecting agency

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		McCrae Landslide Incident, Director Planning and Liveability	
s 46GV(7)	Duty to impose the requirements set out in s 46GV(3) and (4) as conditions on the permit applied for by the applicant to develop the land in the ICP plan area	Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planning Compliance Officer, Principal Planner, VCAT Coordinator, Manager - Statutory Planning, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 46GV(9)	Power to require the payment of a monetary component or the provision of the land component of an infrastructure contribution to be secured to Council's satisfaction	Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planning Compliance Officer, Principal Planner, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic	Where Council is the collecting agency

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 46GX(1)	Power to accept works, services or facilities in part or full satisfaction of the monetary	Chief Executive Officer, Subdivisions Officer, Team Leader - Statutory Planning,	Where Council is the collecting agency

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
	component of an infrastructure contribution payable	Principal Strategic Planner, Principal Planner, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 46GX(2)	Duty, before accepting the provision of works, services or facilities by an applicant under s 46GX(1), to obtain the agreement of the development agency or agencies specified in the approved infrastructure contributions plan	Chief Executive Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Principal Planner, Manager - Statutory Planning, Manager -	Where Council is the collecting agency

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 46GY(1)	Duty to keep proper and separate accounts and records	Chief Executive Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability, Financial Controller	Where Council is the collecting agency
s 46GY(2)	Duty to keep the accounts and records in accordance with the Local Government Act 2020	Chief Executive Officer, Director Assets and Infrastructure, Director – McCrae Landslide	Where Council is the collecting agency

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Incident, Director Planning and Liveability, Financial Controller	
s 46GZ(2)(a)	Duty to forward any part of the monetary component that is imposed for plan preparation costs to the planning authority that incurred those costs	Chief Executive Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability, Financial Controller	Where Council is the collecting agency under an approved infrastructure contributions plan This duty does not apply where Council is that planning authority
s 46GZ(2)(a)	Function of receiving the monetary component	Chief Executive Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability, Financial Controller	Where the Council is the planning authority

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
			This duty does not apply where Council is also the collecting agency
s 46GZ(2)(b)	Duty to forward any part of the monetary component that is imposed for the provision of works, services or facilities to the development agency that is specified in the plan,as responsible for those works, services or facilities	Chief Executive Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability, Financial Controller	Where Council is the collecting agency under an approved infrastructure contributions plan This provision does not apply where Council is also the relevant development agency

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 46GZ(2)(b)	Function of receiving the monetary component	Chief Executive Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Principal Planner, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	Where Council is the development agency under an approved infrastructure contributions plan This provision does not apply where Council is also the collecting agency
s 46GZ(4)	Duty to use any land equalisation amounts to pay land credit amounts under s 46GZ(7), except any part of those amounts that are to be	Chief Executive Officer, Director Assets and Infrastructure, Director – McCrae Landslide	Where Council is the collecting agency under an approved infrastructure contributions plan

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
	forwarded to a development agency under s 46GZ(5)	Incident, Director Planning and Liveability, Financial Controller	
s 46GZ(5)	Duty to forward any part of a land equalisation amount required for the acquisition of outer public purpose land by a development agency specified in the approved infrastructure contributions plan to that development agency	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support	Where Council is the collecting agency under an approved infrastructure contributions plan This provision does not apply where Council is also the relevant development agency

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 46GZ(5)	Function of receiving any part of a land equalisation amount required for the acquisition of outer public purpose land	Chief Executive Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Principal Planner, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	Where Council is the development agency specified in the approved infrastructure contributions plan This provision does not apply where Council is also the collecting agency
s 46GZ(7)	Duty to pay to each person who must provide an infrastructure contribution under the approved infrastructure contributions plan any land credit	Chief Executive Officer, Director Assets and Infrastructure, Director – McCrae Landslide	Where Council is the collecting agency under an approved infrastructure contributions plan

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
	amount to which the person is entitled under s 46GW	Incident, Director Planning and Liveability, Financial Controller	
s 46GZ(9)	Duty to transfer the estate in fee simple in the land to the development agency specified in the approved infrastructure contributions plan as responsible for the use and development of that land	Chief Executive Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability, Financial Controller	If any inner public purpose land is vested in Council under the Subdivision Act 1988 or acquired by Council before the time it is required to be provided to Council under s 46GV(4) Where Council is the collecting agency under an approved infrastructure contributions plan This duty does not apply where Council is also the development agency

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 46GZ(9)	Function of receiving the fee simple in the land	Chief Executive Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability, Financial Controller	Where Council is the development agency under an approved infrastructure contributions plan This duty does not apply where Council is also the collecting agency
s 46GZA(1)	Duty to keep proper and separate accounts and records	Chief Executive Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability, Financial Controller	Where Council is the development agency under an approved infrastructure contributions plan

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 46GZA(2)	Duty to keep the accounts and records in accordance with the Local Government Act 2020	Chief Executive Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability, Financial Controller	Where Council is a development agency under an approved infrastructure contributions plan
s 46GZB(3)	Duty to follow the steps set out in s 46GZB(3)(a) – (c)	Chief Executive Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability, Financial Controller	Where Council is a development agency under an approved infrastructure contributions plan
s 46GZB(4)	Duty, in accordance with requirements of the VPA, to report on the use of the infrastructure contribution in the development agency's annual	Chief Executive Officer, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director –	If the VPA is the collecting agency under an approved infrastructure contributions plan

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
	report and provide reports on the use of the infrastructure contribution to the VPA	McCrae Landslide Incident, Director Planning and Liveability	Where Council is a development agency under an approved infrastructure contributions plan
s 46GZD(2)	Duty, within 6 months after the date on which the approved infrastructure contributions plan expires, to follow the steps set out in s 46GZD(2)(a) and (b)	Chief Executive Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability, Financial Controller	Where Council is the development agency under an approved infrastructure contributions plan
s 46GZD(3)	Duty to follow the steps set out in s 46GZD(3)(a) and (b)	Chief Executive Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability, Financial Controller	Where Council is the collecting agency under an approved infrastructure contributions plan

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 46GZD(5)	Duty to make payments under s 46GZD(3) in accordance with ss 46GZD(5)(a) and 46GZD(5)(b)	Chief Executive Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability, Financial Controller	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZE(2)	Duty to forward the land equalisation amount back to the collecting agency within 6 months after the expiry date if any part of a land equalisation amount paid or forwarded to a development agency for acquiring outer public purpose land has not been expended by the development agency to acquire that land at the date on which the approved infrastructure contributions plan expires	Chief Executive Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability, Financial Controller	Where Council is the development agency under an approved infrastructure contributions plan This duty does not apply where Council is also the collecting agency

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 46GZE(2)	Function of receiving the unexpended land equalisation amount	Chief Executive Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability, Financial Controller	Where Council is the collecting agency under an approved infrastructure contributions plan This duty does not apply where Council is also the development agency
s 46GZE(3)	Duty, within 12 months after the date on which the approved infrastructure contributions plan expires, to follow the steps set out in s 46GZE(3)(a) and (b)	Chief Executive Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability, Financial Controller	Where Council is the collecting agency under an approved infrastructure contributions plan

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 46GZF(2)	Duty, within 12 months after the date on which the approved infrastructure contributions plan expires, to use the public purpose land for a public purpose approved by the Minister or sell the public purpose land	Chief Executive Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability, Financial Controller	Where Council is the development agency under an approved infrastructure contributions plan
s.46GZF(3)	Duty, if land is sold under s.46GZF(2)(b), to follow the steps in s.46GZF(3)(a) and (b)	Chief Executive Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability, Financial Controller	Where Council is the development agency under an approved infrastructure contributions plan
s 46GZF(3)	Function of receiving proceeds of sale	Chief Executive Officer, Director Assets and Infrastructure, Director – McCrae Landslide	Where Council is the collection agency under an approved infrastructure contributions plan

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Incident, Director Planning and Liveability, Financial Controller	This provision does not apply where Council is also the development agency
s 46GZF(4)	Duty to divide the proceeds of the public purpose land among the current owners of each parcel of land in the ICP plan area and pay each current owner a portion of the proceeds in accordance with s 46GZF(5)	Chief Executive Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability, Financial Controller	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZF(6)	Duty to make the payments under s 46GZF(4) in accordance with s 46GZF(6)(a) and (b)	Chief Executive Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability, Financial Controller	Where Council is the collecting agency under an approved infrastructure contributions plan

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 46GZH	Power to recover the monetary component, or any land equalisation amount of the land component, payable under Part 3AB as a debt in any court of competent jurisdiction	Chief Executive Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability, Financial Controller	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZI	Duty to prepare and give a report to the Minister at the times required by the Minister	Chief Executive Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability, Financial Controller	Where Council is a collecting agency or development agency
s 46GZK	Power to deal with public purpose land which has vested in, been acquired by, or transferred to, Council	Chief Executive Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Principal Planner, Manager -	Where Council is a collecting agency or development agency

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Regulatory Services, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic Planner, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	
s 46LB(3)	Duty to publish, on Council's Internet site, the payable dwelling amount for a financial year on or before 1 July of each financial year for which the amount is adjusted under s 46LB (2)	Chief Executive Officer, Director Assets and Infrastructure, Director – McCrae Landslide	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Incident, Director Planning and Liveability, Financial Controller	
s 46N(1)	Duty to include condition in permit regarding payment of development infrastructure levy	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 46N(2)(c)	Function of determining time and manner for receipt of development contributions levy	Team Leader - Planning Support, Chief Executive Officer,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director Communities, Director Planning and Liveability	
s 46N(2)(d)	Power to enter into an agreement with the applicant regarding payment of development infrastructure levy	Team Leader - Planning Support, Chief Executive Officer, Business Support Officer - Development Services, Team Leader - Statutory Planning, Manager - Regulatory Services, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Director Assets and Infrastructure, Director – McCrae Landslide	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Incident, Director Communities, Director Planning and Liveability	
s 46O(1)(a) & (2)(a)	Power to ensure that community infrastructure levy is paid, or agreement is in place, prior to issuing building permit	Team Leader - Planning Support, Chief Executive Officer, Business Support Officer - Development Services, Team Leader - Statutory Planning, Manager - Regulatory Services, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Director Assets and Infrastructure, Director – McCrae Landslide	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Incident, Director Communities, Director Planning and Liveability	
s 46O(1)(d) & (2)(d)	Power to enter into agreement with the applicant regarding payment of community infrastructure levy	Chief Executive Officer, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 46P(1)	Power to require payment of amount of levy under s 46N or s 46O to be satisfactorily secured	Team Leader - Planning Support, Chief Executive Officer, Business Support Officer - Development Services, Team Leader - Statutory Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Manager - Regulatory Services, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 46P(2)	Power to accept provision of land, works, services or facilities in part or full payment of levy payable	Team Leader - Planning Support, Chief Executive Officer, Business Support Officer - Development Services, Team Leader - Statutory Planning, Manager - Regulatory Services,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 46Q(1)	Duty to keep proper accounts of levies paid	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director –	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		McCrae Landslide Incident, Director Communities, Director Planning and Liveability, Financial Controller	
s 46Q(1A)	Duty to forward to development agency part of levy imposed for carrying out works, services, or facilities on behalf of development agency or plan preparation costs incurred by a development agency	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 46Q(2)	Duty to apply levy only for a purpose relating to the provision of plan preparation costs or the works, services and facilities in respect of which the levy was paid etc	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 46Q(3)	Power to refund any amount of levy paid if it is satisfied the development is not to proceed	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior	Only applies when levy is paid to Council as a 'development agency'

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 46Q(4)(c)	Duty to pay amount to current owners of land in the area if an amount of levy has been paid to a municipal council as a development agency for plan preparation costs incurred by the Council or for the provision by the Council of works, services or facilities in an area under s 46Q(4)(a)	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager -	Must be done within six months of the end of the period required by the development contributions plan and with the consent of, and in the manner approved by, the Minister

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 46Q(4)(d)	Duty to submit to the Minister an amendment to the approved development contributions plan	Chief Executive Officer, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director –	Must be done in accordance with Part 3

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		McCrae Landslide Incident, Director Planning and Liveability	
s46Q(4)(e)	Duty to expend that amount on other works etc.	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner,	With the consent of, and in the manner approved by, the Minister

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 46QC	Power to recover any amount of levy payable under Part 3B	Team Leader - Planning Support, Chief Executive Officer,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director Communities, Director Planning and Liveability	
s 46QD	Duty to prepare report and give a report to the Minister	Chief Executive Officer, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	Where Council is a collecting agency or development agency
s 46V(3)	Duty to make a copy of the approved strategy plan (being the Melbourne Airport Environs Strategy Plan) and any documents lodged with it available in accordance with the public availability requirements, during the inspection period	Chief Executive Officer, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director –	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		McCrae Landslide Incident, Director Planning and Liveability	
s 46V(4)	Duty to make a copy of the approved strategy plan (being the Melbourne Airport Environs Strategy Plan) and any documents lodged with it available in accordance with s 197B of the Act and on payment of the prescribe fee, after the inspection period	N/A, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 46V(5)	Duty to keep a copy of the approved strategy plan incorporating all amendments to it	N/A, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 46V(6)	Duty to make a copy of the approved strategy plan incorporating all amendments to it available in accordance with the public available requirements	N/A, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 46Y	Duty to carry out works in conformity with the approved strategy plan	Chief Executive Officer, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 47	Power to decide that an application for a planning permit does not comply with that Act	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		- Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 49(1)	Duty to keep a register of all applications for permits and determinations relating to permits	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director –	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 49(2)	Duty to make register available for inspection in accordance with the public availability requirements	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 50(4)	Duty to amend application	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 50(5)	Power to refuse to amend application	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Manager - Projects &	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Engineering Services, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Development Engineer, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport &	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Environment, Team Leader - Building & Structural Projects, Project Manager - Infrastructure projects, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Senior Development Engineer, Team Leader - Civil & Open Space Projects, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 50(6)	Duty to make note of amendment to application in register	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 50A(1)	Power to make amendment to application	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		- Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Planning Support Officer, Principal Planner, Development Engineer, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Transport & Environment, Team Leader - Building & Structural Projects, Project Manager - Infrastructure projects, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Senior Development Engineer, Team Leader - Civil & Open Space Projects, Director	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 50A(3)	Power to require applicant to notify owner and make a declaration that notice has been given	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 50A(4)	Duty to note amendment to application in register	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 51	Duty to make copy of application available for inspection in accordance with the public availability requirements	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		- Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 52(1)(a)	Duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director –	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 52(1)(b)	Duty to give notice of the application to other municipal council where appropriate	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 52(1)(c)	Duty to give notice of the application to all persons required by the planning scheme	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 52(1)(ca)	Duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 52(1)(cb)	Duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director –	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 52(1)(d)	Duty to give notice of the application to other persons who may be detrimentally effected	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s.52(1AA)	Duty to give notice of an application to remove or vary a registered restrictive covenant	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 52(3)	Power to give any further notice of an application where appropriate	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		- Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 53(1)	Power to require the applicant to give notice under s 52(1) to persons specified by it	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director Communities, Director Planning and Liveability	
s 53(1A)	Power to require the applicant to give the notice under s 52(1AA)	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 54(1)	Power to require the applicant to provide more information	Team Leader - Planning Support, Chief Executive Officer,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Urban Design and Heritage Officer, Manager - Projects & Engineering Services, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Development Engineer, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planning, Transport & Environment, Team Leader - Building & Structural Projects, Project Manager - Infrastructure projects, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Senior Development Engineer, Team Leader - Civil & Open Space Projects, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 54(1A)	Duty to give notice in writing of information required under s 54(1)	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 54(1B)	Duty to specify the lapse date for an application	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		- Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 54A(3)	Power to decide to extend time or refuse to extend time to give required information	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director Communities, Director Planning and Liveability	
s 54A(4)	Duty to give written notice of decision to extend or refuse to extend time under s 54A(3)	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 55(1)	Duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 57(2A)	Power to reject objections considered made primarily for commercial advantage for the objector	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 57(3)	Function of receiving name and address of persons to whom notice of decision is to go	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director Communities, Director Planning and Liveability	
s 57(5)	Duty to make a copy of all objections available in accordance with the public availability requirements	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 57A(4)	Duty to amend application in accordance with applicant's request, subject to s 57A(5)	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 57A(5)	Power to refuse to amend application	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Manager - Projects & Engineering Services, Business	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Manager - Community Partnerships & Engagement, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Team Leader -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Building & Structural Projects, Project Manager - Infrastructure projects, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Team Leader - Civil & Open Space Projects, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 57A(6)	Duty to note amendments to application in register	Team Leader - Planning Support, Chief Executive Officer,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport &	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 57B(1)	Duty to determine whether and to whom notice should be given	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 57B(2)	Duty to consider certain matters in determining whether notice should be given	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 57C(1)	Duty to give copy of amended application to referral authority	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 58	Duty to consider every application for a permit	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 58A	Power to request advice from the Planning Application Committee	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director Communities, Director Planning and Liveability	
s 60	Duty to consider certain matters	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 60(1A)	Duty to consider certain matters	Team Leader - Planning Support, Chief Executive Officer,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport &	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 60(1B)	Duty to consider number of objectors in considering whether use or development may have significant social effect	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 61(1)	Power to determine permit application, either to decide to grant a permit, to decide to grant a permit with conditions or to refuse a permit application	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Manager - Projects & Engineering Services, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team	The permit must not be inconsistent with a cultural heritage management plan under the Aboriginal Heritage Act 2006

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Development Engineer, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Team Leader - Building & Structural Projects, Project Manager - Infrastructure projects, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Student Planner, Senior Development Engineer, Team Leader - Civil & Open Space Projects, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 61(2)	Duty to decide to refuse to grant a permit if a relevant determining referral authority objects to grant of permit	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director –	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 61(2A)	Power to decide to refuse to grant a permit if a relevant recommending referral authority objects to the grant of permit	Team Leader - Planning Support, Chief Executive Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 61(3)(a)	Duty not to decide to grant a permit to use coastal Crown land without Minister's consent	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 61(3)(b)	Duty to refuse to grant the permit without the Minister's consent	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 61(4)	Duty to refuse to grant the permit if grant would authorise a breach of a registered restrictive covenant	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 62(1)	Duty to include certain conditions in deciding to grant a permit	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		- Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 62(2)	Power to include other conditions	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director Communities, Director Planning and Liveability	
s 62(4)	Duty to ensure conditions are consistent with paragraphs (a),(b) and (c)	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 62(5)(a)	Power to include a permit condition to implement an approved development contributions plan or an approved infrastructure contributions plan	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 62(5)(b)	Power to include a permit condition that specified works be provided on or to the land or paid for in accordance with s 173 agreement	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 62(5)(c)	Power to include a permit condition that specified works be provided or paid for by the applicant	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director Communities, Director Planning and Liveability	
s 62(6)(a)	Duty not to include a permit condition requiring a person to pay an amount for or provide works except in accordance with ss 46N(1), 46GV(7) or 62(5)	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 62(6)(b)	Duty not to include a permit condition requiring a person to pay an amount for or provide works	Team Leader - Planning Support, Chief Executive Officer,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
	except a condition that a planning scheme requires to be included as referred to in s 62(1)(a)	Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 63	Duty to issue the permit where made a decision in favour of the application (if no one has objected)	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 64(1)	Duty to give notice of decision to grant a permit to applicant and objectors	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning,	This provision applies also to a decision to grant an amendment to a permit - see s 75

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director Communities, Director Planning and Liveability	
s 64(3)	Duty not to issue a permit until after the specified period	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support	This provision applies also to a decision to grant an amendment to a permit - see s 75

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 64(5)	Duty to give each objector a copy of an exempt decision	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager -	This provision applies also to a decision to grant an amendment to a permit - see s 75

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 64A	Duty not to issue permit until the end of a period when an application for review may be lodged with VCAT or until VCAT has determined the	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer	This provision applies also to a decision to grant an amendment to a permit - see s 75A

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
	application, if a relevant recommending referral authority has objected to the grant of a permit	- Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 65(1)	Duty to give notice of refusal to grant permit to applicant and person who objected under s 57	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 66(1)	Duty to give notice under s 64 or s 65 and copy permit to relevant determining referral authorities	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 66(2)	Duty to give a recommending referral authority notice of its decision to grant a permit	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager -	If the recommending referral authority objected to the grant of the permit or the responsible authority decided not to include a condition on the permit recommended by the recommending referral authority

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 66(4)	Duty to give a recommending referral authority notice of its decision to refuse a permit	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer	If the recommending referral authority objected to the grant of the permit or the recommending referral authority

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		- Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team	recommended that a permit condition be included on the permit

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 66(6)	Duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of any notice given under s 64 or 65	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer,	If the recommending referral authority did not object to the grant of the permit or the recommending referral authority did not recommend a condition be included on the permit

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 69(1)	Function of receiving application for extension of time of permit	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 69(1A)	Function of receiving application for extension of time to complete development	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 69(2)	Power to extend time	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		- Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 70	Duty to make copy permit available for inspection in accordance with the public availability requirements	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 71(1)	Power to correct certain mistakes	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		- Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 71(2)	Duty to note corrections in register	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director –	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 73	Power to decide to grant amendment subject to conditions	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 74	Duty to issue amended permit to applicant if no objectors	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 76	Duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 76A(1)	Duty to give relevant determining referral authorities copy of amended permit and copy of notice	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director –	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 76A(2)	Duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner,	If the recommending referral authority objected to the amendment of the permit or the responsible authority decided not to include a condition on the amended permit recommended by the recommending referral authority

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 76A(4)	Duty to give a recommending referral authority notice of its decision to refuse a permit	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager -	If the recommending referral authority objected to the amendment of the permit or the recommending referral authority recommended that a permit condition be included on the amended permit

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 76A(6)	Duty to give a recommending referral authority a copy of any amended permit which Council decides to grant and a copy of any notice given under s 64 or 76	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer	If the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		- Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team	condition be included on the amended permit

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 76D	Duty to comply with direction of Minister to issue amended permit	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 83	Function of being respondent to an appeal	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 83B	Duty to give or publish notice of application for review	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 84(1)	Power to decide on an application at any time after an appeal is lodged against failure to grant a permit	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		- Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 84(2)	Duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director –	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 84(3)	Duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 84(6)	Duty to issue permit on receipt of advice within 3 business days	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 84AB	Power to agree to confining a review by the Tribunal	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		- Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 86	Duty to issue a permit at order of Tribunal within 3 business days	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 87(3)	Power to apply to VCAT for the cancellation or amendment of a permit	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 90(1)	Function of being heard at hearing of request for cancellation or amendment of a permit	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 91(2)	Duty to comply with the directions of VCAT	Team Leader - Planning Support, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director –	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 91(2A)	Duty to issue amended permit to owner if Tribunal so directs	Team Leader - Planning Support, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director Communities, Director Planning and Liveability	
s 92	Duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under s 90	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 93(2)	Duty to give notice of VCAT order to stop development	Team Leader - Planning Support, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Planning Compliance Officer, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 95(3)	Function of referring certain applications to the Minister	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director Communities, Director Planning and Liveability	
s 95(4)	Duty to comply with an order or direction	Team Leader - Planning Support, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director Communities, Director Planning and Liveability	
s 96(1)	Duty to obtain a permit from the Minister to use and develop its land	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 96(2)	Function of giving consent to other persons to apply to the Minister for a permit to use and develop Council land	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		- Development Services, Senior Planner, Senior Planning Support Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 96A(2)	Power to agree to consider an application for permit concurrently with preparation of proposed amendment	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 96C	Power to give notice, to decide not to give notice, to publish notice and to exercise any other power under s 96C	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 96F	Duty to consider the panel's report under s 96E	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Subdivisions Officer,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director –	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 96G(1)	Power to determine to recommend that a permit be granted or to refuse to recommend that a permit be granted and power to notify applicant of the determination (including power to give notice under s 23 of the Planning and Environment (Planning Schemes) Act 1996	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 96H(3)	Power to give notice in compliance with Minister's direction	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 96J	Duty to issue permit as directed by the Minister	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 96K	Duty to comply with direction of the Minister to give notice of refusal	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 96Z	Duty to keep levy certificates given to it under ss 47 or 96A for no less than 5 years from receipt of the certificate	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 97C	Power to request Minister to decide the application	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 97D(1)	Duty to comply with directions of Minister to supply any document or assistance relating to application	Chief Executive Officer, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 97G(3)	Function of receiving from Minister copy of notice of refusal to grant permit or copy of any permit granted by the Minister	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director –	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 97G(6)	Duty to make a copy of permits issued under s 97F available in accordance with the public availability requirements	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 97L	Duty to include Ministerial decisions in a register kept under s 49	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 97MH	Duty to provide information or assistance to the Planning Application Committee	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		- Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 97MI	Duty to contribute to the costs of the Planning Application Committee or subcommittee	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 97O	Duty to consider application and issue or refuse to issue certificate of compliance	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 97P(3)	Duty to comply with directions of VCAT following an application for review of a failure or refusal to issue a certificate	Team Leader - Planning Support, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Planning Compliance Officer, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 97Q(2)	Function of being heard by VCAT at hearing of request for amendment or cancellation of certificate	Team Leader - Planning Support, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 97Q(4)	Duty to comply with directions of VCAT	Team Leader - Planning Support, Chief Executive Officer,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 97R	Duty to keep register of all applications for certificate of compliance and related decisions	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 98(1)&(2)	Function of receiving claim for compensation in certain circumstances	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 98(4)	Duty to inform any person of the name of the person from whom compensation can be claimed	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		- Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 101	Function of receiving claim for expenses in conjunction with claim	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director –	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 103	Power to reject a claim for compensation in certain circumstances	Chief Executive Officer, Manager - Regulatory Services, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s.107(1)	Function of receiving claim for compensation	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 107(3)	Power to agree to extend time for making claim	Chief Executive Officer, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 113(2)	Power to request a declaration for land to be proposed to be reserved for public purposes	Chief Executive Officer, Team Leader - Statutory Planning, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 114(1)	Power to apply to the VCAT for an enforcement order	Team Leader - Planning Support, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Compliance Investigator, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport &	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 117(1)(a)	Function of making a submission to the VCAT where objections are received	Team Leader - Planning Support, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 120(1)	Power to apply for an interim enforcement order where s 114 application has been made	Team Leader - Planning Support, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Compliance Investigator, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 123(1)	Power to carry out work required by enforcement order and recover costs	Team Leader - Planning Support, Chief Executive Officer,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 123(2)	Power to sell buildings, materials, etc salvaged in carrying out work under s 123(1)	Chief Executive Officer, Deputy Municipal Building Surveyor, Team Leader - Municipal Building Surveyor, Coordinator - Planning Compliance, Planning Compliance Officer, Manager - Regulatory Services, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Team Leader - Planning and Asset Compliance, Asset Compliance Officer,	Except Crown Land

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 125(1)	Power to apply to any court of competent jurisdiction or to the tribunal for an injunction restraining any person from contravening an enforcement order or an interim enforcement order.	Coordinator - Planning Compliance, Planning Compliance Officer, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Team Leader - Planning and Asset	Section 123 of the Victorian Civil and Administrative Tribunal Act 1998 applies on an application to the Tribunal.

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Compliance, Environmental Compliance Officer, Senior Asset Compliance Officer, Chief Legal Officer	
s 129	Function of recovering penalties	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 130(5)	Power to allow person served with an infringement notice further time	Team Leader - Planning Support, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 149A(1)	Power to refer a matter to the VCAT for determination	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 149A(1A)	Power to apply to VCAT for the determination of a matter relating to the interpretation of a s.173 agreement	Chief Executive Officer, Manager - Regulatory Services, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 149B	Power to apply to the Tribunal for a declaration.	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Senior Planner, Senior Vegetation Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic Planner, Director Assets and Infrastructure,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 156	Duty to pay fees and allowances (including a payment to the Crown under s 156(2A)), and payment or reimbursement for reasonable costs and expenses incurred by the panel in carrying out its functions unless the Minister directs otherwise under s 156(2B)power to ask for contribution under s 156(3) and power to abandon amendment or part of it under s 156(4)	Chief Executive Officer, Manager - Regulatory Services, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	Where Council is the relevant planning authority
s 171(2)(f)	Power to carry out studies and commission reports	Chief Executive Officer, Manager - Regulatory Services, Manager - Statutory Planning, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 171(2)(g)	Power to grant and reserve easements	Chief Executive Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Principal Planner, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic Planner, Director Assets and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	
s 172C	Power to compulsorily acquire any outer public purpose land that is specified in the approved infrastructure contributions plan	Chief Executive Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Principal Planner, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic Planner, Director Assets and	Where Council is a development agency specified in an approved infrastructure contributions plan

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	
s 172D(1)	Power to compulsorily acquire any inner public purpose land that is specified in the plan before the time that the land is required to be provided to Council under s 46GV(4)	Chief Executive Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Principal Planner, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic Planner, Director Assets and	Where Council is a collecting agency specified in an approved infrastructure contributions plan

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	
s 172D(2)	Power to compulsorily acquire any inner public purpose land, the use and development of which is to be the responsibility of Council under the plan, before the time that the land is required to be provided under s 46GV(4)	Chief Executive Officer, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Principal Planner, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Strategic Planner, Director Assets and	Where Council is the development agency specified in an approved infrastructure contributions plan

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	
s 173(1)	Power to enter into agreement covering matters set out in s 174	Team Leader - Planning Support, Team Leader - Natural Systems, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Coordinator - Planning	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Compliance, Subdivisions Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Team Leader - Planning and Asset Compliance, Asset Compliance Officer, Environmental	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	
s 173(1A)	Power to enter into an agreement with an owner of land for the development or provision of land in relation to affordable housing	Chief Executive Officer, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Manager -	Where Council is the relevant responsible authority

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Assets, Building & Property, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	
	Power to decide whether something is to the satisfaction of Council, where an agreement made under s 173 of the Planning and Environment Act 1987 requires something to be to the satisfaction of Council or Responsible Authority	Team Leader - Planning Support, Team Leader - Natural Systems, Chief Executive Officer, Deputy Municipal Building Surveyor, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Coordinator - Planning Compliance, Team Leader -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Statutory Planning, Planning Compliance Officer, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Planning and Asset Compliance, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director –	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		McCrae Landslide Incident, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	
	Power to give consent on behalf of Council, where an agreement made under s 173 of the Planning and Environment Act 1987 requires that something may not be done without the consent of Council or Responsible Authority	Team Leader - Planning Support, Team Leader - Natural Systems, Chief Executive Officer, Deputy Municipal Building Surveyor, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Coordinator - Planning Compliance, Team Leader - Statutory Planning, Planning	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Compliance Officer, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Planning and Asset Compliance, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	
s 177(2)	Power to end a s 173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	Team Leader - Planning Support, Head of Property and Leasing, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Property Officer, Team Leader - Planning	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		and Asset Compliance, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property Operations, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 178	power to amend a s 173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	Team Leader - Planning Support, Head of Property and Leasing, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Property Officer, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property Operations, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	
s 178A(1)	Function of receiving application to amend or end an agreement	Team Leader - Planning Support, Head of Property and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leasing, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Property Officer, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Senior Asset Compliance Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property Operations, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	
s 178A(3)	Function of notifying the owner as to whether it agrees in principle to the proposal under s 178A(1)	Team Leader - Planning Support, Head of Property and Leasing, Chief Executive Officer, Deputy Municipal Building	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Property Officer, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Footpath Trading Officer,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property Operations, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	
s 178A(4)	Function of notifying the applicant and the owner as to whether it agrees in principle to the proposal	Team Leader - Planning Support, Head of Property and Leasing, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Property Officer, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property Operations, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	
s 178A(5)	Power to propose to amend or end an agreement	Team Leader - Planning Support, Head of Property and Leasing, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Property Officer, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Property Advisor, Coordinator - Property Operations, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	
s 178B(1)	Duty to consider certain matters when considering proposal to amend an agreement	Team Leader - Planning Support, Head of Property and Leasing, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planner, Planning Assistant, Property Officer, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Operations, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	
s 178B(2)	Duty to consider certain matters when considering proposal to end an agreement	Team Leader - Planning Support, Head of Property and Leasing, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Property Officer, Team	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property Operations, Director Communities, Director Planning	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		and Liveability, Manager Assets, Building and Property	
s 178C(2)	Duty to give notice of the proposal to all parties to the agreement and other persons who may be detrimentally affected by decision to amend or end	Team Leader - Planning Support, Head of Property and Leasing, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Manager - Contracts and Procurement, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Property Officer, Team	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property Operations, Director Communities, Director Planning	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		and Liveability, Manager Assets, Building and Property	
s 178C(4)	Function of determining how to give notice under s 178C(2)	Team Leader - Planning Support, Head of Property and Leasing, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Property Officer, Team Leader - Planning and Asset Compliance, Graduate Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property Operations, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 178E(1)	Duty not to make decision until after 14 days after notice has been given	Team Leader - Planning Support, Head of Property and Leasing, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Property Officer, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property Operations, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	
s.178E(2)(a)	Power to amend or end the agreement in accordance with the proposal	Team Leader - Planning Support, Head of Property and	If no objections are made under s 178D

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leasing, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance	Must consider matters in s 178B

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Property Officer, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Senior Asset Compliance Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property Operations, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	
s 178E(2)(b)	Power to amend or end the agreement in a manner that is not substantively different from the proposal	Team Leader - Planning Support, Head of Property and Leasing, Chief Executive Officer, Deputy Municipal Building	If no objections are made under s 178D Must consider matters in s 178B

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Property Officer, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Footpath Trading Officer,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property Operations, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	
s 178E(2)(c)	Power to refuse to amend or end the agreement	Team Leader - Planning Support, Head of Property and Leasing, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader -	If no objections are made under s 178D Must consider matters in s 178B

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Property Officer, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property Operations, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	
s 178E(3)(a)	Power to amend or end the agreement in accordance with the proposal	Team Leader - Planning Support, Head of Property and Leasing, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer -	After considering objections, submissions and matters in s 178B

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Property Officer, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Property Advisor, Coordinator - Property Operations, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	
s 178E(3)(b)	Power to amend or end the agreement in a manner that is not substantively different from the proposal	Team Leader - Planning Support, Head of Property and Leasing, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning	After considering objections, submissions and matters in s 178B

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planner, Planning Assistant, Property Officer, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Operations, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	
s.178E(3)(c)	power to amend or end the agreement in a manner that is substantively different from the proposal	Team Leader - Planning Support, Head of Property and Leasing, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior	After considering objections, submissions and matters in s.178B

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Property Officer, Team	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property Operations, Director Communities, Director Planning	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		and Liveability, Manager Assets, Building and Property	
s 178E(3)(d)	Power to refuse to amend or end the agreement	Team Leader - Planning Support, Head of Property and Leasing, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and	After considering objections, submissions and matters in s 178B

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Property Officer, Team Leader - Planning and Asset Compliance, Graduate Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property Operations, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 178F(1)	Duty to give notice of its decision under s 178E(3)(a) or (b)	Team Leader - Planning Support, Head of Property and Leasing, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Property Officer, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property Operations, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	
s 178F(2)	Duty to give notice of its decision under s 178E(2)(c) or (3)(d)	Team Leader - Planning Support, Head of Property and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leasing, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Property Officer, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Senior Asset Compliance Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property Operations, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	
s 178F(4)	Duty not to proceed to amend or end an agreement under s 178E until at least 21 days after notice has been given or until an	Team Leader - Planning Support, Head of Property and Leasing, Chief Executive Officer, Deputy Municipal Building	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
	application for review to the Tribunal has been determined or withdrawn	Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Property Officer, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Footpath Trading Officer,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	
s 178G	Duty to sign amended agreement and give copy to each other party to the agreement	Team Leader - Planning Support, Head of Property and Leasing, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Property Officer, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Property Advisor, Coordinator - Property Operations, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	
s 178H	Power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement	Team Leader - Planning Support, Head of Property and Leasing, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planner, Planning Assistant, Property Officer, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Operations, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	
s 178I(3)	Duty to notify, in writing, each party to the agreement of the ending of the agreement relating to Crown land	Team Leader - Planning Support, Head of Property and Leasing, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Property Officer, Team	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property Operations, Director Communities, Director Planning	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		and Liveability, Manager Assets, Building and Property	
s 179(2)	Duty to make copy of each agreement available in accordance with the public availability requirements	Team Leader - Planning Support, Head of Property and Leasing, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Property Officer, Team Leader - Planning and Asset	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property Operations, Director Communities, Director Planning	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		and Liveability, Manager Assets, Building and Property	
s 181	Duty to apply to the Registrar of Titles to record the agreement	Team Leader - Planning Support, Head of Property and Leasing, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Property Officer, Team Leader - Planning and Asset Compliance, Graduate Planner,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property Operations, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 181(1A)(a)	Power to apply to the Registrar of Titles to record the agreement	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Planning Support Officer, Principal Planner, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 181(1A)(b)	Duty to apply to the Registrar of Titles, without delay, to record the agreement	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 182	Power to enforce an agreement	Team Leader - Planning Support, Head of Property and Leasing, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport &	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Property Officer, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director –	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property Operations, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	
s 183	Duty to tell Registrar of Titles of ending/amendment of agreement	Team Leader - Planning Support, Head of Property and Leasing, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Property Officer, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Property Advisor, Coordinator - Property Operations, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	
s 184F(1)	Power to decide to amend or end an agreement at any time after an application for review of the failure of Council to make a decision	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 184F(2)	Duty not to amend or end the agreement or give notice of the decision after an application is made to VCAT for review of a failure to amend or end an agreement	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 184F(3)	Duty to inform the principal registrar if the responsible authority decides to amend or end an agreement after an application is made for the review of its failure to end or amend the agreement	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Planning Support Officer, Principal Planner, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 184F(5)	Function of receiving advice from the principal registrar that the agreement may be amended or ended in accordance with Council's decision	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 184G(2)	Duty to comply with a direction of the Tribunal	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 184G(3)	Duty to give notice as directed by the Tribunal	Team Leader - Planning Support, Chief Executive Officer,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Compliance Officer, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director Communities, Director Planning and Liveability	
s 185B(1)	Duty to comply with a request from the Minister to provide the name, address, email address or telephone number of any person to whom the Minister is required to give notice	Manager - Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 198(1)	Function to receive application for planning certificate	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 199(1)	Duty to give planning certificate to applicant	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director Communities, Director Planning and Liveability	
s 201(1)	Function of receiving application for declaration of underlying zoning	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 201(3)	Duty to make declaration	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
-	Power to decide, in relation to any planning scheme or permit, that a specified thing has or has not been done to the satisfaction of Council	Team Leader - Planning Support, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Compliance Investigator, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director –	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
-	Power to decide, in relation to any planning scheme or permit, that a specified thing may be altered or modified with Council's consent	Chief Executive Officer, Senior Planner, Senior Vegetation Officer, Subdivisions Officer, Team Leader - Statutory Planning, Planner, Principal Planner, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Planning Assistant, Graduate Planner, Coordinator - Strategic	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planning, Director Planning and Liveability	
-	Power to decide, in relation to any planning scheme or permit, that a specified thing may be done subject to Council's prior consent or must not be done without Council's prior consent	Chief Executive Officer, Senior Planner, Senior Vegetation Officer, Subdivisions Officer, Team Leader - Statutory Planning, Planner, Principal Planner, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Team Leader - Strategic Planning, Planning Assistant, Graduate Planner, Coordinator - Strategic Planning, Director Planning and Liveability	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
-	Power to decide, in relation to any planning scheme or permit, that a specified thing is required to be approved and or endorsed by Council	Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
-	Power, in relation to any planning scheme or permit, to consent or refuse to consent to any matter which requires the consent or approval of Council	Team Leader - Planning Support, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Compliance Investigator, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader -	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
-	Power to approve and or endorse any plan or any amendment to a plan or other document in accordance with a provision of a planning scheme or condition in a permit	Team Leader - Planning Support, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Compliance Investigator, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance, Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director –	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
-	Power to give written authorisation in accordance with a provision of a planning scheme	Team Leader - Planning Support, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Coordinator - Planning Compliance, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Compliance Investigator, Planner, Planning Compliance Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Team Leader - Planning and Asset Compliance,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Graduate Planner, Student Planner, Asset Compliance Officer, Environmental Compliance Officer, Asset and Building Amenity Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 201UAB(1)	Function of providing the Victoria Planning Authority with information relating to any land within municipal district	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning,	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 201UAB(2)	Duty to provide the Victoria Planning Authority with information requested under s 201UAB(1) as soon as possible	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director –	

Planning and Environment Act 1987			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Residential Tenancies Act 1997			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 518F	Power to issue notice to caravan park regarding emergency management plan if determined that the plan does not comply with the requirements	Team Leader - Environmental Health, Chief Executive Officer, Team Leader - Municipal Building Surveyor, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae	

Residential Tenancies Act 1997			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Landslide Incident, Director Communities, Director Planning and Liveability, Manager Assets, Building and Property	
s 522(1)	Power to give a compliance notice to a person	Team Leader - Environmental Health, Chief Executive Officer, Team Leader - Municipal Building Surveyor, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 525(2)	Power to authorise an officer to exercise powers in s 526 (either generally or in a particular case)	Chief Executive Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident,	

Residential Tenancies Act 1997			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director Planning and Liveability, Manager Assets, Building and Property	
s 525(4)	Duty to issue identity card to authorised officers	Team Leader - Governance Services, Chief Executive Officer, Governance Officer - Privacy, Manager - Governance and Risk, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	
s 526(5)	Duty to keep record of entry by authorised officer under s 526	Team Leader - Environmental Health, Team Leader - Municipal Building Surveyor, Emergency Management Coordinator, Fire Prevention Officer, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Team Leader -	

Residential Tenancies Act 1997			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Community Resilience and Emergency Management, Community Resilience Officer, Emergency Management Project Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 526A(3)	Function of receiving report of inspection	Team Leader - Environmental Health, Chief Executive Officer, Team Leader - Municipal Building Surveyor, Emergency Management Coordinator, Fire Prevention Officer, Coordinator - Environmental Health, Environmental Health Officer, Low Risk Health Tech Officer, Manager - Regulatory Services, Team Leader - Community Resilience and Emergency Management, Community Resilience Officer, Emergency Management Project Officer, Director Assets and	

Residential Tenancies Act 1997			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 527	Power to authorise a person to institute proceedings (either generally or in a particular case)	Chief Executive Officer, Manager - Contracts and Procurement, Manager - Governance and Risk, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 11(1)	Power to declare a road by publishing a notice in the Government Gazette	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Governance and Risk, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	Obtain consent in circumstances specified in s 11(2)
s 11(8)	Power to name a road or change the name of a road by publishing notice in Government Gazette	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Governance and Risk, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 11(9)(b)	Duty to advise Registrar	Chief Executive Officer, Manager - Infrastructure and Waste Services, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 11(10)	Duty to inform Secretary to Department of Environment, Land, Water and Planning of declaration etc.	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	Subject to s 11(10A)

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 11(10A)	Duty to inform Secretary to Department of Environment, Land, Water and Planning or nominated person	Chief Executive Officer, Manager - Infrastructure and Waste Services, Team Leader - Asset Management, Team Leader - Traffic and Transport, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	Where Council is the coordinating road authority
s 12(2)(b)	Function of providing consent to the Head, Transport for Victoria for the discontinuance of a road or part of a road	Chief Executive Officer, Manager - Infrastructure and Waste Services, Director Assets and Infrastructure,	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director – McCrae Landslide Incident, Director Planning and Liveability	
s 12(10)	Duty to notify of decision made	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	Duty of coordinating road authority where it is the discontinuing body Does not apply where an exemption is specified by the regulations or given by the Minister
s 13(1)	Power to fix a boundary of a road by publishing notice in Government Gazette	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Strategic Planning, Transport & Environment, Manager - Governance and Risk, Director	Power of coordinating road authority and obtain consent under s 13(3) and s 13(4) as appropriate

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 14(4)	Function of receiving notice from the Head, Transport for Victoria	Head of Property and Leasing, Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Strategic Planning, Transport & Environment, Property Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property Operations, Director	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planning and Liveability, Manager Assets, Building and Property	
s 14(7)	Power to appeal against decision of the Head, Transport for Victoria	Head of Property and Leasing, Chief Executive Officer, Manager - Infrastructure and Waste Services, Property Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property Operations, Director Planning and Liveability, Manager Assets, Building and Property	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 15(1)	Power to enter into arrangement with another road authority, utility or a provider of public transport to transfer a road management function of the road authority to the other road authority, utility or provider of public transport	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 15(1A)	Power to enter into arrangement with a utility to transfer a road management function of the utility to the road authority	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 15(2)	Duty to include details of arrangement in public roads register	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 16(7)	Power to enter into an arrangement under s 15	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 16(8)	Duty to enter details of determination in public roads register	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 17(2)	Duty to register public road in public roads register	Chief Executive Officer, Manager - Infrastructure and Waste Services, Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and	Where Council is the coordinating road authority

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Liveability, Manager Assets, Building and Property	
s 17(3)	Power to decide that a road is reasonably required for general public use	Chief Executive Officer, Manager - Infrastructure and Waste Services, Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	Where Council is the coordinating road authority
s 17(3)	Duty to register a road reasonably required for general public use in public roads register	Chief Executive Officer, Manager - Infrastructure and Waste Services,	Where Council is the coordinating road authority

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	
s 17(4)	Power to decide that a road is no longer reasonably required for general public use	Chief Executive Officer, Manager - Infrastructure and Waste Services, Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Manager - Assets, Building & Property,	Where Council is the coordinating road authority

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	
s 17(4)	Duty to remove road no longer reasonably required for general public use from public roads register	Chief Executive Officer, Manager - Infrastructure and Waste Services, Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	Where Council is the coordinating road authority

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 18(1)	Power to designate ancillary area	Chief Executive Officer, Manager - Infrastructure and Waste Services, Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	Where Council is the coordinating road authority, and obtain consent in circumstances specified in s 18(2)
s 18(3)	Duty to record designation in public roads register	Chief Executive Officer, Manager - Infrastructure and Waste Services, Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Director	Where Council is the coordinating road authority

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	
s 19(1)	Duty to keep register of public roads in respect of which it is the coordinating road authority	Chief Executive Officer, Manager - Infrastructure and Waste Services, Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Liveability, Manager Assets, Building and Property	
s 19(4)	Duty to specify details of discontinuance in public roads register	Chief Executive Officer, Manager - Infrastructure and Waste Services, Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	
s 19(5)	Duty to ensure public roads register is available for public inspection	Chief Executive Officer, Manager - Infrastructure and Waste Services,	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	
s 21	Function of replying to request for information or advice	Chief Executive Officer, Manager - Infrastructure and Waste Services, Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Manager - Assets, Building & Property,	Obtain consent in circumstances specified in s 11(2)

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	
s 22(2)	Function of commenting on proposed direction	Chief Executive Officer, Manager - Infrastructure and Waste Services, Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 22(4)	Duty to publish a copy or summary of any direction made under s 22 by the Minister in its annual report.	Chief Executive Officer, Manager - Infrastructure and Waste Services, Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	
s 22(5)	Duty to give effect to a direction under s 22	Chief Executive Officer, Manager - Infrastructure and Waste Services, Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Director	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	
s 40(1)	Duty to inspect, maintain and repair a public road.	Chief Executive Officer, Manager - Infrastructure and Waste Services, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 40(5)	Power to inspect, maintain and repair a road which is not a public road	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Strategic Planning,	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 41(1)	Power to determine the standard of construction, inspection, maintenance and repair	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Projects & Engineering Services, Team Leader - Building & Structural Projects, Project Manager - Infrastructure projects, Team Leader - Civil & Open Space Projects, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 42(1)	Power to declare a public road as a controlled access road	Chief Executive Officer, Manager - Infrastructure and Waste Services, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	Power of coordinating road authority and sch 2 also applies
s 42(2)	Power to amend or revoke declaration by notice published in Government Gazette	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Governance and Risk, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	Power of coordinating road authority and sch 2 also applies

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 42A(3)	Duty to consult with Head, Transport for Victoria and Minister for Local Government before road is specified	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Projects & Engineering Services, Team Leader - Traffic and Transport, Manager - Strategic Planning, Transport & Environment, Team Leader - Building & Structural Projects, Project Manager - Infrastructure projects, Team Leader - Civil & Open Space Projects, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	Where Council is the coordinating road authority If road is a municipal road or part thereof
s 42A(4)	Power to approve Minister's decision to specify a road as a specified freight road	Chief Executive Officer, Manager - Infrastructure and Waste Services,	Where Council is the coordinating road authority

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	If road is a municipal road or part thereof and where road is to be specified a freight road
s 48EA	Duty to notify the owner or occupier of land and provider of public transport on which rail infrastructure or rolling stock is located (and any relevant provider of public transport)	Chief Executive Officer, Manager - Infrastructure and Waste Services, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	Where Council is the responsible road authority, infrastructure manager or works manager
s 48M(3)	Function of consulting with the relevant authority for purposes of developing guidelines under s 48M	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		– McCrae Landslide Incident, Director Planning and Liveability	
s 49	Power to develop and publish a road management plan	Chief Executive Officer, Manager - Infrastructure and Waste Services, Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	
s 51	Power to determine standards by incorporating the standards in a road management plan	Chief Executive Officer, Manager - Infrastructure and Waste Services,	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	
s 53(2)	Power to cause notice to be published in Government Gazette of amendment etc of document in road management plan	Chief Executive Officer, Manager - Infrastructure and Waste Services, Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Manager - Governance and Risk, Director Assets and Infrastructure, Manager	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		- Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	
s 54(2)	Duty to give notice of proposal to make a road management plan	Chief Executive Officer, Manager - Infrastructure and Waste Services, Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 54(5)	Duty to conduct a review of road management plan at prescribed intervals	Chief Executive Officer, Manager - Infrastructure and Waste Services, Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	
s 54(6)	Power to amend road management plan	Chief Executive Officer, Manager - Infrastructure and Waste Services, Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Director	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	
s 54(7)	Duty to incorporate the amendments into the road management plan	Chief Executive Officer, Manager - Infrastructure and Waste Services, Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Liveability, Manager Assets, Building and Property	
s 55(1)	Duty to cause notice of road management plan to be published in Government Gazette and newspaper	Chief Executive Officer, Manager - Infrastructure and Waste Services, Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Manager - Governance and Risk, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 63(1)	Power to consent to conduct of works on road	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Projects & Engineering Services, Asset Protection Officer, Manager - Regulatory Services, Team Leader - Asset Protection & Construction Supervision, Team Leader - Building & Structural Projects, Project Manager - Infrastructure projects, Coordinator - Asset Protection, Team Leader - Civil & Open Space Projects, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	Where Council is the coordinating road authority

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 63(2)(e)	Power to conduct or to authorise the conduct of works in, on, under or over a road in an emergency	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Projects & Engineering Services, Asset Protection Officer, Manager - Regulatory Services, Team Leader - Asset Protection & Construction Supervision, Manager - Strategic Planning, Transport & Environment, Coordinator - Asset Protection, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	Where Council is the infrastructure manager
s 64(1)	Duty to comply with cl 13 of sch 7	Chief Executive Officer, Manager - Infrastructure and Waste Services,	Where Council is the infrastructure manager or works manager

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Manager - Projects & Engineering Services, Asset Protection Officer, Manager - Regulatory Services, Team Leader - Asset Protection & Construction Supervision, Manager - Strategic Planning, Transport & Environment, Coordinator - Asset Protection, Asset Compliance Officer, Senior Asset Compliance Officer, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 66(1)	Power to consent to structure etc	Chief Executive Officer, Manager - Infrastructure and Waste Services,	Where Council is the coordinating road authority

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Manager - Projects & Engineering Services, Team Leader - Traffic and Transport, Manager - Strategic Planning, Transport & Environment, Team Leader - Building & Structural Projects, Project Manager - Infrastructure projects, Team Leader - Civil & Open Space Projects, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 67(2)	Function of receiving the name & address of the person responsible for distributing the sign or bill	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Projects & Engineering Services, Team Leader - Traffic and	Where Council is the coordinating road authority

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Transport, Manager - Strategic Planning, Transport & Environment, Team Leader - Building & Structural Projects, Project Manager - Infrastructure projects, Team Leader - Civil & Open Space Projects, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 67(3)	Power to request information	Chief Executive Officer, Manager - Infrastructure and Waste Services, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	Where Council is the coordinating road authority

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 68(2)	Power to request information	Chief Executive Officer, Manager - Infrastructure and Waste Services, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	Where Council is the coordinating road authority
s 71(3)	Power to appoint an authorised officer	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Governance and Risk, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 72	Duty to issue an identity card to each authorised officer	Team Leader - Governance Services, Chief Executive Officer, Manager - Infrastructure and Waste Services, Governance Officer - Privacy, Manager - Governance and Risk, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 85	Function of receiving report from authorised officer	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Projects & Engineering Services, Asset Protection Officer, Manager - Regulatory Services, Team Leader - Asset Protection & Construction Supervision, Team	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Building & Structural Projects, Project Manager - Infrastructure projects, Coordinator - Asset Protection, Team Leader - Civil & Open Space Projects, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 86	Duty to keep register re s 85 matters	Chief Executive Officer, Manager - Infrastructure and Waste Services, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 87(1)	Function of receiving complaints	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Projects & Engineering Services, Manager - Regulatory Services, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
s 87(2)	Duty to investigate complaint and provide report	Chief Executive Officer, Manager - Infrastructure and Waste Services, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 96	Power to authorise a person for the purpose of instituting legal proceedings	Manager - Governance and Risk, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
s 112(2)	Power to recover damages in court	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Projects & Engineering Services, Asset Protection Officer, Manager - Regulatory Services, Team Leader - Asset Protection & Construction Supervision, Compliance Investigator/ Prosecutions Officer, Team Leader - Building & Structural Projects, Project Manager - Infrastructure	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		projects, Coordinator - Asset Protection, Team Leader - Planning and Asset Compliance, Asset Compliance Officer, Senior Asset Compliance Officer, Chief Legal Officer, Team Leader - Civil & Open Space Projects, Manager - Governance and Risk, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Prosecutions Officer, Director Communities, Director Planning and Liveability	
s 116	Power to cause or carry out inspection	Chief Executive Officer, Manager - Infrastructure and Waste Services, Director Assets and Infrastructure,	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director – McCrae Landslide Incident, Director Planning and Liveability	
s 119(2)	Function of consulting with the Head, Transport for Victoria	Head of Property and Leasing, Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Projects & Engineering Services, Manager - Strategic Planning, Transport & Environment, Property Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property Operations,	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director Planning and Liveability, Manager Assets, Building and Property	
s 120(1)	Power to exercise road management functions on an arterial road (with the consent of the Head, Transport for Victoria)	Head of Property and Leasing, Chief Executive Officer, Manager - Infrastructure and Waste Services, Property Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property Operations, Director Planning and Liveability, Manager Assets, Building and Property	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 120(2)	Duty to seek consent of the Head, Transport for Victoria to exercise road management functions before exercising power in s 120(1)	Head of Property and Leasing, Chief Executive Officer, Manager - Infrastructure and Waste Services, Property Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property Operations, Director Planning and Liveability, Manager Assets, Building and Property	
s 121(1)	Power to enter into an agreement in respect of works	Chief Executive Officer, Manager - Infrastructure and Waste Services, Director Assets and Infrastructure,	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Director – McCrae Landslide Incident, Director Planning and Liveability	
s 122(1)	Power to charge and recover fees	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Projects & Engineering Services, Team Leader - Building & Structural Projects, Project Manager - Infrastructure projects, Team Leader - Civil & Open Space Projects, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s 123(1)	Power to charge for any service	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Projects & Engineering Services, Team Leader - Building & Structural Projects, Project Manager - Infrastructure projects, Team Leader - Civil & Open Space Projects, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
sch 2 cl 2(1)	Power to make a decision in respect of controlled access roads	Chief Executive Officer, Manager - Infrastructure and Waste Services, Director Assets and Infrastructure, Director – McCrae Landslide	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Incident, Director Planning and Liveability	
sch 2 cl 3(1)	Duty to make policy about controlled access roads	Chief Executive Officer, Manager - Infrastructure and Waste Services, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
sch 2 cl 3(2)	Power to amend, revoke or substitute policy about controlled access roads	Chief Executive Officer, Manager - Infrastructure and Waste Services, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
sch 2 cl 4	Function of receiving details of proposal from the Head, Transport for Victoria	Head of Property and Leasing, Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Projects & Engineering Services, Manager - Strategic Planning, Transport & Environment, Property Officer, Footpath Trading Officer, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Strategic Property Advisor, Coordinator - Property Operations, Director Planning and Liveability, Manager Assets, Building and Property	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
sch 2 cl 5	Duty to publish notice of declaration	Chief Executive Officer, Manager - Infrastructure and Waste Services, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
sch 7 cl 7(1)	Duty to give notice to relevant coordinating road authority of proposed installation of non-road infrastructure or related works on a road reserve	Chief Executive Officer, Manager - Infrastructure and Waste Services, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	Where Council is the infrastructure manager or works manager
sch 7 cl 8(1)	Duty to give notice to any other infrastructure manager or works manager responsible for any non-road infrastructure in the area, that could be	Chief Executive Officer, Manager - Infrastructure and Waste Services, Director Assets and Infrastructure,	Where Council is the infrastructure manager or works manager

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
	affected by any proposed installation of infrastructure or related works on a road or road reserve of any road	Director – McCrae Landslide Incident, Director Planning and Liveability	
sch 7 cla 9(1)	Duty to comply with request for information from a coordinating road authority, an infrastructure manager or a works manager responsible for existing or proposed infrastructure in relation to the location of any non-road infrastructure and technical advice or assistance in conduct of works	Chief Executive Officer, Manager - Infrastructure and Waste Services, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	Where Council is the infrastructure manager or works manager responsible for non-road infrastructure
sch 7 cl 9(2)	Duty to give information to another infrastructure manager or works manager where becomes aware any infrastructure or works are not in the location	Chief Executive Officer, Manager - Infrastructure and Waste Services, Director Assets and Infrastructure,	Where Council is the infrastructure manager or works manager

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
	shown on records, appear to be in an unsafe condition or appear to need maintenance	Director – McCrae Landslide Incident, Director Planning and Liveability	
sch 7 cl 10(2)	Where Sch 7 cl 10(1) applies, duty to, where possible, conduct appropriate consultation with persons likely to be significantly affected	Chief Executive Officer, Manager - Infrastructure and Waste Services, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	Where Council is the infrastructure manager or works manager
sch 7 cl 12(2)	Power to direct infrastructure manager or works manager to conduct reinstatement works	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Projects & Engineering Services, Asset Protection Officer, Manager - Regulatory Services, Team Leader - Asset Protection &	Where Council is the coordinating road authority

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Construction Supervision, Team Leader - Building & Structural Projects, Project Manager - Infrastructure projects, Coordinator - Asset Protection, Team Leader - Planning and Asset Compliance, Asset Compliance Officer, Senior Asset Compliance Officer, Team Leader - Civil & Open Space Projects, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
sch 7 cl 12(3)	Power to take measures to ensure reinstatement works are completed	Chief Executive Officer, Manager - Infrastructure and Waste Services,	Where Council is the coordinating road authority

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Manager - Projects & Engineering Services, Asset Protection Officer, Manager - Regulatory Services, Team Leader - Asset Protection & Construction Supervision, Team Leader - Building & Structural Projects, Project Manager - Infrastructure projects, Coordinator - Asset Protection, Team Leader - Planning and Asset Compliance, Asset Compliance Officer, Senior Asset Compliance Officer, Team Leader - Civil & Open Space Projects, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director	

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Communities, Director Planning and Liveability	
sch 7 cl 12(4)	Duty to ensure that works are conducted by an appropriately qualified person	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Projects & Engineering Services, Asset Protection Officer, Manager - Regulatory Services, Team Leader - Asset Protection & Construction Supervision, Team Leader - Building & Structural Projects, Project Manager - Infrastructure projects, Coordinator - Asset Protection, Team Leader - Planning and Asset Compliance, Asset Compliance Officer, Senior Asset Compliance Officer, Team	Where Council is the coordinating road authority

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Civil & Open Space Projects, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
sch 7 cl 12(5)	Power to recover costs	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Projects & Engineering Services, Asset Protection Officer, Manager - Regulatory Services, Team Leader - Asset Protection & Construction Supervision, Team Leader - Building & Structural Projects, Project Manager - Infrastructure projects, Coordinator	Where Council is the coordinating road authority

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		- Asset Protection, Team Leader - Planning and Asset Compliance, Asset Compliance Officer, Senior Asset Compliance Officer, Team Leader - Civil & Open Space Projects, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
sch 7 cl 13(1)	Duty to notify relevant coordinating road authority within 7 days that works have been completed, subject to sch 7 cl 13(2)	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Projects & Engineering Services, Team Leader - Building & Structural Projects, Project Manager - Infrastructure projects,	Where Council is the works manager

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Team Leader - Civil & Open Space Projects, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
sch 7 cl 13(2)	Power to vary notice period	Chief Executive Officer, Manager - Infrastructure and Waste Services, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	Where Council is the coordinating road authority
sch 7 cl 13(3)	Duty to ensure works manager has complied with obligation to give notice under sch 7 cl 13(1)	Chief Executive Officer, Manager - Infrastructure and Waste Services, Director Assets and Infrastructure, Director – McCrae Landslide	Where Council is the infrastructure manager

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Incident, Director Planning and Liveability	
sch 7 cl 16(1)	Power to consent to proposed works	Chief Executive Officer, Manager - Infrastructure and Waste Services, Asset Protection Officer, Manager - Regulatory Services, Team Leader - Asset Protection & Construction Supervision, Coordinator - Asset Protection, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	Where Council is the coordinating road authority

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
sch 7 cl 16(4)	Duty to consult	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Projects & Engineering Services, Asset Protection Officer, Manager - Regulatory Services, Team Leader - Asset Protection & Construction Supervision, Manager - Strategic Planning, Transport & Environment, Coordinator - Asset Protection, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	Where Council is the coordinating road authority, responsible authority or infrastructure manager
sch 7 cl 16(5)	Power to consent to proposed works	Chief Executive Officer, Manager - Infrastructure and Waste Services,	Where Council is the coordinating road authority

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Manager - Projects & Engineering Services, Asset Protection Officer, Manager - Regulatory Services, Team Leader - Asset Protection & Construction Supervision, Manager - Strategic Planning, Transport & Environment, Coordinator - Asset Protection, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
sch 7 cl 16(6)	Power to set reasonable conditions on consent	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Projects & Engineering Services, Asset Protection Officer,	Where Council is the coordinating road authority

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Manager - Regulatory Services, Team Leader - Asset Protection & Construction Supervision, Manager - Strategic Planning, Transport & Environment, Coordinator - Asset Protection, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
sch 7 cl 16(8)	Power to include consents and conditions	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Projects & Engineering Services, Asset Protection Officer, Manager - Regulatory Services, Team Leader - Asset Protection &	Where Council is the coordinating road authority

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Construction Supervision, Manager - Strategic Planning, Transport & Environment, Coordinator - Asset Protection, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
sch 7 cl 17(2)	Power to refuse to give consent and duty to give reasons for refusal	Chief Executive Officer, Manager - Infrastructure and Waste Services, Asset Protection Officer, Manager - Regulatory Services, Team Leader - Asset Protection & Construction Supervision, Coordinator - Asset Protection, Director Assets and Infrastructure, Director – McCrae	Where Council is the coordinating road authority

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Landslide Incident, Director Communities, Director Planning and Liveability	
sch 7 cl18(1)	Power to enter into an agreement	Chief Executive Officer, Manager - Infrastructure and Waste Services, Asset Protection Officer, Manager - Regulatory Services, Team Leader - Asset Protection & Construction Supervision, Coordinator - Asset Protection, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	Where Council is the coordinating road authority

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
sch7 cl 19(1)	Power to give notice requiring rectification of works	Chief Executive Officer, Manager - Infrastructure and Waste Services, Asset Protection Officer, Manager - Regulatory Services, Team Leader - Asset Protection & Construction Supervision, Coordinator - Asset Protection, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	Where Council is the coordinating road authority
sch 7 cl 19(2) & (3)	Power to conduct the rectification works or engage a person to conduct the rectification works and power to recover costs incurred	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Projects & Engineering Services, Asset Protection Officer, Manager - Regulatory Services,	Where Council is the coordinating road authority

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Team Leader - Asset Protection & Construction Supervision, Manager - Strategic Planning, Transport & Environment, Coordinator - Asset Protection, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
sch 7 cl 20(1)	Power to require removal, relocation, replacement or upgrade of existing non-road infrastructure	Chief Executive Officer, Manager - Infrastructure and Waste Services, Asset Protection Officer, Manager - Regulatory Services, Team Leader - Asset Protection & Construction Supervision, Coordinator - Asset Protection, Director Assets and	Where Council is the coordinating road authority

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
sch 7A cl 2	Power to cause street lights to be installed on roads	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Projects & Engineering Services, Asset Protection Officer, Team Leader - Building & Structural Projects, Project Manager - Infrastructure projects, Coordinator - Asset Protection, Team Leader - Civil & Open Space Projects, Director Assets and Infrastructure, Director – McCrae	Power of responsible road authority where it is the coordinating road authority or responsible road authority in respect of the road

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Landslide Incident, Director Planning and Liveability	
sch 7 cl 3(1)(d)	Duty to pay installation and operation costs of street lighting - where road is not an arterial road	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Projects & Engineering Services, Manager - Climate Change and Sustainability, Manager - Strategic Planning, Transport & Environment, Team Leader - Building & Structural Projects, Project Manager - Infrastructure projects, Team Leader - Civil & Open Space Projects, Director Assets and Infrastructure, Director – McCrae	Where Council is the responsible road authority

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Landslide Incident, Director Planning and Liveability	
sch 7A cl 3(1)(e)	Duty to pay installation and operation costs of street lighting - where road is a service road on an arterial road and adjacent areas	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Projects & Engineering Services, Team Leader - Building & Structural Projects, Project Manager - Infrastructure projects, Team Leader - Civil & Open Space Projects, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	Where Council is the responsible road authority

Road Management Act 2004			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
sch 7A cl (3)(1)(f)	Duty to pay installation and percentage of operation costs of street lighting - for arterial roads in accordance with cls 3(2) and 4	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Projects & Engineering Services, Team Leader - Building & Structural Projects, Project Manager - Infrastructure projects, Team Leader - Civil & Open Space Projects, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	Duty of Council as responsible road authority that installed the light (re: installation costs) and where Council is relevant municipal council (re: operating costs)

Cemeteries and Crematoria Regulations 2025			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
r 36	Duty to ensure that cemetery complies with depth of burial requirements	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
r 37	Duty to ensure that the cemetery complies with the requirements for interment in concrete-lined graves	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
r 38	Duty to ensure a mausoleum is constructed in accordance with paragraphs (a)-(d)	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	

Cemeteries and Crematoria Regulations 2025			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
r 39(1)	Duty to ensure that remains are interred in a coffin, container or receptacle in accordance with paragraphs (a)-(c)	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
r 39(2)	Duty to ensure that coffin, container or receptacle is labelled.	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
r 39(3)	Duty to ensure that remains are interred in accordance with paragraphs (a)-(b)	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	

Cemeteries and Crematoria Regulations 2025			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
r 40	Duty to ensure that a crypt space in a mausoleum is sealed in accordance with paragraphs (a)-(b)	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
r 43(2)	Power to inspect any coffin, container or other receptacle if satisfied of the matters in paragraphs (a) and (b)	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
r 44(2)	Power to remove any fittings on any coffin, container or other receptacle if the fittings may impede the cremation process or damage the cremator	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	

Cemeteries and Crematoria Regulations 2025			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
r 44(3)	Duty to ensure any fittings removed of are disposed in an appropriate manner	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
r 45	Power to dispose of any metal substance or non-human substance recovered from a cremator	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
r 46(2)	Power to release cremated human remains to certain persons	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	Subject to any order of a court

Cemeteries and Crematoria Regulations 2025			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
r 47(1)	Duty to make cremated human remains available for collection within 2 working days after the cremation	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
r 47(2)	Duty to hold cremated human remains for at least 12 months from the date of cremation	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
r 47(3)	Power to dispose of cremated human remains if no person gives a direction within 12 months of the date of cremation	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	

Cemeteries and Crematoria Regulations 2025			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
r 47(4)	Duty to take reasonable steps to notify persons specified in r 46(2) of intention to intern or dispose of remains at expiry of 12 month period	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
r 48	Power to approve certain activities under the r 57 or 58(2) if satisfied of regulation (1)(a)-(c)	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
r 50	Duty to provide statement that alternative vendors or supplier of memorials exist	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	

Cemeteries and Crematoria Regulations 2025			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
r 51	Power to inspect any work that is being carried out on memorials, places or internments and buildings for ceremonies	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
r 52	Power to approval the arrangement or conduct of a funeral	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
r 53(1)	Power to give written direction regarding the manner in which a funeral is to be conducted	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	

Cemeteries and Crematoria Regulations 2025			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
r 56(1)	Power to give directions regarding the objects, things or items affixed to, or placed on or around, the places of internment and memorials	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
r 56(3)	Power to remove objects, things or items specified in (a)-(d) from a place of interment or memorial	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
r 56(4)	Duty to dispute items under r 56(3) in a manner considered appropriate	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
r 57(1)	Power to approve the use of fire in a public cemetery	Chief Executive Officer, Cemeteries Officer, Cemeteries	

Cemeteries and Crematoria Regulations 2025			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Executive Officer, Senior Cemeteries Officer	
r 58(2)	Power to approve a person to drive, ride or use a vehicle on any surface other than a road, track or parking area	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
r 59	Duty to display the hours during which the public can access the cemetery	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	
	Note: sch 2 contains Model Rules – only applicable if the cemetery trust has not made its own cemetery trust rules	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	

Cemeteries and Crematoria Regulations 2025			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
sch 2 cl 4	Power to approve the carrying out of an activity referred to in rules 5, 7 8, 9, 10, 11, 12, 13, 15, 16, 17 and 18 of sch 2	Chief Executive Officer, Cemeteries Officer, Cemeteries Executive Officer, Senior Cemeteries Officer	See note above regarding model rules

Planning and Environment Regulations 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
r.6	function of receiving notice, under section 19(1)(c) of the Act, from a planning authority of its preparation of an amendment to a planning scheme	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Team	where Council is not the planning authority and the amendment affects land within Council's municipal district; or

Planning and Environment Regulations 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	where the amendment will amend the planning scheme to designate Council as an acquiring authority.

Planning and Environment Regulations 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
r.21	power of responsible authority to require a permit applicant to verify information (by statutory declaration or other written confirmation satisfactory to the responsible authority) in an application for a permit or to amend a permit or any information provided under section 54 of the Act	Team Leader - Planning Support, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic	

Planning and Environment Regulations 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
r.25(a)	Duty to make copy of matter considered under section 60(1A)(g) in accordance with the public availability requirements	Team Leader - Planning Support, Chief Executive Officer, Deputy Municipal Building Surveyor, Urban Design and Heritage Officer, Team Leader - Municipal Building Surveyor, Business Support Officer -	Where Council is the responsible authority

Planning and Environment Regulations 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment Regulations 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
r.25(b)	Function of receiving a copy of any document considered under section 60(1A)(g) by the responsible authority and duty to make the document available in accordance with the public availability requirements	Team Leader - Planning Support, Chief Executive Officer, Deputy Municipal Building Surveyor, Team Leader - Municipal Building Surveyor, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Senior Vegetation Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Planner, Planning Support Officer, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Planning Assistant, Graduate Planner, Student Planner, Director Assets and	Where Council is not the responsible authority but the relevant land is within Council's municipal district

Planning and Environment Regulations 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
r.42	function of receiving notice under section 96C(1)(c) of the Act from a planning authority of its preparation of a combined application for an amendment to a planning scheme and notice of a permit application	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Principal Planner, Manager - Regulatory Services, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic	where Council is not the planning authority and the amendment affects land within Council's municipal district; or where the amendment will amend the planning scheme to designate Council as an acquiring authority.

Planning and Environment Regulations 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Planning and Environment (Fees) Regulations 2016			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
r 19	Power to waive or rebate a fee relating to an amendment of a planning scheme	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	

Planning and Environment (Fees) Regulations 2016			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
r 20	Power to waive or rebate a fee other than a fee relating to an amendment to a planning scheme	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	

Planning and Environment (Fees) Regulations 2016			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
r 21	Duty to record matters taken into account and which formed the basis of a decision to waive or rebate a fee under r 19 or 20	Team Leader - Planning Support, Chief Executive Officer, Urban Design and Heritage Officer, Business Support Officer - Development Services, Senior Planner, Senior Planning Support Officer, Subdivisions Officer, Business Analyst and Improvement Officer, Team Leader - Statutory Planning, Principal Strategic Planner, Senior Strategic Planner, Planner, Planning Support Officer, Principal Planner, VCAT Coordinator, Manager - Statutory Planning, Manager - Strategic Planning, Transport & Environment, Business Support Officer Strategic Planning, Team Leader - Strategic Planning, Strategic Planner, Planning Assistant, Graduate Planner, Student Planner, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	

Road Management (General) Regulations 2016			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
r 8(1)	Duty to conduct reviews of road management plan	Senior Asset Management Engineer, Chief Executive Officer, Team Leader - Asset Management, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	
r 9(2)	Duty to produce written report of review of road management plan and make report available	Chief Executive Officer, Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	

Road Management (General) Regulations 2016			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
r 9(3)	Duty to give notice where road management review is completed and no amendments will be made (or no amendments for which notice is required)	Chief Executive Officer, Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	Where Council is the coordinating road authority
r.10	Duty to give notice of amendment which relates to standard of construction, inspection, maintenance or repair under s 41 of the Act	Chief Executive Officer, Manager - Infrastructure and Waste Services, Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	

Road Management (General) Regulations 2016			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
r 13(1)	Duty to publish notice of amendments to road management plan	Chief Executive Officer, Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	where Council is the coordinating road authority
r 13(3)	Duty to record on road management plan the substance and date of effect of amendment	Chief Executive Officer, Team Leader - Asset Management, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Manager - Assets, Building & Property, Director – McCrae Landslide Incident, Director Planning and Liveability, Manager Assets, Building and Property	

Road Management (General) Regulations 2016			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
r 16(3)	Power to issue permit	Chief Executive Officer, Team Leader - Traffic and Transport, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	Where Council is the coordinating road authority
r 18(1)	Power to give written consent re damage to road	Chief Executive Officer, Team Leader - Traffic and Transport, Manager - Strategic Planning, Transport & Environment, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	Where Council is the coordinating road authority
r 23(2)	Power to make submission to Tribunal	Chief Executive Officer, Manager - Projects & Engineering Services, Team Leader - Building & Structural Projects, Project Manager - Infrastructure projects, Team Leader - Civil & Open Space Projects, Director Assets and	Where Council is the coordinating road authority

Road Management (General) Regulations 2016			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	
r 23(4)	Power to charge a fee for application under s 66(1) Road Management Act	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Projects & Engineering Services, Team Leader - Building & Structural Projects, Project Manager - Infrastructure projects, Team Leader - Civil & Open Space Projects, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	Where Council is the coordinating road authority
r 25(1)	Power to remove objects, refuse, rubbish or other material deposited or left on road	Chief Executive Officer, Manager - Projects & Engineering Services, Infrastructure Services Operations Manager, Senior Litter Prevention Officer, Asset Protection Officer, Manager - Regulatory Services, Team Leader - Asset	Where Council is the responsible road authority

Road Management (General) Regulations 2016			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Protection & Construction Supervision, Team Leader - Building & Structural Projects, Project Manager - Infrastructure projects, Coordinator - Asset Protection, Team Leader - Planning and Asset Compliance, Asset Compliance Officer, Senior Asset Compliance Officer, Team Leader - Civil & Open Space Projects, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
r 25(2)	Power to sell or dispose of things removed from road or part of road (after first complying with regulation 25(3)	Chief Executive Officer, Manager - Projects & Engineering Services, Infrastructure Services Operations Manager, Senior Litter Prevention Officer, Asset Protection Officer, Manager - Regulatory Services, Team Leader - Asset Protection & Construction Supervision, Team	Where Council is the responsible road authority

Road Management (General) Regulations 2016			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Building & Structural Projects, Project Manager - Infrastructure projects, Coordinator - Asset Protection, Team Leader - Planning and Asset Compliance, Asset Compliance Officer, Senior Asset Compliance Officer, Team Leader - Civil & Open Space Projects, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	
r 25(5)	Power to recover in the Magistrates' Court, expenses from person responsible	Chief Executive Officer, Manager - Projects & Engineering Services, Infrastructure Services Operations Manager, Senior Litter Prevention Officer, Asset Protection Officer, Manager - Regulatory Services, Team Leader - Asset Protection & Construction Supervision, Team Leader - Building & Structural Projects, Project	

Road Management (General) Regulations 2016			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Manager - Infrastructure projects, Coordinator - Asset Protection, Team Leader - Planning and Asset Compliance, Asset Compliance Officer, Senior Asset Compliance Officer, Team Leader - Civil & Open Space Projects, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	

Road Management (Works and Infrastructure) Regulations 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
r 15	Power to exempt a person from requirement under cl 13(1) of sch 7 of the Act to give notice as to the completion of those works	Chief Executive Officer, Manager - Infrastructure and Waste Services, Manager - Projects & Engineering Services, Asset Protection Officer, Manager - Regulatory Services, Team Leader - Asset Protection & Construction Supervision, Coordinator - Asset Protection, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Communities, Director Planning and Liveability	Where Council is the coordinating road authority and where consent given under s 63(1) of the Act
r 22(2)	Power to waive whole or part of fee in certain circumstances	Chief Executive Officer, Manager - Infrastructure and Waste Services, Director Assets and Infrastructure, Director – McCrae Landslide Incident, Director Planning and Liveability	Where Council is the coordinating road authority

Misc provisions			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s.16 (3)	To grant or refuse a permit	Community Safety Officer, Director Community Strengthening, Shire Ranger, Regulatory Services Administration Officer, Coordinator - Community Safety, Manager - Regulatory Services, Team Leader - Community Safety, Senior Shire Ranger, Community Safety Strategic Projects Coordinator, Footpath Trading Officer, Director – McCrae Landslide Incident, Manager - Community Compliance, Community Compliance Officer, Team Leader – Community Compliance, Regulatory Services Administration officer, Coordinator – Community Compliance	Consumption of Liquor Local Law 2022

Misc provisions			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s69 (7)	To approve the carrying out of work by another person or by Council	Chief Executive Officer, Director Community Strengthening, Senior Litter Prevention Officer, Manager - Regulatory Services, Team Leader - Asset Protection & Construction Supervision, Director – McCrae Landslide Incident	Community Amenity Local Law 2022
s16 (2)	To require an applicant for permit to supply more information	Director Community Strengthening, Manager - Regulatory Services, Team Leader - Community Safety, Director – McCrae Landslide Incident	Consumption of Liquor Local Law 2022
s17 (4)	To determine fee and reasonable costs of impoundment	Director Community Strengthening, Manager - Regulatory Services, Team Leader - Community Safety, Director – McCrae Landslide Incident	Consumption of Liquor Local Law 2022

Misc provisions			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s16 (7)	To exempt a person or class of persons from the requirement to obtain a permit under the Consumption of Liquor Local Law 2022	Director Community Strengthening, Manager - Regulatory Services, Team Leader - Community Safety, Director – McCrae Landslide Incident	Consumption of Liquor Local Law 2022
s.80 (9)	To keep a register of permits	Community Safety Officer, Director Community Strengthening, Shire Ranger, Regulatory Services Administration Officer, Coordinator - Community Safety, Manager - Regulatory Services, Team Leader - Community Safety, Senior Shire Ranger, Community Safety Strategic Projects Coordinator, Footpath Trading Officer, Director – McCrae Landslide Incident, Manager - Community Compliance, Community Compliance Officer, Team Leader – Community	Community Amenity Local Law 2022

Misc provisions			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Compliance, Regulatory Services Administration officer, Coordinator – Community Compliance	
s.80 (2)	To request further information on a permit	Community Safety Officer, Director Community Strengthening, Shire Ranger, Regulatory Services Administration Officer, Coordinator - Community Safety, Manager - Regulatory Services, Team Leader - Community Safety, Senior Shire Ranger, Community Safety Strategic Projects Coordinator, Footpath Trading Officer, Director – McCrae Landslide Incident, Manager - Community Compliance, Community Compliance Officer, Team Leader – Community Compliance, Regulatory Services	Community Amenity Local Law 2022

Misc provisions			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Administration officer, Coordinator – Community Compliance	
s.78 (4)	To determine the fee payable for the reasonable cost of impounding	Chief Executive Officer, Director Community Strengthening, Infrastructure Services Operations Manager, Manager - Regulatory Services, Director – McCrae Landslide Incident	Community Amenity Local Law 2022
s.72 (6)	To provide notice in writing for the removal of a vehicle crossing and reconstruction of the kerb and channel and footpath	Chief Executive Officer, Director Community Strengthening, Manager - Projects & Engineering Services, Infrastructure Services Operations Manager, Asset Protection Officer, Manager - Regulatory Services, Team Leader - Asset Protection & Construction Supervision, Coordinator - Asset	Community Amenity Local Law 2022

Misc provisions			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Protection, Team Leader - Planning and Asset Compliance, Asset Compliance Officer, Senior Asset Compliance Officer, Director – McCrae Landslide Incident	
s.72 (5)	To provide notice in writing for the repair of a vehicle crossing	Chief Executive Officer, Director Community Strengthening, Manager - Projects & Engineering Services, Infrastructure Services Operations Manager, Asset Protection Officer, Manager - Regulatory Services, Team Leader - Asset Protection & Construction Supervision, Coordinator - Asset Protection, Team Leader - Planning and Asset Compliance, Asset Compliance Officer, Senior Asset Compliance Officer, Director – McCrae Landslide Incident	Community Amenity Local Law 2022

Misc provisions			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s.72 (2)	To require the construction of a permanent or temporary vehicle crossing	Chief Executive Officer, Director Community Strengthening, Manager - Projects & Engineering Services, Infrastructure Services Operations Manager, Asset Protection Officer, Manager - Regulatory Services, Team Leader - Asset Protection & Construction Supervision, Coordinator - Asset Protection, Team Leader - Planning and Asset Compliance, Asset Compliance Officer, Senior Asset Compliance Officer, Director – McCrae Landslide Incident	Community Amenity Local Law 2022
s.69 (11)	To determine the cost of repairs to Council assets	Chief Executive Officer, Director Community Strengthening, Manager - Projects & Engineering Services, Asset Protection Officer, Manager - Regulatory	Community Amenity Local Law 2022

Misc provisions			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Services, Team Leader - Asset Protection & Construction Supervision, Coordinator - Asset Protection, Director – McCrae Landslide Incident	
s.63 (6)	To seize and impound any shopping trolley	Community Safety Officer, Director Community Strengthening, Shire Ranger, Regulatory Services Administration Officer, Coordinator - Community Safety, Manager - Regulatory Services, Team Leader - Community Safety, Senior Shire Ranger, Community Safety Strategic Projects Coordinator, Director – McCrae Landslide Incident, Manager - Community Compliance, Community Compliance Officer, Team Leader – Community Compliance, Regulatory Services	Community Amenity Local Law 2022

Misc provisions			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Administration officer, Coordinator – Community Compliance	
s.46 (4)	To prescribe a smoke-free area	Director Community Strengthening, Coordinator - Community Safety, Manager - Regulatory Services, Team Leader - Community Safety, Community Safety Strategic Projects Coordinator, Director – McCrae Landslide Incident	Community Amenity Local Law 2022
s.44 (g)	To consent to a function or event on Council land	Director Community Strengthening, Manager - Regulatory Services, Team Leader - Community Safety, Director – McCrae Landslide Incident	Community Amenity Local Law 2022

Misc provisions			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s.44 (f)	To consent to substance, liquid or powder on Council land	Director Community Strengthening, Manager - Regulatory Services, Director – McCrae Landslide Incident	Community Amenity Local Law 2022
s.40 (1)	To approve a household waste bin	Director Community Strengthening, Manager - Regulatory Services, Director – McCrae Landslide Incident	Community Amenity Local Law 2022
s.33 (1)	To issue a permit to burn	Director Community Strengthening, Emergency Management Coordinator, Fire Prevention Officer, Manager - Regulatory Services, Team Leader - Community Resilience and Emergency Management, Community Resilience Officer, Emergency Management Project Officer, Director – McCrae Landslide Incident	Community Amenity Local Law 2022

Misc provisions			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s.21 (4)	To exempt a person or class of persons from the application of 21(2) or (3) relating to the keeping of animals	Chief Executive Officer, Director Community Strengthening, Manager - Regulatory Services, Director – McCrae Landslide Incident	Community Amenity Local Law 2022
s.50 (3)	To exempt a person or class of persons from the application of Clauses 50(1) or (2) for camping on a road or Council land	Chief Executive Officer, Director Community Strengthening, Manager - Regulatory Services, Director – McCrae Landslide Incident	Community Amenity Local Law 2022
s.47 (4)	To erect or cause to be erected a no smoking sign on Council land	Director Community Strengthening, Coordinator - Community Safety, Manager - Regulatory Services, Team Leader - Community Safety, Community Safety Strategic Projects Coordinator, Director – McCrae Landslide Incident	Community Amenity Local Law 2022

Misc provisions			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s.46 (6)	To erect or cause to be erected a no smoking sign in a smoke free area or smoke free event	Director Community Strengthening, Manager - Regulatory Services, Director – McCrae Landslide Incident	Community Amenity Local Law 2022
s.46 (5)	To prescribe an event to be a smoke free event	Director Community Strengthening, Manager - Regulatory Services, Director – McCrae Landslide Incident	Community Amenity Local Law 2022
Finance	Authorise the write-off of bad debts up to $10,000	Chief Financial Officer	In accordance with the Shire's Debt Collection Policy
Finance	Approve Councillor attendance at Seminars, Conferences or Courses held interstate overseas with a total value of $2,000 or less	Director Corporate Strategy and Business Improvement, Chief Executive Officer, Chief Financial Officer, Manager - Legal and Governance, Manager - Governance, Manager - Governance and Risk	In accordance with the Shire's Councillor Expenses, Reimbursements, Resources and Facilities Policy

Misc provisions			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
	The Common Seal must only be used on the authority of a delegate to whom power to use the Common Seal has been delegated	Director Corporate Strategy and Business Improvement, Chief Executive Officer, Manager - Legal and Governance, Manager - Governance, Manager - Governance and Risk	The Common Seal may be affixed to the following documents: • Ceremonial documents including formal letters under seal of Council • Any other legal document, contract or license Council is required by law to affix the seal to from time to time
	To give legal force and effect to any Document sealed by a Delegate, the Document to which the Common Seal is affixed must be signed by the Delegates	Director Corporate Strategy and Business Improvement, Chief Executive Officer, Manager - Legal and Governance, Manager - Governance, Manager - Governance and Risk	

Misc provisions			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s.82 (1)	Power to Act in all urgent circumstances	Community Safety Officer, Team Leader - Environmental Health, Chief Executive Officer, Director Community Strengthening, Shire Ranger, Coordinator - Community Safety, Manager - Regulatory Services, Team Leader - Community Safety, Team Leader - Asset Protection & Construction Supervision, Senior Shire Ranger, Community Safety Strategic Projects Coordinator, Director – McCrae Landslide Incident, Manager - Community Compliance, Community Compliance Officer, Team Leader – Community Compliance, Regulatory Services Administration officer, Coordinator – Community Compliance	Community Amenity Local Law 2022

Misc provisions			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
s69 (12)	To refund any bond or part of a bond	Chief Executive Officer, Director Community Strengthening, Manager - Projects & Engineering Services, Asset Protection Officer, Manager - Regulatory Services, Team Leader - Asset Protection & Construction Supervision, Coordinator - Asset Protection, Director – McCrae Landslide Incident	Community Amenity Local Law 2022
s71 (3)	To require a person who undertakes works to pay a bond	Chief Executive Officer, Director Community Strengthening, Manager - Projects & Engineering Services, Infrastructure Services Operations Manager, Asset Protection Officer, Manager - Regulatory Services, Team Leader - Asset Protection & Construction Supervision, Coordinator - Asset	Community Amenity Local Law 2022

Misc provisions			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Protection, Director – McCrae Landslide Incident	
s52	To grant an exemption to a person or class of persons conducting a business for the sale or hire of vehicles	Director Community Strengthening, Infrastructure Services Operations Manager, Manager - Regulatory Services, Team Leader - Community Safety, Director – McCrae Landslide Incident	Community Amenity Local Law 2022
s63 (5)	To grant a temporary or permanent exemption for the requirement for all retails to ensure shopping trolleys have a locking mechanism and are secured when the business is closed	Director Community Strengthening, Manager - Regulatory Services, Director – McCrae Landslide Incident	Community Amenity Local Law 2022
s80 (7)	To exempt a person or class of persons from the requirement to obtain a permit under the Community Amenity Local Law	Chief Executive Officer, Director Community Strengthening, Regulatory Services Administration Officer, Manager -	Community Amenity Local Law 2022

Misc provisions			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Regulatory Services, Director – McCrae Landslide Incident, Manager - Community Compliance, Community Compliance Officer, Team Leader – Community Compliance, Regulatory Services Administration officer, Coordinator – Community Compliance	
s69 (6)	To approve the carrying out of work by another person or by Council	Chief Executive Officer, Director Community Strengthening, Manager - Projects & Engineering Services, Senior Litter Prevention Officer, Asset Protection Officer, Coordinator - Community Safety, Manager - Regulatory Services, Team Leader - Community Safety, Team Leader - Asset Protection & Construction Supervision, Coordinator - Asset	Community Amenity Local Law 2022

Misc provisions			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Protection, Community Safety Strategic Projects Coordinator, Director – McCrae Landslide Incident, Manager - Community Compliance, Community Compliance Officer, Team Leader – Community Compliance, Regulatory Services Administration officer, Coordinator – Community Compliance	
s80	To grant, refuse, correct or cancel a permit	Community Safety Officer, Director Community Strengthening, Shire Ranger, Regulatory Services Administration Officer, Coordinator - Community Safety, Manager - Regulatory Services, Team Leader - Community Safety, Senior Shire Ranger, Community Safety Strategic Projects Coordinator, Footpath Trading	Community Amenity Local Law - 2022

Misc provisions			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Officer, Director – McCrae Landslide Incident, Manager - Community Compliance, Community Compliance Officer, Team Leader – Community Compliance, Regulatory Services Administration officer, Coordinator – Community Compliance	
s16 (4)	To cancel a Permit	Director Community Strengthening, Coordinator - Community Safety, Manager - Regulatory Services, Team Leader - Community Safety, Community Safety Strategic Projects Coordinator, Director – McCrae Landslide Incident	Consumption of Liquor Local Law - 2022
s16 (5)	To correct a Permit	Director Community Strengthening, Coordinator - Community Safety,	Consumption of Liquor Local Law - 2022

Misc provisions			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Manager - Regulatory Services, Team Leader - Community Safety, Community Safety Strategic Projects Coordinator, Director – McCrae Landslide Incident	
s16 (9)	Maintain a Register of Permits	Director Community Strengthening, Coordinator - Community Safety, Manager - Regulatory Services, Team Leader - Community Safety, Community Safety Strategic Projects Coordinator, Director – McCrae Landslide Incident	Consumption of Liquor Local Law - 2022
s2.4	To issue or refuse to the applicant a certificate of registration and number in the prescribed form	Community Safety Officer, Director Community Strengthening, Shire Ranger, Regulatory Services Administration Officer, Coordinator - Community Safety, Manager - Regulatory Services, Team	Short Stay Rental Accommodation Local Law - 2018

Misc provisions			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Leader - Community Safety, Senior Shire Ranger, Community Safety Strategic Projects Coordinator, Director – McCrae Landslide Incident, Manager - Community Compliance, Community Compliance Officer, Team Leader – Community Compliance, Regulatory Services Administration officer, Coordinator – Community Compliance	
s2.7	To hear an appeal by an applicant or objector to the issuing or cancellation of a short stay rental accommodation registration and make a decision	Director Corporate Strategy and Business Improvement, Director Community Strengthening, Coordinator - Community Safety, Manager - Regulatory Services, Team Leader - Community Safety, Team Leader - Planning and Asset Compliance, Community Safety Strategic Projects	Short Stay Rental Accommodation Local Law - 2018

Misc provisions			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		Coordinator, Manager - Governance and Risk, Director Assets and Infrastructure, Director – McCrae Landslide Incident	