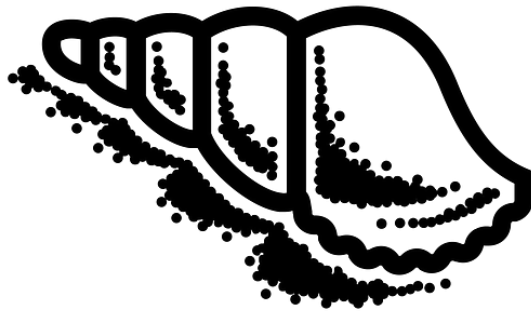




**Morphington
Peninsula Shire**

COUNCIL MEETING

ATTACHMENT BOOK

TUESDAY, 14 APRIL 2026

6:30 PM

**MUNICIPAL OFFICES
BESGROVE STREET, ROSEBUD**

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Councillor Briefing Sessions



Briefing Date: 31 March 2026

Time: 6.15pm

Location: Municipal Offices, Mornington

Councillors Present (please tick)

☐ Cr Allen	☒ Cr Batty	☒ Cr Binyon	☒ Cr Gill	☐ Cr Marsh
☒ Cr Patton	☒ Cr Pingiaro	☒ Cr Ranken	☒ Cr Roper	
☒ Cr Stephens	☒ Cr Williams	☒ Prue Digby	☒ Rebecca McKenzie	

The matters listed below were presented at the Councillor Briefing Session

Item No	Item
1	BN2178 – Draft Sale and Acquisition of Land Policy Councillors were presented with a draft Sale and Acquisition of Land Policy that establishes a clear, transparent framework for how Council buys, sells and transfers land. The policy outlines staged assessment criteria to determine when land should be retained, sold or acquired, ensuring decisions align with service needs, strategic priorities, community benefit and legislative requirements. It also reinforces market-based sale processes and community engagement before decisions are finalised.
2	BN2179 – Draft Discontinuance of Roads and Minor Reserves Policy Councillors were briefed on a draft Discontinuance of Roads and Minor Reserves Policy guiding the discontinuance and disposal of unused roads and minor reserves. The policy provides clear principles for when roads should be retained or discontinued, addresses considerations for discontinuances, the division of roads or minor reserves suitable for sale and proposes streamlined engagement and decision-making while managing legal risk and community expectations.
3	BN2180 – Draft Lease and Licence Policy Councillors were presented with a draft Lease and Licence Policy that consolidates multiple outdated policies into a single, consistent framework for leasing and licensing Council land and facilities. The policy introduces clearer tenure terms, standardised rent setting (including

community and sporting rent), defined tenant responsibilities, and improved delegations, following extensive community consultation. It aims to improve compliance, transparency and consistency across all Council leases and licences.

Cr Pingiaro was not present for this item.

4 BN2181 – Draft Property Strategy

Councillors were presented with a draft Property Strategy that sets a long-term, coordinated approach to managing Council's land and property portfolio. The strategy establishes guiding principles, objectives and an implementation plan in relation to leasing, land sales, land acquisitions, bathing boxes, encroachments and road discontinuances, with a strong focus on governance, risk management, community benefit and clear communication.

5 BN2182 – Green Wedge Management Plan – Progress Report and Proposed Green Wedge Councils Planning Alliance

Councillors were briefed on progress implementing the Green Wedge Management Plan, noting that many actions are ongoing and embedded into business-as-usual activities. The briefing also outlined proposed advocacy actions, Councils Planning Alliance and joint advocacy to the State Government to strengthen green wedge protections and influence implementation of statewide planning reforms.

6 BN2183 – Mornington Peninsula Planning Scheme Review 2026 – Draft report for consultation

Councillors were presented with a draft 2026 Planning Scheme Review, required under legislation, assessing how well the planning scheme is performing and identifying priority improvement areas. The review highlights environmental risk, housing capacity, climate-related hazards and alignment with recent state planning reforms, with recommendations for further work and public consultation before final submission.

7 BN2184 – Response to NOM 492 – Dogs in Public Places Signage

Councillors were briefed on the response to Notice of Motion 492 regarding dogs in public places signage. Officers outlined legislative constraints under state and federal environmental laws, confirming that 15 sites must remain dog-prohibited. Community consultation is proposed for the remaining four sites, which will be supported by clear signage, education and a comprehensive engagement process before any recommended changes are brought back to Council.

8 BN2186 – Planning Application P25/1239 – 1180 Mornington-Flinders Road, Main Ridge – Use and development of a host farm, associated works and vegetation removal

Councillors discussed the planning merits and sensitivities of the proposed host farm accommodation, with particular focus on Green Wedge policy implications, environmental impacts and precedent. Discussion centred on the siting of the four accommodation units, vegetation removal required for bushfire defendable space, and the balance between tourism use and environmental protection.

Councillors sought clarification on tree removal numbers and species, offsets, proximity to Main Creek, flood risk, effluent disposal, and Melbourne Water's comments despite it not being a formal referral authority. Questions were also raised about monitoring and enforcement of the ongoing host farm use, whether conditions were sufficient, and how changes in agricultural activity would be identified over time.

Further discussion explored whether the proposal would be supported if it were not classified as a host farm, potential appeal risks if Council did not support officer recommendations, and the broader implications for Green Wedge decision-making. Councillors also queried renewable energy components, septic arrangements, and how environmental and tourism considerations were weighed under the planning scheme.

Prue Digby was not present for this item.

The matters listed below were provided as non-verbal updates

Item No	Item
1	BN2187 – Draft Audit and Risk Committee Minutes Councillors were provided with a briefing note on the draft minutes of the Audit and Risk Committee (ARC) meeting held online on 26 February 2026. The briefing outlined that the draft minutes have been reviewed by the ARC Chair and members and will be formally confirmed at the next ARC meeting scheduled for 28 May 2026. Councillors were advised that, in accordance with the ARC Charter, the draft minutes will be presented to Council for noting at the 12 May 2026 Council Meeting, with any significant amendments to be reported to Council if required.
2	BN2188 – Australia Day Local Awards Selection Panel: Terms of Reference and Expression of Interest Councillors were provided with a briefing note on proposed updates to the Australia Day Local Awards Selection Panel Terms of Reference and an update on the Expression of Interest (EOI) process for panel membership. The briefing outlined proposed amendments to strengthen governance and transparency, including adjusting the timing of the panel's main deliberation meeting to better align with

the Council Meeting schedule, and clarifying timeframes for notifying all nominees following Council endorsement.

Councillors were also advised that six community representative positions on the Selection Panel concluded in January 2026, and that Council endorsement will be sought at the 12 May 2026 Council Meeting to progress an EOI to appoint six new members.

3 BN2189 – Response to NOM 505: Joint Statutory and Strategic Ward Planning Meetings

Councillors were provided with a paper on considerations for reinstating joint statutory and strategic ward planning meetings, following Notice of Motion 505.

The briefing outlined governance risks identified through IBAC's Operation Sandon. Benchmarking showed most Victorian councils manage planning engagement through structured, whole-of-Council briefings rather than ward meetings.

Councillors were also advised of the significant resourcing and cost implications of ward meetings and the potential impact on planning service capacity. Current engagement arrangements such as Council briefings, regular planning updates and intent to determine notifications, were identified as effective and aligned with good governance practice.

A report will be presented at the 12 May 2026 Council Meeting recommending against reinstating ward planning meetings unless a clear gap in engagement is identified.

4 BN2190 – Planning Application P25/1362: 209 Sandy Road, Fingal – Telecommunications Facility

Councillors were provided with a briefing note on Planning Application P25/1362 for the development of a telecommunications facility at 209 Sandy Road, Fingal, which has been called in for determination at the 12 May 2026 Council Meeting.

The briefing outlined the proposal for a 26.3-metre monopole and associated infrastructure, the site context and setbacks, and the key issues raised through informal community submissions, including visual impact, proximity to sensitive uses, health concerns, cultural heritage, and amenity impacts. While the proposal is exempt from statutory notice requirements, officers considered all matters raised as part of the assessment.

Councillors were advised that the proposal is considered consistent with Clause 52.19 of the Planning Scheme, meets an identified community need by improving 4G and 5G coverage and emergency connectivity, and is expected to achieve acceptable amenity outcomes. Subject to conditions, including additional landscaping, officers will recommend that the application be approved when it is considered by Council.

5 BN2191 – Progress Report on the Economic Development and Tourism Strategy and the Food Economy and Agroecology Strategy

Councillors were provided with a briefing note on progress made under the Economic Development and Tourism Strategy (EDTS), the Food Economy and Agroecology Strategy (FEAS), and the Destination Management Plan (DMP).

The briefing provided a consolidated update across the three interrelated strategies, which together underpin Council's work to support local economic development, the visitor economy and the food and agricultural sector. Councillors were advised that the report brings together actions delivered across multiple teams and partnerships, including the recently adopted Visitor Economy Partnership, to provide a holistic view of activity aligned with the Council Plan pillar of *Our Prosperity*.

Councillors were informed that the progress report will be presented to a Council Meeting for noting prior to being publicly released to share updates with the broader community.

Conflict of Interest Disclosures:

Matter	Name of Councillor/s who declared a Conflict of Interest	Did they leave the Briefing?	
		YES	NO
BN2180 – Draft Lease and Licence Policy	Cr Pingiaro	☒	☐

Responsible Officer completing this form:

Name: Tegan Lewis

Signature: *Tegan Lewis*

Position: Coordinator – Council Reports

Councillor Workshop Sessions



Mornington
Peninsula Shire

Workshop Date: 17 March 2026

Time: 5.30pm

Location: Mornington Council Chamber

Councillors Present (please tick)

☒ Cr Allen	☒ Cr Batty	☐ Cr Binyon	☒ Cr Gill	☐ Cr Marsh
☒ Cr Patton	☒ Cr Pingiaro	☐ Cr Ranken	☒ Cr Roper	
☒ Cr Stephens	☒ Cr Williams	☒ Prue Digby	☒ Rebecca McKenzie	

The matters listed below were presented at the Councillor Workshop Session

Item No Item

1 Planning Updates

Statutory Planning

Councillors were provided an update on the following statutory planning items:

- **37 Bayview Road, Balnarring Beach (P24/1892):** Dwelling extension compliant with planning controls. Most objections related to a Spotted Gum tree, now retained following negotiation. Shire officers recommending approval.
- **Better Decisions, Faster Reforms:** New 3-tier permit system (10, 30, 60 days) will reduce third-party involvement and introduce more structured processes. Further detail to come through regulations.
- **TechOne System:** New application system goes live 16 March, improving workflow and accessibility.

Strategic Planning

Councillors were provided an update on the following statutory planning items:

- **Planning Scheme Reforms:** New objectives include climate change and Traditional Owner rights; ecological processes reinstated. Stronger transparency and engagement requirements retained.
- **Affordable Housing Contributions:** Councils will gain power to require mandatory contributions once new regulations are in place.

- **Housing Capacity Assessment Platform:** State model indicates lower capacity than Council's own work; Shire officers advocating to fix environmental data gaps.
- **Future Housing Capacity:** Investigation areas and some Low Density Residential Zone (LDRZ) controls to be reviewed over the long term.
- **Amendments:**
 - **C219 (Housing Strategy):** Awaiting Minister's decision; State will reassess using new capacity model.
 - **C243 (Somerville Tech & Industry Park):** Approved; mandatory setbacks changed to discretionary.

2 **Our Coast Our Future – Part B (Coastal Strategy).**

The workshop presented a revised approach for developing the Shire's long term Coastal Strategy, with Shire officers proposing to defer community engagement until the full draft Coastal Strategy is available. This approach aims to avoid confusion and ensure residents are presented with both issues the coastal hazards and solutions together, building on earlier work identifying community coastal values. Councillors discussed replacing the term "retreat" due to its negative connotations, preferring alternatives such as "planned transition" or "planned relocation," and supported a simplified, more accessible model template for adaptation pathways that clearly outlines actions, sequences, timing, and triggers. without the complexity of previous templates. Shire officers confirmed that draft adaptation pathways will be prepared and workshopped with Councillors between March and June 2026 before being embedded in the draft Coastal Strategy, which is expected to go to public exhibition in late 2026.

3 **Western Port Futures – Project update**

The workshop outlined Council's proposed position for its submission to the newly released Draft Port Development Strategy (the Strategy), noting disappointment that the Strategy doesn't identify any surplus port land. Shire officers presented recommended land-use positions and potentially surplus land suggesting surplus areas should support a mix of housing, industry, agriculture and conservation depending on environmental constraints. HMAS Cerberus surplus land was discussed with officers advising that a future Council position may be needed given its location outside the Urban Growth Boundary (UGB). Councillors generally supported officers Shire proceeding with the proposed advocacy positions for inclusion in the submission due by 31 March.

Conflict of Interest Disclosures:

No conflicts were declared.

Responsible Officer completing this form:

Name: Fiona Kennedy

Signature: *Fiona Kennedy*

Position: Officer – Council Reports

Draft Annual Budget

2026–27



1



Acknowledgement of Country

Mornington Peninsula Shire acknowledges the Bunurong people, who have been the custodians of this land for many thousands of years; and pays respect to their Elders past and present.

We acknowledge that the land on which we meet is the place of age-old ceremonies, celebrations, initiation and renewal; and that the Bunurong people's living culture continues to have a unique role in the life of this region.

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Mayor's Message

MESSAGE HERE

**Mayor
Mornington Peninsula
Shire Council**

CEO's Message



MESSAGE HERE

Mark Stoermer,
CEO
Mornington Peninsula
Shire Council

Our Councillors



Cr. Anthony Marsh
(Mayor)
Briars Ward



Cr. Paul Pingiaro
(Deputy Mayor)
Tanti Ward



Cr. Kate Roper
Beek Beek Ward



Cr. Max Patton
Benbenjie Ward



Cr. Patrick Binyon
Brokil Ward



Cr. David Gill
Coolart Ward



Cr. Stephen Batty
Kackeraboite Ward



Cr. Bruce Ranken
Moorooduc Ward



Cr. Andrea Allen
Nepean Ward



Cr. Cam Williams
Tootgarook Ward



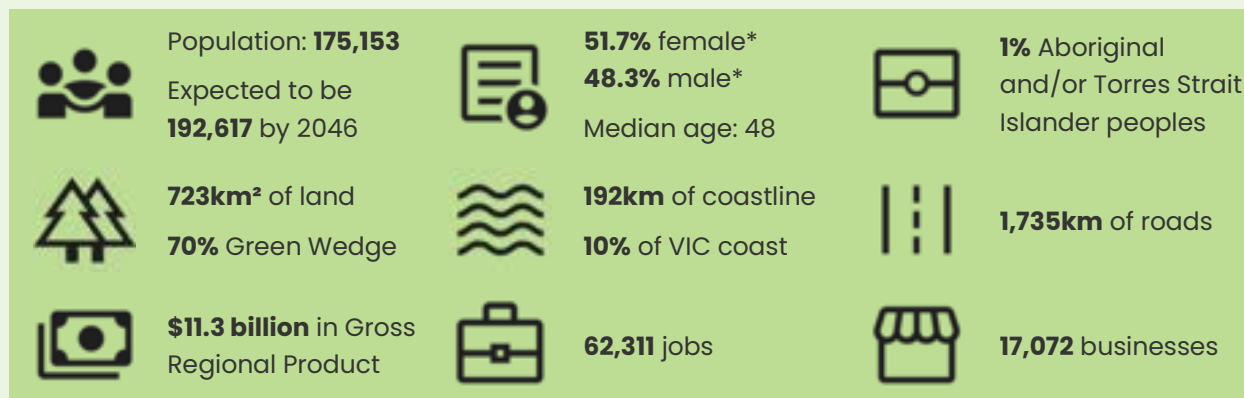
Cr. Michael Stephens
Warringine Ward

For more information, visit:
mornpen.vic.gov.au/ourcouncillors

Our Words



About the Mornington Peninsula



The Mornington Peninsula is located on the land of the Bunurong people. It sits on the fringe of Melbourne's outer southern suburbs and spans 723 square kilometres, with 192 kilometres of coastline along Port Phillip Bay, Western Port and Bass Strait. The Peninsula is around 70 per cent rural and Green Wedge, with the remaining 30 per cent a mix of urban and commercial areas. There are 40 townships and villages.

The region includes more than 1,735 kilometres of roads, 725 kilometres of footpaths, 342 kilometres of walking trails, and 106 kilometres of cycling trails. The Peninsula has a population of more than 175,000 people, with significant seasonal population increases due to tourism and holidaymakers.

Townships span from Mount Eliza to Portsea, and from Baxter and Hastings to Crib Point and Balnarring. Larger population centres such as Mornington, Rosebud, Hastings and Sorrento are complemented by smaller communities such as Flinders, Merricks, Red Hill, Somers, Shoreham, St Andrews Beach and Tuerong.

The Peninsula is known for its distinct coastal villages, sandy beaches, lush parklands, vibrant arts scene and a proud First Nations history, which is reflected in Bunurong cultural heritage and significant sites.

Mornington Peninsula Shire Council is an 'interface Council' – a classification that recognises our community does not yet have full access to many services available in metropolitan Melbourne, often requiring residents to travel outside of the municipality for key services.

All data presented in this plan is sourced from our website (2025): mornpen.vic.gov.au/ourpeninsula

**Please note: Other classifications of sex and gender were not released by local government area in the ABS Census 2021.*

Our Values

The Mornington Peninsula Shire is committed to upholding the highest standards of performance, behaviour and service. To guide us in achieving exceptional outcomes for the community, we follow five core organisational values that are integral to everything we do.



Integrity

We take ownership and responsibility for our decisions; keep our promises; and hold each other accountable to the highest standards of performance.



Courage

We give honest advice; make tough calls with conviction; stand by our decisions; admit if we get it wrong; and challenge ourselves to explore new ways of thinking.



Openness

We share knowledge and learning for the benefit of all; actively engage with our community; and are transparent in our decision making.



Respect

We treat everyone with dignity, fairness and empathy; look out for our safety and wellbeing; and nurture positive and inclusive relationships.



Excellence

We provide exceptional customer service; strive for innovative team outcomes for the betterment of our community; and step up to lead where we recognise an opportunity for improvement.

Our Services

Mornington Peninsula Shire is primarily a service-based organisation. We deliver about 150 services (including both services delivered directly to the community and internal support services) in support of achieving our Community Vision. These are grouped into 40 high-level service areas, including the following 22 that directly engage with the community:

We aim to deliver high-quality services that balance community needs with strategic direction, innovation and long-term financial sustainability.

Liveable Communities

- Economic Development and Business Support
- Land Use Planning
- Open Space
- Transport Connections

Community Health and Safety

- Animal Management
- Building Safety
- Child and Family Health
- Community Safety
- Emergency Management
- Public Health
- Public Works

Community Wellbeing and Connection

- Arts and Cultural Development
- Community Development
- Community Services
- Early Years
- Libraries
- Positive Ageing
- Recreation and Leisure
- Youth Services

Sustainable Environment

- Circular Economy and Waste Management
- Climate Action and Advocacy
- Environment Management

Strategic Overview

Integrated Strategic Planning and Reporting Framework

Under the *Local Government Act 2020*, Councils are required to:

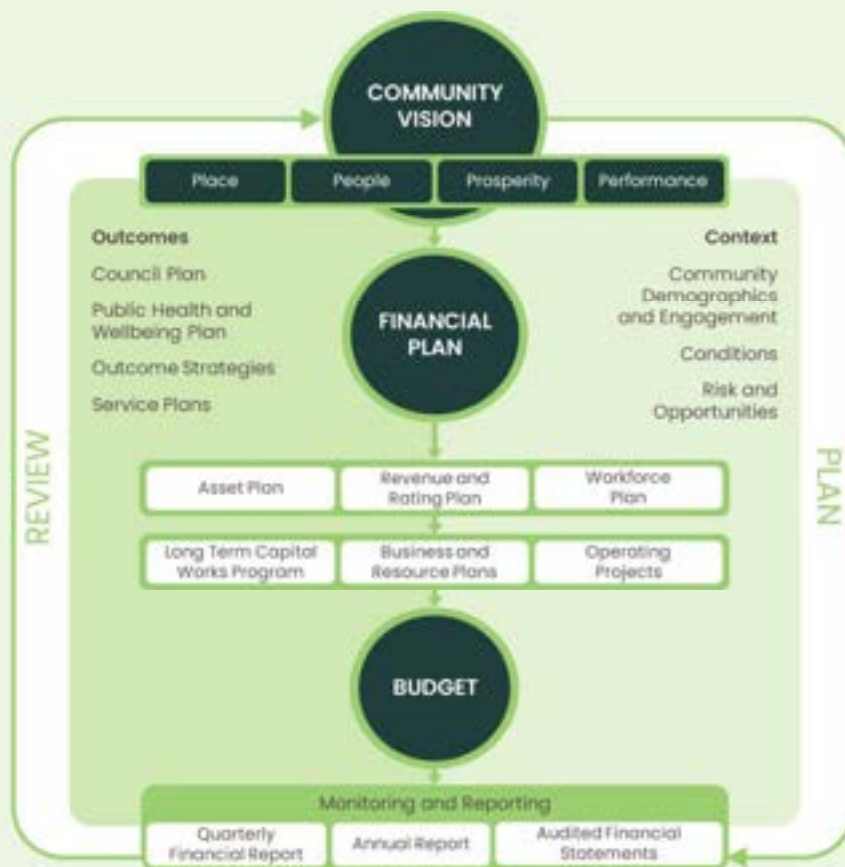
- Align all strategic planning with the **Community Vision**, and
- Use an integrated approach to planning, monitoring and performance reporting.

Our Integrated Strategic Planning and Reporting Framework helps us to stay focused on achieving our shared Community Vision and ensures we regularly

monitor our progress and report back to the community.

Our Annual Budget, together with our Financial Plan 2025-35, forms part of the capability section of the Framework.

Under the Framework, we report on financial performance quarterly through Community Report. Each year, we also publish an Annual Report detailing progress on delivering the Council Plan, along with end-of-year financial and performance statements.



Community Vision

Welcome (Wominjeka).

We celebrate, protect and enhance our unique blend of coast, hinterland, green wedge and heritage – fostering our diverse culture and connected villages, townships and community.

We are committed 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.

Our Community Vision can be themed into the following groupings, forming Council's strategic direction.

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 and wellbeing and a connected and compassionate society for all.

Prosperity

Enabling balanced growth through innovation, empowering community groups and volunteers, and fostering a resilient, thriving and 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.



Council's Strategic Direction

Council developed its strategic direction with the help of more than 3,000 community members who shared their ideas, concerns, and priorities with us in early 2025.

Place – Strategic Direction 1

Strategic Objective 1.1:

Protected, resilient and enhanced natural environments.

Strategic Objective 1.2:

Connected townships with integrated and accessible transport and well-maintained infrastructure.

People – Strategic Direction 2

Strategic Objective 2.1:

A safe, accessible, inclusive and healthy community.

Strategic Objective 2.2:

An engaged and connected community.

Prosperity – Strategic Direction 3

Strategic Objective 3.1:

A vibrant, innovative and thriving local economy.

Strategic Objective 3.2:

Valued partnerships and empowered community groups and volunteers.

Performance – Strategic Direction 4

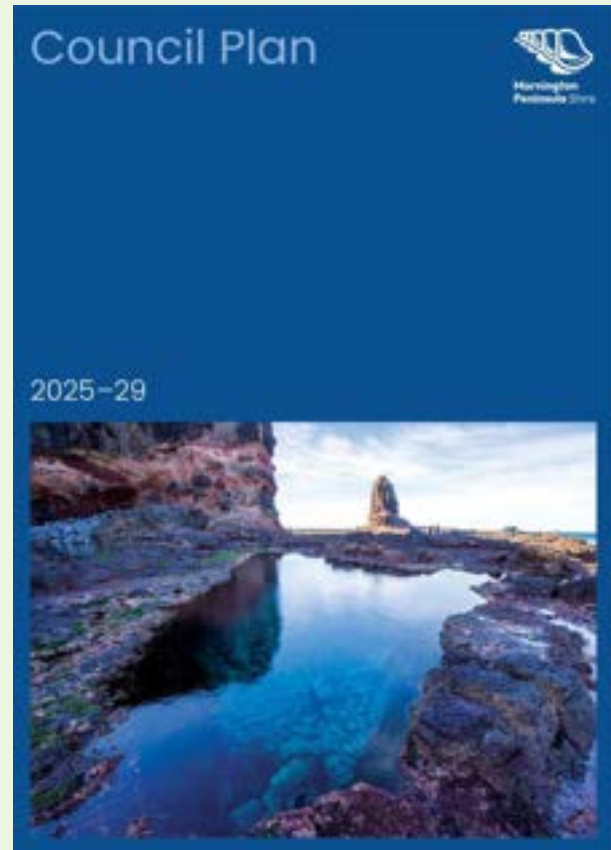
Strategic Objective 4.1:

A financially sustainable, high-performing and well-governed Council.

Strategic Objective 4.2:

Community-centred, responsive, and fit-for-purpose services.

You can read more about Council's strategic direction and what we heard in the full Community Engagement Findings Report at: mornpen.vic.gov.au/councilplan



2. Services and service performance indicators

This section provides a description of the services and initiatives to be funded in the Budget for the 2026/27 year and how these will contribute to achieving the strategic objectives outlined in the Council Plan. It also describes several initiatives and service performance outcome indicators for key areas of Council's operations. Council is required by legislation to identify major initiatives and service performance outcome indicators in the Budget and report against them in their Annual Report to support transparency and accountability.

The services listed are based on approximate net operating costs including overheads and operating projects. Capital Works costs for the below mentioned services are excluded.

Allocations of revenue and expenses to each service is reviewed on annual basis and from time to time does result in reallocations between services. When changes are made, these are reflected across all three reporting periods.

Strategic Direction 1: Place

Celebrate, protect and enhance our unique blend of coast, hinterland, green wedge and connected villages and townships.

The services and description that contribute to this theme are described below in alphabetical order.

Services

Service area	Description of services provided		2024/25	2025/26	2026/27
			Actual	Forecast	Budget
			\$'000	\$'000	\$'000
Building Safety	Our Building Safety service maintains a repository of all permits issued on the Peninsula and ensures compliant building activities so that the Peninsula's built environment remains safe.	Rev	1,331	1,596	1,629
		Exp	(3,938)	(4,128)	(4,198)
		NET	(2,607)	(2,532)	(2,570)
Circular Economy and Waste Management	Our Waste Management service ensures residents have access to sustainable and environmentally aligned waste collection services and resource recovery facilities.	Rev	9,923	8,738	11,509
		Exp	(45,097)	(53,821)	(66,454)
		NET	(35,174)	(45,083)	(54,945)
Climate Action & Advocacy	Our Climate action and advocacy service embeds climate resilience across our organisation and our community.	Rev	17	26	24
		Exp	(3,801)	(3,639)	(3,540)
		NET	(3,784)	(3,613)	(3,516)

Service area	Description of services provided		2024/25	2025/26	2026/27
			Actual	Forecast	Budget
			\$'000	\$'000	\$'000
Emergency Management	Our Fire and Emergency Management service provide mitigation, preparedness and execution of emergency responses to ensure a safe and resilient community.	Rev	169	456	165
		Exp	(3,757)	(6,800)	(1,037)
		NET	(3,587)	(6,344)	(872)
Environment Management	Our Environment Management service ensures our natural environment is healthy and protected, balancing our diverse range of natural plants and animals.	Rev	312	1,397	1,160
		Exp	(9,430)	(10,591)	(10,468)
		NET	(9,118)	(9,194)	(9,309)
Land-use Planning	Our Land Use Planning develops policy and guides planning decisions to help build well-designed and sustainable communities that meet community needs and regulatory requirements. The service keeps our planning scheme up to date and responsive to local issues and provides specialised expertise in the design and assessment of private and council developments.	Rev	3,505	3,733	3,644
		Exp	(14,456)	(16,359)	(15,551)
		NET	(10,950)	(12,626)	(11,906)
Open Space	Our Open Space service designs, plans and manages our diverse range of open spaces throughout the Shire so that our natural areas are protected while allowing individuals and groups of all ages to access and enjoy them.	Rev	793	1,094	841
		Exp	(26,058)	(28,535)	(30,140)
		NET	(25,265)	(27,441)	(29,299)
Public Works Safety	Our Public Works service ensures management, enforcement and community education for activities that take place on public space and assets or private developments that may impact public safety so the community can use these assets and the surrounds safely.	Rev	909	1,003	1,266
		Exp	(1,410)	(1,883)	(1,902)
		NET	(501)	(880)	(636)
Transport Connections	Our Transport Connections service supports integrated transport planning as well as managing the design, delivery and maintenance of local roads, footpaths and parking, so that our residents and visitors can travel safely throughout the Peninsula.	Rev	1,488	2,866	2,239
		Exp	(29,512)	(32,236)	(33,811)
		NET	(28,024)	(29,370)	(31,572)

Council Plan Strategic Objectives

Strategic Objective 1.1

Protected, resilient and enhanced natural environments.

Our Strategies

- 1.1.1 Engage the community to protect and improve natural landscapes, ecosystems and biodiversity.
- 1.1.2 Manage our beaches and foreshores to ensure they are safe, accessible, enjoyable and resilient to the impacts of coastal change.
- 1.1.3 Maintain and enhance our public open spaces.
- 1.1.4 Support the ongoing protection of the Green Wedge to maintain its environmental, agricultural, recreational and tourism value.
- 1.1.5 Build our environmental resilience to climate change through adaptation and mitigation.
- 1.1.6 Effectively manage water by building flood resilience, preserving waterways, advocating for safe supply, and supporting wastewater and recycled systems.
- 1.1.7 Promote and work towards a zero waste circular economy to preserve our environment and strengthen the local economy.

Our Strategic Indicators

- Total area of wildlife habitat
- Tree canopy coverage in urban areas
- Proportion of people who are satisfied with our beaches and foreshore areas
- Proportion of people who use public open space on a regular basis
- Total area of green wedge
- Kerbside collection waste diverted from landfill
- Publicly available and updated flood mapping information
- Greenhouse gas emissions

Strategic Objective 1.2

Connected townships with integrated and accessible transport and well-maintained infrastructure.

Our Strategies

- 1.2.1 Plan and regulate responsible development to accommodate future growth while maintaining neighbourhood character.
- 1.2.2 Manage and maintain accessible facilities and assets that meet community needs.
- 1.2.3 Create an integrated and safe transport network and advocate for improved transport options.
- 1.2.4 Improve the quality of our roads.
- 1.2.5 Enhance and expand recreation trails across the Peninsula.

Council Plan Strategic Objectives (Cont'd)

Our Strategic Indicators

- Available housing land supply
- Usage of community buildings and facilities
- People who travel by active transport to work
- People satisfied with the condition of the Shire's public areas
- People satisfied with the condition of the Shire's roads
- Shire roads assessed to be in a poor condition
- Asset renewal gap

Strategic Direction 2: People

A safe, accessible, inclusive and engaged community that fosters our diverse culture, supporting health and wellbeing and a connected and compassionate society for all.

The Services and description that contribute to this theme are described below in alphabetical order.

Services

Service area	Description of services provided		2024/25	2025/26	2026/27
			Actual	Forecast	Budget
			\$'000	\$'000	\$'000
Animal Management	Our Animal Management service is responsible for developing and managing the registration, enforcement and compliance of domestic animals, animal related business and livestock including the animal shelter.	Rev	1,993	2,023	2,631
		Exp	(3,554)	(4,383)	(4,541)
		NET	(1,561)	(2,360)	(1,910)
Child and Family Health	Our Child and Family Health service supports children's health and development from birth until school age through specialist advice, targeted assistance for at risk families and vaccinations to ensure positive health outcomes for children.	Rev	2,089	1,999	2,124
		Exp	(5,358)	(5,848)	(6,115)
		NET	(3,270)	(3,849)	(3,991)
Community Safety	Our Public Safety service ensures the public amenity for community members by education and local law enforcement so that the community remains protected and safe.	Rev	7,490	6,659	6,920
		Exp	(7,665)	(9,379)	(9,273)
		NET	(175)	(2,720)	(2,353)

Service area	Description of services provided		2024/25	2025/26	2026/27
			Actual	Forecast	Budget
			\$'000	\$'000	\$'000
Community Services	Our Community Care service provides equitable access to support people to live safely, actively and independently within the community.	Rev	2,190	1,704	1,640
		Exp	(3,741)	(3,422)	(2,644)
		NET	(1,551)	(1,717)	(1,004)
Early Years	Our Early Years' service provides learning and development opportunities for vulnerable families with young children so that all the children have the best possible start in life.	Rev	540	509	516
		Exp	(691)	(875)	(645)
		NET	(151)	(366)	(130)
Libraries	Our Library service provides free access to resources and spaces to support community literacy, lifelong learning, education, and social inclusion.	Rev	1,198	1,162	1,204
		Exp	(6,550)	(7,197)	(7,724)
		NET	(5,352)	(6,036)	(6,520)
Positive Ageing	Our Positive Ageing service provides a range of programs and information for older people to support an engaged, healthy and active lifestyle.	Rev	549	499	505
		Exp	(1,525)	(1,882)	(1,937)
		NET	(976)	(1,383)	(1,432)
Public Health	Our Public Health Service performs permitting, compliance and enforcement of the Public Health Act and Food Act to protect the health of our community.	Rev	1,535	1,632	1,620
		Exp	(3,613)	(4,311)	(4,599)
		NET	(2,079)	(2,678)	(2,978)
Recreation and Leisure	Our Recreation and Leisure service provides access to a broad range of facilities to support community participation in recreation and leisure activities.	Rev	7,963	9,191	9,022
		Exp	(11,615)	(14,177)	(12,516)
		NET	(3,652)	(4,986)	(3,494)
Youth Services	Our Youth Support provides a range of programs and information for young people and their families to support an engaged, healthy and safe journey into adult life.	Rev	402	354	171
		Exp	(3,204)	(3,428)	(2,647)
		NET	(2,801)	(3,074)	(2,476)

Council Plan Strategic Objectives

Strategic Objective 2.1

A safe, accessible, inclusive and healthy community.

Our Strategies

- 2.1.1 Actively promote and improve the health and wellbeing of all community members.
- 2.1.2 Support people of all ages, genders, identities and abilities through equitable, inclusive and universally designed services, supports and infrastructure.
- 2.1.3 Build respectful relationships and create meaningful opportunities with Aboriginal and Torres Strait Islander peoples.
- 2.1.4 Promote community safety through prevention, education and regulation.
- 2.1.5 Work in partnership with stakeholders to advocate for appropriate, available and affordable housing.
- 2.1.6 Promote and support initiatives that strengthen community resilience and adaptation to emergencies and climate impacts.

Our Strategic Indicators

- Proportion of people who self-rate their health as good or very good
- Proportion of people who feel valued by society
- Proportion of people who have access to services and supports that meet their needs
- Proportion of people who feel safe in the community

Strategic Objective 2.2

An engaged and connected community.

Our Strategies

- 2.2.1 Improve and promote social connection within our community.
- 2.2.2 Provide inclusive and accessible recreation and leisure opportunities across the Peninsula.
- 2.2.3 Encourage a rich, inclusive and vibrant arts and culture community.
- 2.2.4 Encourage and support skills development and lifelong learning opportunities.
- 2.2.5 Communicate proactively and transparently with our community to enhance engagement and collaboration.

Our Strategic Indicators

- Proportion of people that feel connected to the community
- Proportion of people that belong to an organised group
- Community participation in Council's engagement activities

Strategic Direction 3: Prosperity

Enabling balanced growth through innovation, empowering community groups and volunteers, and fostering a resilient, thriving and vibrant local economy.

The Services and description that contribute to this theme are described below in alphabetical order.

Services

Service area	Description of services provided		2024/25	2025/26	2026/27
			Actual	Forecast	Budget
			\$'000	\$'000	\$'000
Arts and Cultural Development	Our Arts and Cultural Development service invests in and supports spaces, events and experiences to cultivate a vibrant and sustainable arts and cultural sector.	Rev	313	391	454
		Exp	(5,185)	(5,652)	(4,653)
		NET	(4,873)	(5,261)	(4,199)
Community Development	Our Community Development service provides the opportunities and connections for people to engage and connect within their community for social and capacity building activities.	Rev	467	455	425
		Exp	(6,949)	(7,489)	(7,609)
		NET	(6,482)	(7,033)	(7,184)
Economic Development and Business Support	Our Economic Development & Business Support service develops policy and guides planning decisions to help build well-designed and sustainable communities that meet community needs and regulatory requirements. The service keeps our planning scheme up to date and responsive to local issues and provides specialised expertise in the design and assessment of private and council developments.	Rev	443	551	464
		Exp	(2,805)	(3,690)	(3,128)
		NET	(2,363)	(3,138)	(2,664)

Council Plan Strategic Objectives

Strategic Objective 3.1

A vibrant, innovative and thriving local economy.

Our Strategies

- 3.1.1 Engage with local businesses and industry to attract investment, innovation and economic growth.
- 3.1.2 Support and advocate for education, employment and training pathways for our community.
- 3.1.3 Promote the Peninsula as a premier tourism destination, attracting local, national and global visitors and events.
- 3.1.4 Advocate for sufficient commercial and industrial land on the Peninsula to meet future needs.
- 3.1.5 Foster a strong, sustainable, farming, food and beverage economy.

Our Strategic Indicators

- Gross regional product
- Total number of jobs
- Proportion of employed people who reside and work on the Peninsula
- Total number of visitors to the Peninsula
- Available commercial and industrial land supply
- Economic output of the Agrifood Industry

Strategic Objective 3.2

Valued partnerships and empowered community groups and volunteers.

Our Strategies

- 3.2.1 Develop and invest in local community groups and organisations to build community capacity.
- 3.2.2 Coordinate, promote and celebrate volunteer supported services and programs that encourage and enable volunteering.
- 3.2.3 Seek and enable increased external investment in community assets and services, including community and private investment.
- 3.2.4 Explore, foster and strengthen strategic partnerships with other levels of government, service providers and key stakeholders to generate positive outcomes for the Peninsula.
- 3.2.5 Encourage our community to drive our key advocacy priorities.

Strategic Direction 4: Performance

A transparent, accountable council delivering measurable, community-centred services that are cost-effective, fit-for-purpose, future-proofed, and responsive to community needs.

The Services and description that contribute to this theme are described below in alphabetical order.

Services

Service area	Description of services provided		2024/25	2025/26	2026/27
			Actual	Forecast	Budget
			\$'000	\$'000	\$'000
Enabling services	Our enabling services deliver essential support and functions, ensuring the efficient, effective and safe delivery of services in our community.	Rev	9,953	7,293	3,729
		Exp	(59,231)	(62,516)	(46,715)
		NET	(49,278)	(55,223)	(42,985)

Council Plan Strategic Objectives

Strategic Objective 4.1

A financially sustainable, high-performing and well-governed Council.

Our Strategies

- 4.1.1 Provide long-term financial sustainability through operational efficiencies and increased revenue opportunities.
- 4.1.2 Practice good governance, ensuring decisions are informed, made in accordance with relevant laws and benefit the community.
- 4.1.3 Implement an integrated framework for planning, monitoring and reporting, that enhances transparency and delivery of community outcomes.
- 4.1.4 Ensure a safe and inclusive workforce that has the right capacity, capability and culture to deliver our strategic direction.
- 4.1.5 Maximise technology systems, processes and data to improve service delivery, increase efficiency and enhance decision making.

Council Plan Strategic Objectives (Cont'd)

Our Strategic Indicators

- Overall community satisfaction with Council
- Community satisfaction with governance and decision making
- Balanced budget forecast over the short, medium and long term
- Annual budget variance
- Overall achievement of Council Plan
- Organisational full time equivalent staff numbers

Strategic Objective 4.2

Community-centred, responsive, and fit-for-purpose services.

Our Strategies

- 4.2.1 Plan, deliver and review our services to ensure they benefit our community and meet current and future needs.
- 4.2.2 Make our customer interactions easy, consistent and responsive.
- 4.2.3 Foster a community-centred and continuous improvement approach across Council.

Our Strategic Indicators

- Community satisfaction with customer service
- Community satisfaction with Shire services
- Level 1 services reviewed
- Benefits realised from service reviews

2.2 Net Service Costs by Strategic Direction

	Net Cost	Expenditure	Revenue
	\$'000	\$'000	\$'000
Place	(144,624)	(167,102)	22,477
People	(26,287)	(52,640)	26,353
Prosperity	(14,046)	(15,389)	1,343
Performance	(42,985)	(46,715)	3,729
Total	(227,943)	(281,846)	53,903

Economic Assumptions

Assumption	Notes	Budget	Projections			Trend
		2026/27	2027/28	2028/29	2029/30	+/-
Rate Cap Increase	1	2.75%	2.50%	2.50%	2.50%	o
Population Growth	2	0.25%	0.25%	0.25%	0.25%	o
Investment Interest Rate	3	5.20%	3.00%	3.00%	3.00%	o
Borrowing Interest Rate	4	3.00%	3.15%	3.15%	3.14%	+
CPI	5	3.20%	2.50%	2.50%	2.50%	o
User Fees	6	20.54%	3.50%	3.50%	3.50%	o
Grants - Operating	7	4.56%	2.50%	2.50%	2.50%	o
Grants - Capital	8	\$7.4M	\$5.0M	\$5.0M	\$5.0M	o
Contributions	9	\$6.3M	\$3.0M	\$3.0M	\$3.0M	o
Finance Costs	10	\$0.9M	\$0.8M	\$1.0M	\$0.9M	-
Employee Costs	11	3.21%	2.75%	2.75%	2.75%	o
Materials and Services	12	10.56%	3.50%	3.50%	3.50%	o
Utilities	13	2.86%	2.50%	2.50%	2.50%	o
Depreciation	14	\$53.8M	\$55.2M	\$56.5M	\$58.0M	o
Other expenses	15	7.27%	2.50%	2.50%	2.50%	o

Notes to Assumptions

1. Rate Cap Increase

Rate cap for 2026/27 as set by the Minister and adopted by Council is 2.75% and future years as per CPI

2. Population Growth

Per Financial Plan 2025/26 to 2035/36

3. Investment Interest Rate

Interest rate for 2026/27 based on expected term deposit rate. Projections assumes that the interest rates will be 0.5% above CPI based on current trends in the interest rate

4. Borrowing Interest Rate

Current rate and projections based on weighted average of current borrowings, with new borrowings expected at the end of 2025/26 and 2026/27

5. CPI

Per Financial Plan 2025/26 to 2035/36

Notes to Assumptions – Continued

6. User Fees

Increase in 2026/27 budgeted user fees are driven by increase in volumes mainly for waste management and asset & amenity permits, change in Meals on Wheels service delivery model and increase in value of bathing box transfers.

Expecting an increase in line with CPI plus 1% across future years

7. Grants – Operating

Increase in Grant – Operating income due to Melbourne Water agreement and estimated increase for Financial Assistance grant. Projections based on expected CPI

8. Grants – Capital

Projections based on current assumption due to State and Federal grants reducing and aligns with Financial Plan 2025/26 to 2035/36

9. Contributions

Projections per 2026/27 budgeted amount

10. Finance Costs

Budget and future projections are calculated based on loan schedule as at 30 June 2026, with new borrowings expected at the end of 2025/26 and 2026/27

11. Employee Costs

Employee costs are within 0.2% of Financial Plan 2025/26 to 2035/36 and future years increase calculated in line with the current enterprise agreement

12. Materials and Services

The increase in materials and services expenditure is primarily driven by additional waste disposal costs associated with transporting waste following the closure of the Rye Landfill. Maintenance contract budgets have also been updated to reflect indexation, projected growth, and trends in ordered works. Projections per Financial Plan 2025/26 to 2035/36

13. Utilities

Projections per Financial Plan 2025/26 to 2035/36

14. Depreciation

Depreciation is higher due to prior revaluations increasing the value of our asset base. Projections based on assumption of CPI increase

15. Other Expenses

The increase in Other Expenses is primarily driven by land tax obligations, along with a rise in the Animal Registration Levy.

Projections per Financial Plan 2025/26 to 2035/36

3. Financial Statements

This section presents information in regard to the Financial Statements and Statement of Human Resources. The budget information for the year 2026/27 has been supplemented with projections to 2029/30

This section includes the following financial statements prepared in accordance with the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

Financial Performance Statement

Comprehensive Income Statement

Balance Sheet

Statement of Changes in Equity

Statement of Cash Flows

Statement of Capital Works

Statement of Human Resources

Financial Performance Statement

For the four years ending 30 June 2030

	Forecast Actual 2025/26 \$'000	Budget 2026/27 \$'000	Projections 2027/28 2028/29 2029/30 \$'000 \$'000 \$'000		
Income					
Rates and charges	237,277	253,833	264,676	271,849	279,223
Grants and subsidies	8,714	7,896	8,093	8,296	8,503
User Charges	36,791	39,388	40,176	41,478	42,823
Grants Commission	7,894	8,147	8,351	8,559	8,773
Other Income	8,314	7,092	7,269	7,451	7,637
Total income	298,990	316,356	328,565	337,633	346,960
Expenses					
Employee costs	(103,843)	(99,598)	(102,337)	(105,151)	(108,043)
Materials and services	(48,123)	(40,901)	(42,118)	(43,171)	(44,251)
Materials and services - Contracts	(123,909)	(131,023)	(134,923)	(138,296)	(141,754)
Other Expenses	(10,339)	(9,524)	(9,762)	(10,006)	(10,257)
Total expenses	(286,214)	(281,046)	289,141	296,625	304,304
Funds Available	12,776	35,310	39,424	41,008	42,656
Other Income/Expenses					
Capital Works (Net)	(58,347)	(37,260)	(37,954)	(35,693)	(32,694)
Operating Projects (Net)	(4,354)	(800)	-	-	-
Land Acquisitions	(659)	-	-	-	-
Land sales	149	-	2,000	7,000	2,000
Interest Income	5,869	4,530	4,666	4,806	4,950
Interest Expense	(800)	(911)	(849)	(990)	(880)
Debt Servicing Principal	(2,665)	(2,986)	(3,101)	(3,524)	(3,596)
New Borrowings	3,467	3,085	2,020	-	-
Lease Liability Repayment	(968)	(968)	(1,640)	(1,681)	(1,723)
Total Other Income/Expense	(58,308)	(35,310)	(34,857)	(30,081)	(31,943)
Total comprehensive result	(45,532)	-	4,567	10,926	10,713

Comprehensive Income Statement

For the four years ending 30 June 2030

	NOTES	Forecast	Budget	Projections		
		Actual				
		2025/26	2026/27	2027/28	2028/29	2029/30
		\$'000	\$'000	\$'000	\$'000	\$'000
Income / Revenue						
Rates and charges	4.1.1	237,277	253,833	264,676	271,849	279,223
Statutory fees and fines	4.1.2	10,420	10,617	10,882	11,154	11,433
User fees	4.1.3	26,372	28,771	29,778	30,820	31,899
Grants – operating	4.1.4	16,732	16,043	16,444	16,855	17,277
Grants – capital	4.1.4	36,088	7,362	5,000	5,000	5,000
Contributions – monetary	4.1.5	16,165	3,306	5,129	2,154	5,508
Contributions – non-monetary	4.1.5	4,474	3,000	3,000	3,000	3,000
Net gain (or loss) on disposal of property, infrastructure,		149	–	–	–	–
Other income	4.1.6	13,328	11,150	11,451	11,761	12,079
Total income / revenue		361,004	334,081	346,360	352,593	365,418
Expenses						
Employee costs	4.1.7	104,045	99,598	102,337	105,151	108,043
Materials and services	4.1.8	177,546	172,724	177,042	181,468	186,005
Depreciation	4.1.9	51,800	51,953	53,252	54,583	55,948
Amortisation – intangible assets	4.1.10	91	270	277	284	291
Depreciation – right of use assets	4.1.11	1,600	1,600	1,640	1,681	1,723
Borrowing costs		705	816	754	895	785
Finance costs – leases		95	95	95	95	95
Other expenses	4.1.12	10,555	9,524	9,762	10,006	10,257
Total expenses		346,436	336,580	345,159	354,163	363,145
Surplus/(deficit) for the year		14,568	(2,498)	1,202	(1,570)	2,273

Reconciliation with budgeted operating result

	Surplus/ (Deficit)	Expenditure	Revenue
	\$'000	\$'000	\$'000
Place	(144,624)	(167,102)	22,477
People	(26,287)	(52,640)	26,353
Prosperity	(14,046)	(15,389)	1,343
Performance	(42,985)	(46,715)	3,729
Total	(227,943)	(281,846)	53,903

Expenses added in:

Depreciation & Amortisation	(53,823)
Interest Expense	(911)

Surplus/(Deficit) before funding sources **(282,677)**

Funding sources added in:

General Rates	253,833
Grants commission	8,147
Capital grants	7,362
Capital contributions	3,306
Interest income	4,530
Contributions - non-monetary	3,000

Total funding sources **280,178**

Operating surplus/(deficit) for the year **(2,498)**

4.1 (Cont.)

Attachment 1

Balance Sheet

For the four years ending 30 June 2030

		Forecast Actual	Budget	Projections		
		2025/26	2026/27	2027/28	2028/29	2029/30
	NOTES	\$'000	\$'000	\$'000	\$'000	\$'000
Assets						
Current assets						
Cash and cash equivalents		36,001	26,001	20,567	21,494	22,207
Trade and other receivables		16,694	23,579	24,404	25,258	26,142
Other financial assets		91,549	72,335	74,190	81,661	89,189
Inventories		272	272	272	272	272
Non-current assets classified as held for sale		444	444	-	-	-
Other assets		3,016	3,016	3,092	3,169	3,248
Total current assets	4.2.1	147,976	125,647	122,524	131,854	141,057
Non-current assets						
Other financial assets		46	46	46	46	46
Property, infrastructure, plant & equipment		3,816,280	3,823,513	3,828,270	3,815,399	3,806,466
Right-of-use assets	4.2.4	3,708	2,108	2,108	2,108	2,108
Investment property		9,721	9,721	9,721	9,721	9,721
Intangible assets		491	221	221	221	221
Total non-current assets	4.2.1	3,830,246	3,835,609	3,840,366	3,827,495	3,818,562
Total assets		3,978,222	3,961,256	3,962,890	3,959,349	3,959,619
Liabilities						
Current liabilities						
Trade and other payables		42,658	29,059	29,786	30,531	31,294
Trust funds and deposits		9,973	9,973	9,973	9,973	9,973
Contract and other liabilities		30,788	30,788	30,788	30,788	30,788
Provisions		13,302	13,302	13,668	14,043	14,430
Interest-bearing liabilities	4.2.3	2,986	3,101	3,524	3,596	3,672
Lease liabilities	4.2.4	650	650	650	650	650
Total current liabilities	4.2.2	100,357	86,873	88,388	89,581	90,806
Non-current liabilities						
Trust funds and deposits		196	196	196	196	196
Provisions		15,302	15,302	15,723	16,155	16,600
Interest-bearing liabilities	4.2.3	27,717	27,701	26,197	22,601	18,929
Lease liabilities	4.2.4	3,808	2,841	2,841	2,841	2,841
Total non-current liabilities	4.2.2	47,022	46,039	44,956	41,793	38,565
Total liabilities		147,379	132,912	133,344	131,373	129,371
Net assets		3,830,842	3,828,344	3,829,545	3,827,975	3,830,248
Equity						
Accumulated surplus		1,133,756	1,144,104	1,141,606	1,142,807	1,141,237
Reserves		2,682,518	2,686,738	2,686,738	2,686,738	2,686,738
Net Income		14,568	(2,498)	1,202	(1,570)	2,273
Total equity		3,830,842	3,828,344	3,829,545	3,827,975	3,830,248

Statement of Changes in Equity

For the four years ending 30 June 2030

		Total	Accumulated	Revaluation	Other
			Surplus	Reserve	Reserves
	NOTES	\$'000	\$'000	\$'000	\$'000
2026 Forecast Actual					
Balance at beginning of the financial year		3,816,274	1,133,756	2,678,155	4,363
Surplus/(deficit) for the year		14,568	14,568	-	-
Net asset revaluation gain/(loss)		-	-	-	-
Transfers to other reserves		-	-	-	-
Transfers from other reserves		-	-	-	-
Balance at end of the financial year		3,830,842	1,148,324	2,678,155	4,363
2027 Budget					
Balance at beginning of the financial year		3,830,842	1,148,324	2,678,155	4,363
Surplus/(deficit) for the year		(2,498)	(2,498)	-	-
Net asset revaluation gain/(loss)		-	-	-	-
Transfers to other reserves	4.3.1	-	(4,220)	-	-
Transfers from other reserves	4.3.1	-	-	-	4,220
Balance at end of the financial year	4.3.2	3,828,344	1,141,605	2,678,155	8,583
2028					
Balance at beginning of the financial year		3,828,344	1,141,605	2,678,155	8,583
Surplus/(deficit) for the year		1,202	1,202	-	-
Net asset revaluation gain/(loss)		-	-	-	-
Transfers to other reserves		-	-	-	-
Transfers from other reserves		-	-	-	-
Balance at end of the financial year		3,829,545	1,142,807	2,678,155	8,583
2029					
Balance at beginning of the financial year		3,829,545	1,142,807	2,678,155	8,583
Surplus/(deficit) for the year		(1,570)	(1,570)	-	-
Net asset revaluation gain/(loss)		-	-	-	-
Transfers to other reserves		-	-	-	-
Transfers from other reserves		-	-	-	-
Balance at end of the financial year		3,827,975	1,141,237	2,678,155	8,583
2030					
Balance at beginning of the financial year		3,827,975	1,141,237	2,678,155	8,583
Surplus/(deficit) for the year		2,273	2,273	-	-
Net asset revaluation gain/(loss)		-	-	-	-
Transfers to other reserves		-	-	-	-
Transfers from other reserves		-	-	-	-
Balance at end of the financial year		3,830,248	1,143,510	2,678,155	8,583

Statement of Cash Flows

For the four years ending 30 June 2030

	Notes	Forecast	Budget	Projections		
		Actual				
		2025/26	2026/27	2027/28	2028/29	2029/30
		\$'000	\$'000	\$'000	\$'000	\$'000
		Inflows	Inflows	Inflows	Inflows	Inflows
		(Outflows)	(Outflows)	(Outflows)	(Outflows)	(Outflows)
Cash flows from operating activities						
Rates and charges		237,277	253,833	264,676	271,849	279,223
Statutory fees and fines		10,420	10,617	10,882	11,154	11,433
User fees		41,102	41,872	29,778	30,820	31,899
Grants – operating		16,732	16,043	16,444	16,855	17,277
Grants – capital		36,088	7,362	5,000	5,000	5,000
Contributions – monetary		16,165	3,306	5,129	2,154	5,508
Interest received		5,869	4,530	4,666	4,806	4,950
Dividends received		4	3	3	3	3
Other receipts		7,455	6,617	6,782	6,952	7,126
Employee costs		(104,045)	(99,598)	(102,337)	(105,151)	(108,043)
Materials and services		(126,057)	(179,742)	(177,042)	(181,468)	(186,005)
Short-term, low value and variable lease payments		(1,960)	(1,516)	-	-	-
Other payments		(9,849)	(9,344)	(9,762)	(10,006)	(10,257)
Net cash provided by/(used in) operating activities	4.4.1	129,200	53,982	54,219	52,968	58,114
Cash flows from investing activities						
Payments for property, infrastructure, plant and equipment		(109,162)	(47,456)	(47,009)	(35,713)	(36,015)
Proceeds from sale of property, infrastructure, plant and equipment		149	-	2,000	7,000	2,000
Net movement in financial assets		(24,218)	(49,747)	(14,354)	(20,496)	(20,634)
Net cash provided by/ (used in) investing activities	4.4.2	(133,231)	(97,203)	(59,363)	(49,209)	(54,648)
Cash flows from financing activities						
Finance costs		(705)	(816)	(754)	(895)	(785)
Proceeds from borrowings		3,467	3,085	2,020	-	-
Repayment of borrowings		(2,665)	(2,986)	(3,101)	(3,524)	(3,596)
Interest paid – lease liability		(95)	(95)	(95)	(95)	(95)
Repayment of lease liabilities		(968)	(968)	1,640	1,681	1,723
Net cash provided by/(used in) financing activities	4.4.3	(965)	(1,780)	(290)	(2,833)	(2,753)
Net increase/(decrease) in cash & cash equivalents		(4,995)	(45,000)	(5,433)	926	713
Cash and cash equivalents at the beginning of the financial year		40,996	71,001	26,001	20,567	21,494
Cash and cash equivalents at the end of the financial year		36,001	26,001	20,567	21,494	22,207

Statement of Capital Works

For the four years ending 30 June 2030

	NOTES	Forecast	Budget	Projections		
		Actual				
		2025/26	2026/27	2027/28	2028/29	2029/30
		\$'000	\$'000	\$'000	\$'000	\$'000
Property						
Land		10,421	-	750	4,500	-
Buildings		30,851	11,173	11,038	6,954	6,105
Total Property		41,271	11,173	11,788	11,454	6,105
Plant and equipment						
Plant, machinery and equipment		778	5,640	6,674	850	870
Fixtures, fittings and furniture		313	650	340	187	361
Artworks		-	25	25	30	30
Library Books		1,123	620	690	690	690
Total Plant and equipment		2,214	6,935	7,730	1,757	1,951
Infrastructure						
Roads		22,458	16,969	16,480	9,085	9,265
Drainage		8,613	2,321	3,616	5,892	5,901
Bridges		100	150	150	150	150
Footpaths and cycleways		8,748	2,770	3,050	2,950	5,350
Recreational, leisure and community facilities		16,010	4,051	2,303	1,825	3,285
Parks, open space and streetscapes		9,157	2,986	1,758	2,470	3,843
Marine structures		591	100	135	130	165
Total Infrastructure		65,676	29,348	27,491	22,502	27,958
Total capital works expenditure	4.5.1	109,162	47,456	47,009	35,713	36,015
Represented by:						
New asset expenditure		35,656	11,534	11,425	8,680	8,753
Asset renewal expenditure		54,263	29,128	28,854	21,920	22,106
Asset expansion expenditure		2,251	1,080	1,070	813	820
Asset upgrade expenditure		16,991	5,714	5,660	4,300	4,336
Total capital works expenditure	4.5.1	109,162	47,456	47,009	35,713	36,015
Funding sources represented by:						
Grants		36,088	7,362	4,007	20	20
Contributions		14,069	2,814	3,028	-	3,300
Council cash		55,753	34,195	37,954	35,693	32,694
Borrowings		3,252	3,085	2,020	-	-
Total capital works expenditure	4.5.1	109,162	47,456	47,009	35,713	36,015

Statement of Human Resources

For the four years ending 30 June 2030

	Forecast	Budget	Projections		
	Actual				
	2025/26	2026/27	2027/28	2028/29	2029/30
	\$'000	\$'000	\$'000	\$'000	\$'000
Staff expenditure					
Employee costs – operating	100,436	95,524	98,151	100,850	103,623
Employee costs – capital	3,609	4,074	4,186	4,301	4,419
Total staff expenditure	104,045	99,598	102,337	105,151	108,043
	FTE	FTE	FTE	FTE	FTE
Staff numbers					
Employees	777.2	759.2	759.2	759.2	759.2
Total staff numbers	777.2	759.2	759.2	759.2	759.2

A summary of human resources expenditure categorised according to the organisational structure of Council is included below:

Department	Comprises				
	Budget	Permanent		Casual	Temporary
	2026/27	Full Time	Part time		
	\$'000	\$'000	\$'000	\$'000	\$'000
Chief Executive Office	432	432	–	–	47
Communities	29,324	23,878	5,446	1,906	243
Assets & Infrastructure	19,012	18,178	835	221	585
Planning & Liveability	26,029	23,743	2,285	969	404
Chief of Staff	7,914	7,262	652	–	93
Finance & Procurement	6,045	5,736	310	–	–
Governance & Risk	2,729	2,540	189	–	–
Information Technology	5,180	4,816	364	–	–
Total permanent staff expenditure	96,665	86,583	10,081	3,096	1,372
Other employee related expenditure	7,007				
Capitalised labour costs	(4,074)				
Total expenditure	99,598				

A summary of the number of full time equivalent (FTE) Council staff in relation to the above expenditure is included below:

Department	Comprises				
	Budget	Permanent		Casual	Temporary
	2026/27	Full Time	Part time		
Chief Executive Office	1.0	1.0	–	–	0.3
Communities	233.8	185.8	48.0	19.2	2.1
Assets & Infrastructure	141.5	134.4	7.1	2.4	4.7
Planning & Liveability	217.6	190.0	27.6	11.3	2.8
Chief of Staff	59.7	54.1	5.6	–	0.8
Finance & Procurement	48.1	45.3	2.8	–	–
Governance & Risk	19.7	18.0	1.7	–	–
Information Technology	37.9	34.7	3.2	–	–
Total permanent staff FTE	759.2	663.3	95.9	32.9	10.7
Other employee related FTE	43.6				
Capitalised labour FTE	(24.2)				
Total staff	778.6				

Summary of Planned Human Resources Expenditure

For the four years ending 30 June 2030

	2026/27	2027/28	2028/29	2029/30
	\$'000	\$'000	\$'000	\$'000
Chief Executive Office				
Permanent - Full time				
Women	-	-	-	-
Men	432	447	462	478
Persons of self-described gender	-	-	-	-
Permanent - Part time				
Women	-	-	-	-
Men	-	-	-	-
Persons of self-described gender	-	-	-	-
Total Chief Executive Office	432	447	462	478
Communities				
Permanent - Full time				
Women	19,509	20,191	20,898	21,630
Men	4,369	4,522	4,680	4,844
Persons of self-described gender	-	-	-	-
Permanent - Part time				
Women	5,122	5,301	5,486	5,678
Men	325	336	348	360
Persons of self-described gender	-	-	-	-
Total Communities	29,324	30,350	31,412	32,512
Assets & Infrastructure				
Permanent - Full time				
Women	5,725	5,925	6,133	6,347
Men	12,453	12,889	13,340	13,807
Persons of self-described gender	-	-	-	-
Permanent - Part time				
Women	597	618	640	662
Men	237	245	254	263
Persons of self-described gender	-	-	-	-
Total Assets & Infrastructure	19,012	19,678	20,366	21,079
Planning & Liveability				
Permanent - Full time				
Women	12,311	12,742	13,188	13,650
Men	11,432	11,832	12,246	12,675
Persons of self-described gender	-	-	-	-
Permanent - Part time				
Women	2,254	2,333	2,415	2,499
Men	31	32	33	34
Persons of self-described gender	-	-	-	-
Total Planning & Liveability	26,029	26,940	27,883	28,858

	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000	2029/30 \$'000
Chief of Staff				
Permanent – Full time				
Women	5,522	5,715	5,915	6,122
Men	1,740	1,801	1,864	1,929
Persons of self-described gender	-	-	-	-
Permanent – Part time				
Women	500	517	535	554
Men	152	158	163	169
Persons of self-described gender	-	-	-	-
Total Chief of Staff	7,914	8,191	8,478	8,774
Finance & Procurement				
Permanent – Full time				
Women	3,563	3,688	3,817	3,951
Men	2,173	2,249	2,327	2,409
Persons of self-described gender	-	-	-	-
Permanent – Part time				
Women	310	321	332	343
Men	-	-	-	-
Persons of self-described gender	-	-	-	-
Total Finance & Procurement	6,045	6,257	6,476	6,703
Governance & Risk				
Permanent – Full time				
Women	2,255	2,334	2,416	2,500
Men	284	294	305	315
Persons of self-described gender	-	-	-	-
Permanent – Part time				
Women	189	196	203	210
Men	-	-	-	-
Persons of self-described gender	-	-	-	-
Total Governance & Risk	2,729	2,824	2,923	3,025
Information Technology				
Permanent – Full time				
Women	1,444	1,494	1,547	1,601
Men	3,372	3,490	3,612	3,739
Persons of self-described gender	-	-	-	-
Permanent – Part time				
Women	289	300	310	321
Men	75	78	80	83
Persons of self-described gender	-	-	-	-
Total Information Technology	5,180	5,361	5,549	5,743
Casuals, temporary and other expenditure	7,007	6,505	5,966	5,386
Capitalised labour costs	(4,074)	(4,216)	(4,364)	(4,517)
Total staff expenditure	99,598	102,337	105,151	108,043

Gender data shown above is based on legal gender as recorded for reporting purposes. We recognise that gender identity is personal and may not be reflected in this data.

	2026/27	2027/28	2028/29	2029/30
	FTE	FTE	FTE	FTE
Chief Executive Office				
Permanent – Full time				
Women	-	-	-	-
Men	1.0	1.0	1.0	1.0
Persons of self-described gender	-	-	-	-
Permanent – Part time				
Women	-	-	-	-
Men	-	-	-	-
Persons of self-described gender	-	-	-	-
Total Chief Executive Office	1.0	1.0	1.0	1.0
Communities				
Permanent – Full time				
Women	154.6	154.6	154.6	154.6
Men	31.2	31.2	31.2	31.2
Persons of self-described gender	-	-	-	-
Permanent – Part time				
Women	44.8	44.8	44.8	44.8
Men	3.2	3.2	3.2	3.2
Persons of self-described gender	-	-	-	-
Total Communities	233.8	233.8	233.8	233.8
Assets & Infrastructure				
Permanent – Full time				
Women	46.4	46.4	46.4	46.4
Men	88.0	88.0	88.0	88.0
Persons of self-described gender	-	-	-	-
Permanent – Part time				
Women	6.1	6.1	6.1	6.1
Men	1.0	1.0	1.0	1.0
Persons of self-described gender	-	-	-	-
Total Assets & Infrastructure	141.5	141.5	141.5	141.5
Planning & Liveability				
Permanent – Full time				
Women	107.6	107.6	107.6	107.6
Men	82.4	82.4	82.4	82.4
Persons of self-described gender	-	-	-	-
Permanent – Part time				
Women	27.4	27.4	27.4	27.4
Men	0.3	0.3	0.3	0.3
Persons of self-described gender	-	-	-	-
Total Planning & Liveability	217.6	217.6	217.6	217.6

	2026/27	2027/28	2028/29	2029/30
	FTE	FTE	FTE	FTE
Chief of Staff				
Permanent – Full time				
Women	41.2	41.2	41.2	41.2
Men	13.0	13.0	13.0	13.0
Persons of self-described gender	-	-	-	-
Permanent – Part time				
Women	4.8	4.8	4.8	4.8
Men	0.8	0.8	0.8	0.8
Persons of self-described gender	-	-	-	-
Total Chief of Staff	59.7	59.7	59.7	59.7
Finance & Procurement				
Permanent – Full time				
Women	30.7	30.7	30.7	30.7
Men	14.6	14.6	14.6	14.6
Persons of self-described gender	-	-	-	-
Permanent – Part time				
Women	2.8	2.8	2.8	2.8
Men	-	0.0	0.0	0.0
Persons of self-described gender	-	-	-	-
Total Finance & Procurement	48.1	48.1	48.1	48.1
Governance & Risk				
Permanent – Full time				
Women	16.0	16.0	16.0	16.0
Men	2.0	2.0	2.0	2.0
Persons of self-described gender	-	-	-	-
Permanent – Part time				
Women	1.7	1.7	1.7	1.7
Men	-	-	-	-
Persons of self-described gender	-	-	-	-
Total Governance & Risk	19.7	19.7	19.7	19.7
Information Technology				
Permanent – Full time				
Women	11.2	11.2	11.2	11.2
Men	23.5	23.5	23.5	23.5
Persons of self-described gender	-	-	-	-
Permanent – Part time				
Women	2.6	2.6	2.6	2.6
Men	0.6	0.6	0.6	0.6
Persons of self-described gender	-	-	-	-
Total Information Technology	37.9	37.9	37.9	37.9
Casuals and temporary staff	43.6	43.6	43.6	43.6
Capitalised labour	(24.2)	(24.2)	(24.2)	(24.2)
Total staff numbers	778.6	778.6	778.6	778.6

Gender data shown above is based on legal gender as recorded for reporting purposes. We recognise that gender identity is personal and may not be reflected in this data.

4. Notes to the financial statements

This section presents detailed information on material components of the financial statements. Council needs to assess which components are material, considering the dollar amounts and nature of these components.

4.1 Comprehensive Income Statement

4.1.1 Rates and charges

Rates and charges are required by the Act and the Regulations to be disclosed in Council's budget.

As per the *Local Government Act 2020*, Council is required to have a Revenue and Rating Plan which is a four year plan for how Council will generate income to deliver the Council Plan, program and services and capital works commitments over a four-year period.

In developing the Budget, rates and charges were identified as an important source of revenue. Planning for future rate increases has therefore been an important component of the financial planning process. The Fair Go Rates System (FGRS) sets out the maximum amount councils may increase rates in a year. For 2026/27 the FGRS cap has been set at 2.75%. The cap applies to both general rates and municipal charges and is calculated on the basis of council's average rates and charges.

The level of required rates and charges has been considered in this context, with reference to Council's other sources of income and the planned expenditure on services and works to be undertaken for the community.

To achieve these objectives while maintaining service levels and a strong capital expenditure program, the average general rate will increase by 2.75% in line with the rate cap.

This will raise total rates and charges for 2026/27 to \$253.8M.

4.1.1(a) The reconciliation of the total rates and charges to the Comprehensive Income Statement is as follows:

	Actual	2025/26	2026/27	Projections					
	2024/25	Forecast	Budget	Change	%	2027/28	2028/29	2029/30	Trend
	\$'000	Actual	\$'000	\$'000		\$'000	\$'000	\$'000	+/-
General rates*	172,978	179,728	186,252	6,524	3.63%	190,908	195,681	200,573	+
Waste management charge	42,562	45,557	55,027	9,470	20.79%	60,953	63,087	65,295	+
Service rates and charges	8,571	10,019	10,420	401	4.01%	10,681	10,948	11,222	+
Supplementary rates and rate adjustments	1,621	950	1,110	160	16.84%	1,110	1,110	1,110	o
Cultural and recreational land	178	183	183	-	-	183	183	183	o
Revenue in lieu of rates	840	840	840	-	-	840	840	840	o
Total rates and charges	226,750	237,277	253,833	16,556	6.98%	264,676	271,849	279,223	

*These items are subject to the rate cap established under the FGRS

The provisions of the Valuation Land Act 1960 specify that all Victorian councils are required to separately rate each part of a property that is able to be separately occupied, which results in you receiving more than one rate notice for a single property. However, Council is also able to combine multiple titles onto one rate notice where the titles are occupied by the same person. This is known as contiguous rating. Having your properties rated together is a financial benefit as you will only be charged one Waste Service Charge. In some circumstances combining multiple titles onto one rate notice can change the rating category, resulting in further savings e.g. when residential vacant land is combined with an adjoining residential dwelling the rate notice will be levied at the General Rate. The rate in the dollar for the General rate is currently 40% less than the Vacant Land Rates. Properties can be abutting or may be separated by a public purpose open reserve or open space, street, road, lane, footway, court, railway, thoroughfare or travelling route.

Note: Mornington Peninsula Shire's policy is to regularly review all contiguously rated properties. Should you sell one or all of your properties the contiguous rating will be cancelled.

To apply, you are required to complete and submit the Application for Contiguous Rating Form, or contact our Revenue Management Team on (03) 5950 1090. Applications will be assessed in accordance with the provisions of the Valuation of Land Act 1960.

4.1 (Cont.)

Attachment 1

4.1.1(b) The rate in the dollar to be levied as general rates under section 158 of the Act for each type or class of land compared with the previous financial year

Type or class of land	2025/26 cents/\$CIV*	2026/27 cents/\$CIV*	Change
General rate for rateable residential properties	0.1414	-	-100.00%
General rate for vacant rateable residential	0.1979	-	-100.00%
General rate for vacant commercial properties	0.1979	-	-100.00%
General rate for vacant industrial properties	0.1979	-	-100.00%
General rate for MP Agricultural properties	0.0495	-	-100.00%
General rate for rateable conservation land	0.1060	-	-100.00%
General rate for Trust For Nature properties	0.0495	-	-100.00%
General rate for Retirement Village properties		-	-100.00%

* Rate in the dollar is based on XX/XX/XXXX valuations.

4.1.1(c) The estimated total amount to be raised by general rates in relation to each type or class of land, and the estimated total amount to be raised by general rates, compared with the previous financial year

Type or class of land	2025/26 \$'000	2026/27 \$'000	Change \$'000	%
General Land	170,858	-	-170,858	-100.00%
Vacant residential land	5,138	-	-5,138	-100.00%
Vacant commercial land	111	-	-111	-100.00%
Vacant industrial land	335	-	-335	-100.00%
MP Agricultural rate land	2,523	-	-2,523	-100.00%
Conservation land	1,168	-	-1,168	-100.00%
Trust for Nature	19	-	-19	-100.00%
Retirement Villages	-	-	-	-100.00%
Cerberus	55	-	-55	-100.00%
Steel Works	840	-	-840	-100.00%
Cultural and Recreational land	183	-	-183	-100.00%
Supplementary rates	1,300	-	-1,300	-100.00%
Heritage Rebate	- 90	-	90	-100.00%
Valuation Objection	- 100	-	100	-100.00%
Total amount to be raised by general rates	182,339	-	-182,339	-100%

4.1 (Cont.)

Attachment 1

4.1.1(d) The number of assessments in relation to each type or class of land, and the total number of assessments, compared with the previous financial year

Type or class of land	2025/26	2026/27	Change	
	Number	Number	Number	%
General Land	102,163	-	102,163	-100.00%
Vacant residential land	2,580	-	2,580	-100.00%
Vacant commercial land	54	-	54	-100.00%
Vacant industrial land	110	-	110	-100.00%
MP Agricultural rate land	1,186	-	1,186	-100.00%
Conservation land	578	-	578	-100.00%
Trust for Nature	18	-	18	-100.00%
Retirement Villages	-	-	-	-
Cerberus	106	-	106	-100.00%
Steel Works	1	-	1	-100.00%
Cultural and Recreational land	27	-	27	-100.00%
Total number of assessments	106,823	-	106,823	-100%

4.1.1(e) The basis of valuation to be used is the Capital Improved Value (CIV).

4.1.1(f) The estimated total value of each type or class of land, and the estimated total value of land, compared with the previous financial year

Type or class of land	2025/26	2026/27	Change	
	\$'000	\$'000	\$'000	%
General Land	120,870,071	-	120,870,071	-100.00%
Vacant residential land	2,596,019	-	2,596,019	-100.00%
Vacant Commercial land	56,009	-	56,009	-100.00%
Vacant Industrial land	169,135	-	169,135	-100.00%
MP Agricultural Land	5,099,740	-	5,099,740	-100.00%
Conservation Land	1,101,404	-	1,101,404	-100.00%
Trust For Nature Land	38,020	-	38,020	-100.00%
Retirement Villages	-	-	-	-
Cerberus Land	77,675	-	77,675	-100.00%
Steel Works	106,070	-	106,070	-100.00%
Cultural & Recreational land	158,280	-	158,280	-100.00%
Total value of land	130,272,423	-	130,272,423	-100%

4.1 (Cont.)

4.1.1(g) The municipal charge under Section 159 of the Act compared with the previous financial year

Type of Charge	Per Rateable	Per Rateable
	2025/26	2026/27
	\$	\$
Waste Service Charge	433	
Waste Collection Charge		416
Public Cleaning Charge		154

Based on the adoption of the 2026/27 rating strategy, the waste service charge is now separated into a waste collection charge and public cleaning charge. The waste collection charge is applied to properties that receive a kerbside collection and is calculated as direct kerbside waste expenditure divided by the number of relevant rateable properties. The public cleaning charge relates to indirect waste related expenditure such as public bin collection, street sweeping and beach cleaning and is applied to all rateable properties.

A property that receives a kerbside collection will incur both the waste collection charge and public cleaning charge resulting in a total amount payable of \$570, which is a \$137 (31.6%) increase compared to 2025/26.

A property that does not receive a kerbside collection will only incur the public cleaning charge resulting in a total amount payable of \$154, which is a \$279 (64.4%) decrease compared to 2025/26.

4.1.1(h) The estimated total amount to be raised by waste service charge compared with the previous financial year

Type of Charge	2025/26	2026/27	Change	
	\$	\$	\$	%
General Land	43,557,202	-	43,557,202	-100.00%
Vacant residential land	1,117,140	-	1,117,140	-100.00%
Vacant commercial land	23,382	-	23,382	-100.00%
Vacant industrial land	47,630	-	47,630	-100.00%
MP Agricultural rate land	513,538	-	513,538	-100.00%
Conservation land	250,274	-	250,274	-100.00%
Trust for Nature	3,031	-	3,031	-100.00%
Retirement Villages	-	-	-	
Cerberus	45,898	-	45,898	-100.00%
Total	45,558,095	-	45,558,095	-100%

4.1 (Cont.)

Attachment 1

4.1.1(i) The rate or unit amount to be levied for each type of service rate or charge under Section 162 of the Act compared with the previous financial year

Type of Charge	Per Rateable	Per Rateable	Change	
	Property	Property		
	2025/26	2026/27		
	\$	\$	\$	%
General Rates	173,996,113	187,275,073	13,278,960	7.63%
Supplementary Rates and Adjustments	1,621,251	1,110,000	- 511,251	-31.53%
Waste Service Charge	42,561,794	55,027,445	12,465,651	29.29%
Green waste charge (optional)	8,570,529	10,420,476	1,849,947	21.58%
Total	226,749,687	253,832,994	27,083,307	12%

4.1.1(j) The estimated total amount to be raised by each type of service rate or charge, and the estimated total amount to be raised by service rates and charges, compared with the previous financial year

Type of Charge	2025/26	2026/27	Change	
	\$	\$	\$	%
Total Rates and charges	226,750	253,833	27,083	11.94%

4.1.1(k) Fair Go Rates System Compliance

Mornington Peninsula Shire is required to comply with the State Government's Fair Go Rates System (FGRS). The table below details the budget assumptions consistent with the requirements of the Fair Go Rates System.

	2025/26	2026/27	2027/28	2028/29	2029/30	Trend
Total Rates	\$ 180,205,463	\$ -	\$ -	\$ -	\$ -	-
Number of rateable properties	105,215	-	-	-	-	-
Base Average Rate	\$ 1,663	-	-	-	-	-
Maximum Rate Increase (set by the State Government)	3.00%	2.75%	-	-	-	-
Capped Average Rate	\$ 1,713	\$ -	\$ -	\$ -	\$ -	-
Maximum General Rates and Municipal Charges Revenue	\$ 180,205,463	\$ -	\$ -	\$ -	\$ -	-
Budgeted General Rates and Municipal Charges Revenue	\$ 180,205,463	\$ -	\$ -	\$ -	\$ -	-
Budgeted Supplementary Rates	\$ -	\$ -	\$ -	\$ -	\$ -	-
Budgeted Total Rates and Municipal Charges Revenue	\$ 180,205,463	\$ -	\$ -	\$ -	\$ -	-

4.1.1(i) Any significant changes that may affect the estimated amounts to be raised by rates and charges

There are no known significant changes which may affect the estimated amounts to be raised by rates and charges. However, the total amount to be raised by rates and charges may be affected by:

- The making of supplementary valuations (2026/27: estimated \$1,100,000 and 2025/26: \$1,100,000)
- The variation of returned levels of value (e.g. valuation appeals)
- Changes of use of land such that rateable land becomes non-rateable land and vice versa
- Changes of use of land such that residential land becomes business land and vice versa.

The rate payable in relation to land in each category of differential are:

- A general rate of % (cents in the dollar of CIV) for all general rateable properties;
- A differential rate of % (cents in the dollar of CIV) for all rateable vacant residential properties;
- A differential rate of % (cents in the dollar of CIV) for all rateable vacant commercial and vacant industrial properties;
- A differential rate of % (cents in the dollar of CIV) for all rateable Mornington Peninsula Agricultural properties (this excludes any associated house and curtilage);
- A differential rate of % (cents in the dollar of CIV) for all conservation land rateable properties (this excludes any associated house and curtilage);
- A differential rate of % (cents in the dollar of CIV) for all rateable trust for nature properties
- A differential rate of % (cents in the dollar of CIV) for all rateable retirement villages

4.1.1(m) (i) Residential – Vacant Land

Residential Vacant Land is land:

- (a) On which there is no dwelling or like building designed or adapted for human habitation; and
- (b) Which is located within any of the following zones under the Mornington Peninsula Planning Scheme;
 - Residential Zone 1
 - Low Density Residential Zone
 - Comprehensive Development Zone 1
 - Green Wedge Zone 4 (property less than 4,000m²)
 - Special Use Zone 4

Objective

The objective of this differential rate is to ensure that owners of vacant residential land make an equitable financial contribution to the cost of carrying out the functions of Council, noting that Council incurs the cost of carrying out a range of functions irrespective of whether land is vacant or occupied.

Type and Classes

The types and classes of rateable land within this differential rate are those having the relevant characteristics describe above.

Use and level of differential rate

The differential rate will be used to fund some of those items of expenditure describe in the budget adopted by Council including (but not limited to) the:

- Construction and maintenance of infrastructure assets
- Development and provision of health and community services
- Provision of general support services

The level of the differential rate is the level which Council considers is necessary to provide for an appropriate contribution to Council's budget expenditure, having regard to the characteristics of the land.

Geographic Location

Wherever located within the municipal district without reference to ward boundaries.

Use of Land

Not applicable.

Planning Scheme Zoning

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant planning scheme.

Types of Buildings

None.

4.1.1(m) (ii) Commercial – Vacant Land

Commercial Vacant Land is land:

- (a) On which there is no building designed or adapted for commercial or like use; and
- (b) Which is located within any of the following zones under the Mornington Peninsula Planning Scheme;
 - Business Use Zone 1
 - Business Use Zone 4
 - Business Use Zone 5

Objective

To ensure that owners of vacant commercial land make an equitable financial contribution to the cost of carrying out the functions of Council, noting that Council incurs the cost of carrying out a range of functions irrespective of whether land is vacant or occupied.

Type and Classes

The types and classes of rateable land within this differential rate are those having the relevant characteristics describe above.

Use and level of differential rate

The differential rate will be used to fund some of those items of expenditure described in the budget adopted by Council including (but not limited to) the:

- Construction and maintenance of infrastructure assets
- Development and provision of health and community services
- Provision of general support services

The level of the differential rate is the level which Council considers is necessary to provide for an appropriate contribution to Council's budget expenditure, having regard to the characteristics of the land.

Geographic Location

Wherever located within the municipal district without reference to ward boundaries.

Use of Land

Not applicable.

Planning Scheme Zoning

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant planning scheme.

Types of Buildings

None.

4.1.1(m) (iii) Industrial – Vacant Land

Industrial Vacant Land is land:

- (a) On which there is no building designed or adapted for industrial or like use; and
- (b) Which is located within any of the following zones under the Mornington Peninsula Planning Scheme;
 - Industrial Zone 3
 - Special Use Zone 1
 - Special Use Zone 3

Objective

To ensure that owners of vacant industrial land make an equitable financial contribution to the cost of carrying out the functions of Council, noting that Council incurs the cost of carrying out a range of functions irrespective of whether land is vacant or occupied.

Type and Classes

The types and classes of rateable land within this differential rate are those having the relevant characteristics describe above.

Use and level of differential rate

The differential rate will be used to fund some of those items of expenditure describe in the budget adopted by Council including (but not limited to) the:

- Construction and maintenance of infrastructure assets
- Development and provision of health and community services
- Provision of general support services

The level of the differential rate is the level which Council considers is necessary to provide for an appropriate contribution to Council's budget expenditure, having regard to the characteristics of the land.

Geographic Location

Wherever located within the municipal district without reference to ward boundaries.

Use of Land

Not applicable.

Planning Scheme Zoning

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant planning scheme.

Types of Buildings

None.

4.1.1(m) (iv) Mornington Peninsula Agricultural land (Farm land)

Mornington Peninsula Agricultural Land is land:

which is 'farm land' within the meaning of section 2(1) of the Valuation of Land Act 1960 but excluding any portion containing a residential, commercial or industrial building (or buildings) or an outbuilding or other similar form of improvement (including the curtilage to any principal residential or commercial building whether the curtilage is fenced off or not).

For the purposes of this definition:

- (a) 'curtilage' means an area of land measuring 2,000 square metres around the principal residential building or commercial building or industrial building. If there is both a principal residential building and a principal commercial or industrial building on such land, the curtilage will be the area around the residential building alone;
- (b) 'residential building' means a building used or designed or adapted for residential purposes;
- (c) 'commercial building' means a building used or designed or adapted for commercial purposes; and
- (d) 'industrial building' means a building used or designed or adapted for industrial purposes.

Objective

- To support the planning objectives of Melbourne 2030 as they relate to urban containment.
- To preserve the rural amenity of the Mornington Peninsula and ensure the wider community can continue to enjoy those benefits.
- To preserve and protect agricultural land as a productive resource.
- To ensure that eligible land is managed in a responsible way.

Types and classes

The types and classes of rateable land within this differential rate are those having the relevant characteristics described above.

Use and level of differential rate

The differential rate will be used to fund some of those items of expenditure described in the budget adopted by Council including (but not limited to) the:

- Construction and maintenance of infrastructure assets.
- Development and provision of health and community services.
- Provision of general support services.

The level of the differential rate is the level which Council considers is necessary to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.

4.1.1(m) (iv) Mornington Peninsula Agricultural land (Farm land) – Continued**Geographic Location**

MPSC currently uses its agricultural differential rate to protect areas which are suited to agriculture and to ensure that eligible land is managed in a responsible way.

Use of land

Any use corresponding with the relevant characteristics described in the declaration.

Planning Scheme Zoning

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant planning scheme.

Types of Buildings

Not applicable.

MPSC currently uses its agricultural differential rate to protect areas which are suited to agriculture and to ensure that eligible land is managed in a responsible way.

The differential operates as follows –

- 35% of the general rate is applied to the farmland component of property only.
- Farmhouse (plus curtilage) currently bears the full general rate.
- Commercial or industrial components are separately rated.
- Eligibility assessments to be conducted every 4-5 years.

Mornington Peninsula Shire is unique in that only the farm land portion of a rural property is eligible for the differential farm rate; the 'house and curtilage' attracts the general rate.

4.1.1(m) (v) Conservation Land Rate

Conservation Land is land:

- (a) Which is 2 hectares or greater but excluding any portion containing a residential, commercial or industrial building or an outbuilding or other similar form of improvement (including the curtilage to any principal residential or commercial/industrial building)
- (b) Does not receive the Agricultural rate

For the purposes of this definition, "curtilage" means an area of land measuring 2000 square metres around the principal residential or commercial/ industrial building.

Objective

- To encourage the protection and enhancement of the natural environment and biodiversity of the Peninsula.
- To preserve the rural amenity of the Mornington Peninsula and ensure the wider community can continue to enjoy those benefits.
- To ensure that eligible land is managed in a responsible way.

Type and Classes

The types and classes of rateable land within this differential rate are those having the relevant characteristics describe above.

Use and level of differential rate

The differential rate will be used to fund some of those items of expenditure describe in the budget adopted by Council including (but not limited to) the:

- Construction and maintenance of infrastructure assets.
- Development and provision of health and community services.
- Provision of general support services.

The level of the differential rate is the level which Council considers is necessary to provide for an appropriate contribution to Council's budget expenditure, having regard to the characteristics of the land.

Geographic Location

Wherever located within the municipal district without reference to ward boundaries.

Use of Land

Not applicable.

Planning Scheme Zoning

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant planning scheme.

Types of Buildings

Not applicable.

4.1.1(m) (vi) Trust for Nature Rate

Trust for Nature Land is land that is under Trust for Nature conservation covenant

Objective

The objective of this differential rate is to recognise the commitment towards protection of biodiversity of Mornington Peninsula Shire and provide the highest level of recognition possible within the limits of differential rating. A conservation covenant is a voluntary agreement between Trust for Nature and the landowners.

- To encourage the protection and enhancement of the natural environment and biodiversity of the Peninsula.
- To preserve the rural amenity of the Mornington Peninsula and ensure the wider community can continue to enjoy those benefits.
- To ensure that eligible land is managed in a responsible way.

Type and Classes

The types and classes of rateable land within this differential rate are those having the relevant characteristics describe above.

Use and level of differential rate

The differential rate will be used to fund some of those items of expenditure describe in the budget adopted by Council including (but not limited to) the:

- Construction and maintenance of infrastructure assets.
- Development and provision of health and community services.
- Provision of general support services.

The level of the differential rate is the level which Council considers is necessary to provide for an appropriate contribution to Council's budget expenditure, having regard to the characteristics of the land.

Geographic Location

Wherever located within the municipal district without reference to ward boundaries.

Use of Land

Residential.

Planning Scheme Zoning

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant planning scheme.

4.1.1(m) (vi) Retirement Village

Retirement Village Land is rateable land that:

- Forms part of a retirement village as defined under the Retirement Villages Act 1986 (Vic); and
- Contains independent living units or serviced apartments that accommodate residents aged 55+ who are living under a retirement village residency contract; and
- Receives internal services and facilities provided and maintained by the retirement village operator (e.g., community centres, recreational facilities, private roads, gardens, security)

Objective

The objective of the Retirement Village Differential Rate is to recognise that:

- Retirement village residents contribute to the cost of village provided infrastructure, amenities, maintenance and services that reduce their reliance on equivalent Council provided services;
- Retirement villages generate comparatively lower demand on some Council infrastructure and community services relative to general residential properties; and
- A distinct differential rate category supports equitable and transparent allocation of rate burden across property types.

Type and Classes

This differential applies to:

- A Registered Retirement Village is a retirement village that:
 - o is registered under the Retirement Villages Act 1986 (Vic); or
 - o has been granted an exemption from the requirement to be registered pursuant to section 6 the Retirement Villages Act 1986 (Vic).
- Any additional land used in conjunction with the village for resident services.

Use and level of differential rate

The differential rate will be used to fund some of those items of expenditure described in the budget adopted by Council including (but not limited to) the:

- Construction and maintenance of infrastructure assets
- Development and provision of health and community services
- Provision of general support services

The level of the differential rate is the level which Council considers is necessary to provide for an appropriate contribution to Council's budget expenditure, having regard to the characteristics of the land.

Geographic Location

Wherever located within the municipal district without reference to ward boundaries.

Use of Land

Not applicable.

Planning Scheme Zoning

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant planning scheme.

Types of Buildings

Not applicable.

4.1.2 Statutory fees and fines

	Actual	Forecast	Budget	Change		Projections			Trend
	2024/25	2025/26	2026/27			2027/28	2028/29	2029/30	
	\$'000	\$'000	\$'000	\$'000	%	\$'000	\$'000	\$'000	+/-
Infringements and costs	4,588	3,650	3,946	296	8%	4,045	4,146	4,250	+
Town planning fees	2,687	2,821	2,833	13	-	2,904	2,977	3,051	+
Permits	2,774	3,180	3,255	76	2%	3,336	3,420	3,505	+
Other Statutory fees and fines	660	769	582	(187)	(24%)	596	611	627	+
Total statutory fees and fines	10,709	10,420	10,617	197	2%	10,882	11,154	11,433	

Statutory fees are forecast to increase by 2% or \$0.2 million compared to 2025/26. This is mainly driven by an increase in the penalty unit set by the State Government, partially offset by reduction in volumes.

4.1.3 User fees

	Actual	Forecast	Budget	Change		Projections			Trend
	2024/25	2025/26	2026/27			2027/28	2028/29	2029/30	
	\$'000	\$'000	\$'000	\$'000	%	\$'000	\$'000	\$'000	+/-
Aged and health services	918	1,093	1,087	(6)	(1%)	1,125	1,165	1,205	+
Building services	956	1,102	1,430	329	30%	1,480	1,532	1,586	+
Foreshore camping fees	3,415	3,660	3,578	(83)	(2%)	3,703	3,832	3,966	+
Leisure centre and recreation	1,781	2,011	2,126	116	6%	2,201	2,278	2,358	+
Parking and boat ramp	1,161	1,218	1,252	34	3%	1,296	1,341	1,388	+
Planning fees	667	836	768	(68)	(8%)	795	822	851	+
Registration and other permits	4,119	4,237	4,908	671	16%	5,080	5,258	5,442	+
Waste management services	9,923	10,366	11,509	1,143	11%	11,912	12,329	12,761	+
Other User Fees	1,764	1,849	2,112	264	14%	2,186	2,263	2,342	+
Total user fees	24,705	26,372	28,771	2,399	9%	29,778	30,820	31,899	

User fees are projected to increase by 9% or \$2.4 million compared to 2025/26 forecast. This increase is mainly driven by:

Waste Management: Increased volumes, with volumes updated to reflect current trends as well as a CPI increase for price

Animal Registrations: Increase due to additional levy imposed by State Government (plus CPI increase).

Asset & Amenity Permits: Permit volumes have risen following Council's directive to reduce the project value threshold to \$100,000.

4.1 (Cont.)

Attachment 1

4.1.4 Grants

Grants are required by the Act and the Regulations to be disclosed in Council's budget.

	Actual	Forecast	Budget	Change	
	2024/25	2025/26	2026/27		
	\$'000	\$'000	\$'000	\$'000	%
Grants were received in respect of the following:					
Commonwealth funded grants	17,762	26,989	13,446	(13,543)	(50%)
State funded grants	18,711	25,831	9,959	(15,872)	(61%)
Total grants received	36,473	52,820	23,405	(29,415)	(56%)
(a) Operating Grants					
Recurrent - Commonwealth Government					
Financial Assistance Grant	11,574	7,894	8,147	253	3%
Aged care	1,139	962	1,034	73	8%
Recurrent - State Government					
Aged care	386	-	-	-	-
School Crossing Supervisors	588	589	589	-	-
Libraries	1,095	1,095	1,095	-	-
Maternal and child health	1,923	1,909	2,045	137	7%
Family and Children	1,109	1,013	898	(115)	(11%)
Other	522	587	421	(166)	(28%)
Total recurrent grants	18,336	14,050	14,231	181	1%
Non-recurrent - State Government					
Coastal Strategy	-	88	128	40	46%
Community Safety	975	1,497	815	(682)	(46%)
Family and children	329	58	6	(52)	(89%)
Briars	-	360	254	(106)	(29%)
Vegetation	251	558	591	33	6%
Other	124	122	17	(104)	(86%)
Total non-recurrent grants	1,679	2,682	1,812	(870)	(32%)
Total operating grants	20,015	16,732	16,043	(689)	(4%)

4.1.4 Grants – Continued

	Actual	Forecast	Budget	Change	
	2024/25	2025/26	2026/27		
	\$'000	\$'000	\$'000	\$'000	%
(b) Capital Grants					
Recurrent – Commonwealth Government					
Roads to recovery	1,082	3,586	2,965	(621)	(17%)
Recurrent – State Government					
Black Spot	5,153	2,848	2,376	(471)	(17%)
Total recurrent grants	6,234	6,434	5,341	(1,093)	(17%)
Non-recurrent – Commonwealth Government					
Buildings	3,491	11,875	1,300	(10,575)	(89%)
Footpaths and cycleways	3	2,636	-	(2,636)	(100%)
Recreation	423	-	-	-	
Other	50	-	-	-	
Non-recurrent – State Government					
Buildings	1,045	836	-	(836)	(100%)
Drainage	199	13	-	(13)	(100%)
Fixtures, fittings and furniture	-	61	-	(61)	(100%)
Footpaths and cycleways	1,791	2,228	-	(2,228)	(100%)
Libraries	20	20	20	-	-
Marine	140	6	-	(6)	(100%)
Parks, Open Space and Streetscapes	2,715	7,242	450	(6,792)	(94%)
Plant, machinery and equipment	-	43	-	(43)	(100%)
Recreation	125	1,613	250	(1,363)	(85%)
Roads and Intersections	221	3,080	-	(3,080)	(100%)
Total non-recurrent grants	10,223	29,654	2,020	(27,634)	(93%)
Total capital grants	16,458	36,088	7,362	(28,726)	(80%)
Total Grants	36,473	52,820	23,405	(29,415)	(56%)

Operating grants include all monies received from state and federal sources for the purposes of funding the delivery of Council's services to ratepayers. Overall, the level of operating grants has decreased by \$0.7 million compared to 2025/26. This is driven by a decrease in non-recurrent State grants due to one off Emergency works grants received in 2025/26.

4.1.5 Contributions

	Actual	Forecast	Budget	Change		Projections			Trend
	2024/25	2025/26	2026/27			2027/28	2028/29	2029/30	+/-
	\$'000	\$'000	\$'000	\$'000	%	\$'000	\$'000	\$'000	+/-
Monetary	2,516	16,165	3,306	(12,859)	(80%)	5,129	2,154	5,508	-
Non-monetary	2,947	4,474	3,000	(1,474)	(33%)	3,000	3,000	3,000	-
Total contributions	5,463	20,639	6,306	(14,333)	(69%)	8,129	5,154	8,508	

Monetary contributions are from two sources - developers, in accordance with planning permits issued for property development, and specific contributions (typically from government departments) towards capital works and operating projects.

Non-monetary contributions are non-cash transactions and represent the value of transferred infrastructure assets within a subdivision handed over to Council for future care and maintenance.

4.1.6 Other income

	Actual	Forecast	Budget	Change		Projections			Trend
	2024/25	2025/26	2026/27			2027/28	2028/29	2029/30	+/-
	\$'000	\$'000	\$'000	\$'000	%	\$'000	\$'000	\$'000	+/-
Interest	6,589	5,869	4,530	(1,339)	(23%)	4,666	4,806	4,950	+
Investment property rental	2,421	2,107	2,093	(13)	(1%)	2,146	2,199	2,254	+
Merchant Sales	590	712	892	180	25%	915	937	961	+
Aquatic & recreation contract income	2,123	2,845	2,608	(237)	(8%)	2,673	2,740	2,809	+
Waste Disposal	637	1,020	731	(289)	(28%)	749	768	787	+
Volunteer services	252	112	-	(112)	(100%)	-	-	-	+
Other	1,151	663	295	(368)	(56%)	302	309	317	+
Total other income	13,764	13,328	11,150	(2,178)	(16%)	11,451	11,761	12,079	

Other Income is expected to reduce by 16% or \$2.2 million, mainly due to:

- Interest income reduction, driven by additional cash invested in 2025/26 due to delay of capital works spending.
- Waste disposal income reduction, due to higher community uptake in the Container Deposit Scheme reducing the benefit to Council

4.1 (Cont.)

Attachment 1

4.1.7 Employee costs

	Actual	Forecast	Budget	Change		Projections			Trend
	2024/25	2025/26	2026/27			2027/28	2028/29	2029/30	
	\$'000	\$'000	\$'000	\$'000	%	\$'000	\$'000	\$'000	+/-
Wages and salaries	74,860	74,226	75,116	890	1%	77,182	79,304	81,485	+
WorkCover	2,733	1,935	1,765	(170)	(9%)	1,813	1,863	1,914	+
Casual staff	2,630	3,141	3,096	(45)	(1%)	3,181	3,269	3,359	+
Superannuation	10,775	11,799	10,930	(869)	(7%)	11,231	11,539	11,857	+
Fringe benefits tax	30	30	30	-	-	31	32	33	+
Annual leave and long service leave	8,027	9,393	8,661	(733)	(8%)	8,899	9,144	9,395	+
Redundancies	469	3,522	-	(3,522)	(100%)	-	-	-	+
Total employee costs	99,523	104,045	99,598	(4,448)	(4%)	102,337	105,151	108,043	

Employee costs have decreased by 4% or \$4.4 million mainly due to one off redundancy costs occurring in 2025/26 for the Organisational review, other reductions are the flow on result of this review.

4.1.8 Materials and services

	Actual	Forecast	Budget	Change		Projections			Trend
	2024/25	2025/26	2026/27			2027/28	2028/29	2029/30	
	\$'000	\$'000	\$'000	\$'000	%	\$'000	\$'000	\$'000	+/-
Waste management services	37,178	46,306	53,836	7,531	16%	55,182	56,562	57,976	+
Sport & recreation	2,040	5,101	3,536	(1,566)	(31%)	3,624	3,715	3,807	+
Building maintenance	12,136	15,569	14,315	(1,254)	(8%)	14,673	15,040	15,416	+
General maintenance - Open Space	23,013	24,694	26,461	1,767	7%	27,123	27,801	28,496	+
General maintenance - Roads Corridors	24,726	28,440	28,532	92	-	29,245	29,976	30,726	+
General maintenance - Natural systems	5,735	6,151	6,232	82	1%	6,388	6,548	6,712	+
Utilities	5,381	4,641	4,582	(59)	(1%)	4,697	4,814	4,935	+
Operating leases	402	1,430	1,276	(154)	(11%)	1,308	1,341	1,375	+
Information technology	6,536	7,249	7,325	76	1%	7,508	7,696	7,888	+
Insurance	3,089	2,938	3,318	380	13%	3,401	3,486	3,574	+
Legal	1,387	1,506	1,380	(126)	(8%)	1,415	1,450	1,486	+
Emergency Related Works	-	4,552	-	(4,552)	(100%)	-	-	-	o
Landfill rehabilitation provision	48	550	550	-	-	564	578	592	+
Specialist advisors / contractors	14,865	18,694	11,655	(7,039)	(38%)	11,946	12,245	12,551	+
Other Materials and services	11,683	9,725	9,724	(1)	-	9,967	10,216	10,472	+
Total materials and services	148,220	177,546	172,724	(4,822)	(3%)	177,042	181,468	186,005	

Materials and Services have decreased by 3% or \$4.8 million, as the 2025/26 forecast includes carry forwards. The main reason for the decrease is due to the emergency works that took place in 2025/26 for the McCrae Landslip.

4.1.9 Depreciation

	Actual	Forecast	Budget	Change		Projections			Trend
	2024/25	2025/26	2026/27			2027/28	2028/29	2029/30	
	\$'000	\$'000	\$'000	\$'000	%	\$'000	\$'000	\$'000	+/-
Property	12,461	13,077	12,719	(358)	(3%)	13,037	13,363	13,697	+
Plant & equipment	1,486	1,612	1,489	(124)	(8%)	1,526	1,564	1,603	+
Infrastructure	32,171	37,111	37,746	635	2%	38,689	39,656	40,648	+
Total depreciation	46,118	51,800	51,953	154	-	53,252	54,583	55,948	

4.1.10 Amortisation - Intangible assets

	Actual	Forecast	Budget	Change		Projections			Trend
	2024/25	2025/26	2026/27			2027/28	2028/29	2029/30	
	\$'000	\$'000	\$'000	\$'000	%	\$'000	\$'000	\$'000	+/-
Software	90	91	91	-	-	93	95	98	+
Landfill air space	359	-	179	179		184	188	193	+
Total amortisation - intangible assets	448	91	270	179	198%	277	284	291	

4.1.11 Depreciation - Right of use assets

	Actual	Forecast	Budget	Change		Projections			Trend
	2024/25	2025/26	2026/27			2027/28	2028/29	2029/30	
	\$'000	\$'000	\$'000	\$'000	%	\$'000	\$'000	\$'000	+/-
Vehicles	1,184	1,600	1,600	-	-	1,640	1,681	1,723	+
Total depreciation - right of use assets	1,184	1,600	1,600	-	-	1,640	1,681	1,723	

4.1.12 Other expenses

	Actual	Forecast	Budget	Change		Projections			Trend
	2024/25	2025/26	2026/27			2027/28	2028/29	2029/30	
	\$'000	\$'000	\$'000	\$'000	%	\$'000	\$'000	\$'000	+/-
Auditors remuneration – VAGO	81	83	86	3	3%	88	90	92	+
Auditors remuneration – Internal	172	143	152	9	6%	156	160	164	+
Councillors' allowances	707	709	810	101	14%	830	851	872	+
Grants, contributions and subsidies (including Community Investment Funding)	4,276	5,440	4,427	(1,014)	(19%)	4,537	4,651	4,767	+
Indirect recruitment costs (recruitment, staff training and uniforms)	1,821	1,613	1,461	(152)	(9%)	1,498	1,535	1,574	+
Insurance excess and small claims	264	336	290	(46)	(14%)	297	305	312	+
Operating lease rentals	83	495	180	(315)	(64%)	185	189	194	+
Statutory Fees Paid	1,293	1,030	1,540	510	50%	1,579	1,618	1,659	+
Volunteer services	267	123	200	77	63%	205	210	215	+
Asset Write-off	1,236	211	-	(211)	(100%)	-	-	-	o
Others	335	371	379	7	2%	388	398	408	+
Total other expenses	10,536	10,555	9,524	(1,030)	(10%)	9,762	10,006	10,257	

Other expenses relate to a range of items including contributions, advertising, insurances, and other miscellaneous expenditure items. Part of the Community Investment Funding includes \$1M towards Community Capital Grant applications. Other expenses have decreased by 10% or \$1 million, as the 2025/26 forecast includes a carry forward amount for the Sorrento Surf Life Saving Club contribution.

4.2 Balance Sheet

4.2.1 Assets

Property, infrastructure, plant and equipment is the largest component of Council's worth and represents the value of all the land, buildings, roads, infrastructure, equipment, etc. which has been built up by Council over many years. Net decrease of \$17M in total assets driven by higher depreciation as a result of asset revaluation.

4.2.2 Liabilities

Liabilities is mainly made up of Trade and other payables, Contract and other liabilities and Interest-bearing liabilities. Trade and other payables represents what is expected to be owed to suppliers as at June 2027 based on monthly expenditure. Contract and other liabilities represents unearned income to be released as capital works expenditure takes place. Interest-bearing liabilities represents our loan balance as at June 2027 per the loan repayment schedule. Net decrease of \$14.5M in total liabilities driven by decrease in Trade and other payables due to high expenditure expected in the last quarter for FY26.

4.2.3 Borrowings

The table below shows information on borrowings specifically required by the Regulations.

	Actual	Forecast Actual	Budget	Projections		
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
	\$'000	\$	\$	\$	\$	\$
Amount borrowed as at 30 June of the prior year	32,618	29,903	30,703	30,802	29,721	26,197
Amount proposed to be borrowed	-	3,467	3,085	2,020	-	-
Amount projected to be redeemed	(2,715)	(2,667)	(2,986)	(3,101)	(3,524)	(3,596)
Amount of borrowings as at 30 June	29,903	30,703	30,802	29,721	26,197	22,601

4.2.4 Leases by category

As a result of the introduction of AASB 16 Leases, right-of-use assets and lease liabilities have been recognised as outlined in the table below.

	Actual	Forecast Actual	Budget	Projections		
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
	\$'000	\$	\$	\$	\$	\$
Right-of-use assets						
Vehicles	5,308	3,708	2,108	2,108	2,108	2,108
Total right-of-use assets	5,308	3,708	2,108	2,108	2,108	2,108
Lease liabilities						
Current lease Liabilities						
Vehicles	1,618	650	650	650	650	650
Total current lease liabilities	1,618	650	650	650	650	650
Non-current lease liabilities						
Vehicles	3,809	3,808	2,841	2,841	2,841	2,841
Total non-current lease liabilities	3,809	3,808	2,841	2,841	2,841	2,841
Total lease liabilities	5,427	4,458	3,491	3,491	3,491	3,491

Where the interest rate applicable to a lease is not expressed in the lease agreement, Council applies the average incremental borrowing rate in the calculation of lease liabilities. The current incremental borrowing rate is 5%.

4.3 Statement of changes in Equity

4.3.1 Reserves

Reserves includes Asset revaluation reserve (which represents the difference between the previously recorded value of assets and their current valuations) and Other reserves which Council set aside to meet specific purposes.

Other Reserves which consists of:

Sustainable Energy (Fund) Reserve:

The purpose of this reserve is to provide funds to sustainably reduce the impact of energy use on the Global Warming effect through the implementation of:

- a. program of Shire wide energy reduction measures;
- b. energy production initiatives; and educational programs.

Recreation Land Reserve:

The purpose of this reserve is to provide for the purchase of land and/or improvements to places of recreation.

Municipal Emergency Reserve

The purpose of this reserve is to have an ability to finance the recovery response from unplanned emergency management events.

Developer Contribution Plan Reserve

Developer Contribution Plan Reserve (DCP) accumulates developers funds paid to Council in respect of developments within particular plan areas and is used to contribute towards payment of a multi year capital works program.

Storm Water in-lieu Contribution Reserve

The purpose of the Storm Water in-lieu reserve is to hold voluntary contributions received from developments/subdivisions for future investment in the municipality in the form of stormwater management works to protect the environment and meet obligations under the Victorian Planning Policy.

Emergency Response Reserve

The purpose of this reserve is the allocation of dedicated funding that can be drawn upon to respond to emergency events impacting the Peninsula.

Waste Reserve

The Waste Services Reserve is an internally restricted reserve established to support the sustainable delivery of kerbside waste and recycling services. The reserve may be used to manage year-to-year volatility in waste contract costs, statutory levies, processing fees, and recycling fluctuations, and to fund waste service transition costs and waste-related capital or improvement programs where approved.

The reserve is funded through annual operating surpluses attributable to waste services and/or budgeted transfers from waste service charges. Use of the reserve is restricted to waste and recycling service purposes and is governed by Council's Financial Reserves Policy and budget governance arrangements

4.3.2 Equity

Total equity always equals net assets and is made up of accumulated surplus which is the value of all net assets less reserves that have accumulated over time. \$2.5 million reduction in accumulated surplus results directly from the projected deficit for the year.

4.4 Statement of Cash Flows

4.4.1 Net cash flows provided by/used in operating activities

Operating activities (\$75.2 million decrease)

The decrease in operating activities relates mainly to an increase in payments for materials and services due to large amount of spend expected in June 2026 that will be paid in FY27 and a reduction in capital grants expected.

4.4.2 Net cash flows provided by/used in investing activities

Investing activities (\$36 million decrease)

Decrease relates to capital works expenditure expected to be carried forward to 2027/28.

4.4.3 Net cash flows provided by/used in financing activities

Financing activities (\$0.8 million decrease)

The decrease in Financing activities relates to repayment of borrowings based on loan repayment schedule.

4.5 Capital works program

This section presents a listing of the capital works projects that will be undertaken for the 2026/27 year, classified by expenditure type and funding source. Works are also disclosed as current budget or carried forward from prior year.

4.5.1 Summary

	Forecast Actual 2025/26 \$'000	Budget 2026/27 \$'000	Change \$'000	%
Property	41,271	11,173	(30,099)	(73%)
Plant and equipment	2,214	6,935	4,721	213%
Infrastructure	65,676	29,348	(36,329)	(55%)
Total	109,162	47,456	(61,706)	(57%)

	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contributions \$'000	Council cash \$'000	Borrowings \$'000
Property	11,173	675	8,574	1,114	810	-	272	10,516	385
Plant and equipment	6,935	4,545	2,255	135	-	20	-	6,915	-
Infrastructure	29,348	6,315	18,299	4,464	270	7,341	2,542	16,764	2,700
Total	47,456	11,535	29,128	5,713	1,080	7,362	2,814	34,195	3,085

4.5.2 Current Budget

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contributions \$'000	Council cash \$'000	Borrowings \$'000
PROPERTY									
Buildings									
Buildings – Active Recreation	2,475	88	1,813	-	575	-	-	2,475	-
Buildings – Amenities	220	-	220	-	-	-	-	220	-
Buildings – Community Facilities	1,480	75	855	550	-	-	-	1,480	-
Buildings – General Works	5,167	347	4,432	389	-	-	122	4,660	385
Buildings – Recreation & Aquatic Centres	350	-	350	-	-	-	-	350	-
Community Led Projects and Design Services	350	140	70	70	70	-	-	350	-
Foreshore Camping	831	25	722	84	-	-	-	831	-
Library Resources and Assets	150	-	113	23	15	-	-	150	-
Mount Martha Public Golf Course	150	-	-	-	150	-	150	-	-
TOTAL PROPERTY	11,173	674	8,574	1,115	810	-	272	10,516	385
PLANT AND EQUIPMENT									
Artworks									
Mornington Peninsula Regional Gallery	25	25	-	-	-	-	-	25	-
Fixtures, Fittings and Furniture									
Buildings – Community Facilities	40	-	30	10	-	-	-	40	-
Buildings – Recreation & Aquatic Centres	50	-	50	-	-	-	-	50	-
Library Resources and Assets	310	-	310	-	-	-	-	310	-
Mornington Peninsula Regional Gallery	250	-	125	125	-	-	-	250	-
Library Books									
Library Resources and Assets	620	20	600	-	-	20	-	600	-
Plant, Machinery and Equipment									
Buildings – Community Facilities	190	-	190	-	-	-	-	190	-
Buildings – Recreation & Aquatic Centres	950	-	950	-	-	-	-	950	-
Waste and Landfill Management	4,500	4,500	-	-	-	-	-	4,500	-
TOTAL PLANT AND EQUIPMENT	6,935	4,545	2,255	135	-	20	-	6,915	-

4.1 (Cont.)

Attachment 1

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contributions \$'000	Council cash \$'000	Borrowings \$'000
INFRASTRUCTURE									
Bridges									
Roads	150	-	150	-	-	-	-	150	-
Drainage									
Drainage	2,102	70	1,772	260	-	-	-	2,102	-
Water Sensitive Urban Design	219	100	52	67	-	-	100	119	-
Footpaths and Cycleways									
Coastal Assets	200	-	100	100	-	-	-	200	-
Footpaths, Trails and Boardwalks	2,570	255	2,175	140	-	-	-	2,570	-
Marine Structures									
Coastal Assets	100	-	100	-	-	-	-	100	-
Parks, Open Space and Streetscapes									
Foreshore Camping	396	198	-	198	-	-	-	396	-
Parks and Playgrounds	800	200	550	50	-	-	100	700	-
Recreation	1,100	325	338	438	-	450	650	-	-
Signage	70	-	45	25	-	-	-	70	-
Streetscapes	320	-	300	20	-	-	-	320	-
Waste and Landfill Management	300	-	-	300	-	-	-	300	-
Recreational, Leisure and Community Facilities									
Buildings – Active Recreation	1,550	-	975	575	-	1,550	-	-	-
Mount Martha Public Golf Course	70	-	56	14	-	-	-	70	-
Parks and Playgrounds	905	305	600	-	-	-	555	350	-
Recreation	1,526	25	1,167	334	-	-	1,137	389	-
Roads									
Community Led Projects and Design Services	150	38	75	38	-	-	-	150	-
Roads	11,242	1,400	8,332	1,240	270	-	-	8,542	2,700
Roads – Black Spot	2,526	2,526	-	-	-	2,376	-	150	-
Roads – Roads to Recovery	2,965	823	1,483	660	-	2,965	-	-	-
Signage	86	50	30	6	-	-	-	86	-
TOTAL INFRASTRUCTURE	29,348	6,315	18,299	4,464	270	7,341	2,542	16,764	2,700
TOTAL NEW CAPITAL WORKS	47,456	11,534	29,128	5,714	1,080	7,362	2,814	34,195	3,085

4.5.3 Works carried forward from the 2025/26 year

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contributions \$'000	Council cash \$'000	Borrowings \$'000
PROPERTY									
Buildings									
Buildings – Amenities	11	-	11	-	-	-	-	11	-
Buildings – Community Facilities	1,191	248	581	363	-	-	-	1,191	-
Buildings – General Works	2,689	155	2,403	131	-	-	-	2,689	-
Community Led Projects and Design Services	12	5	2	2	2	-	-	12	-
Buildings – Active Recreation	4,430	3,932	374	-	125	3,932	-	498	-
Drainage	862	-	603	258	-	862	-	0	-
Foreshore Camping	30	-	23	8	-	-	-	30	-
Land									
Waste and Landfill Management	7,130	7,130	-	-	-	-	6,500	175	455
Land	659	659	-	-	-	-	-	659	-
TOTAL PROPERTY	17,015	12,130	3,996	762	127	4,793	6,500	5,266	455
INFRASTRUCTURE									
Drainage									
Recreation	942	-	942	-	-	-	-	942	-
Waste and Landfill Management	1,418	284	-	1,134	-	-	-	168	1,250
Drainage	2,368	2,302	33	33	-	946	-	1,423	-
Footpaths and Cycleways									
Footpaths, Trails and Boardwalks	1,621	1,610	-	11	-	300	-	1,321	-
Roads	11	3	-	8	-	-	-	11	-
Marine Structures									
Marine Structures	245	-	156	89	-	-	-	245	-
Parks, Open Space and Streetscapes									
Parks and Playgrounds	1,474	745	-	-	729	729	-	745	-
Recreational, Leisure and Community Facilities									
Parks and Playgrounds	5,615	-	5,611	5	-	4,733	-	882	-
Recreation	1,012	4	849	159	-	470	-	542	-
Roads									
Roads	2,361	125	106	2,130	-	100	-	2,261	-
Roads – Roads to Recovery	1,261	378	630	252	-	1,000	-	261	-
TOTAL INFRASTRUCTURE	18,327	5,451	8,327	3,820	729	8,278	-	8,799	1,250
TOTAL CARRIED FORWARD CAPITAL WORKS 2025/26	35,342	17,580	12,323	4,583	856	13,071	6,500	14,066	1,705

**Summary of Planned Capital Works Expenditure
For the years ending 30 June 2028, 2029 & 2030**

2027/28	Asset Expenditure Types					Funding Sources				
	Total	New	Renewal	Expansion	Upgrade	Total	Grants	Contributions	Council Cash	Borrowings
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
PROPERTY										
Buildings										
Buildings – Active Recreation	4,475	4,388	-	88	-	4,475	-	-	4,475	-
Buildings – Amenities	700	-	700	-	-	700	-	-	700	-
Buildings – Community Facilities	300	150	-	120	30	300	-	-	300	-
Buildings – General Works	4,185	616	2,340	1,229	-	4,185	-	-	4,185	-
Community Led Projects and Design Services	350	-	350	-	-	350	-	-	350	-
Foreshore Camping	1,028	258	770	-	-	1,028	-	-	1,028	-
Land										
Waste and Landfill Management	750	-	563	188	-	750	-	-	750	-
TOTAL PROPERTY	11,788	5,411	4,723	1,624	30	11,788	-	-	11,788	-
PLANT AND EQUIPMENT										
Artworks										
Mornington Peninsula Regional Gallery	25	25	-	-	-	25	-	-	25	-
Fixtures, Fittings and Furniture										
Buildings – Community Facilities	40	-	40	-	-	40	-	-	40	-
Library Resources and Assets	300	-	225	75	-	300	-	-	300	-
Library Books										
Library Resources and Assets	690	228	204	119	139	690	20	-	670	-
Plant, Machinery and Equipment										
Buildings – Community Facilities	500	150	350	-	-	500	-	-	500	-
Buildings – Recreation & Aquatic Centres	2,174	1,721	300	153	-	2,174	767	-	1,407	-
Waste and Landfill Management	4,000	-	3,000	1,000	-	4,000	-	-	4,000	-
TOTAL PLANT AND EQUIPMENT	7,730	2,124	4,119	1,348	139	7,730	788	-	6,942	-

2027/28	Asset Expenditure Types					Funding Sources				
	Total	New	Renewal	Expansion	Upgrade	Total	Grants	Contributions	Council Cash	Borrowings
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
INFRASTRUCTURE										
Bridges										
Roads	150	-	113	38	-	150	-	-	150	-
Drainage										
Water Sensitive Urban Design	1,214	59	259	895	-	1,214	-	800	414	-
Drainage	2,402	870	1,262	270	-	2,402	-	-	2,402	-
Footpaths and Cycleways										
Coastal Assets	350	-	-	350	-	350	-	-	350	-
Footpaths, Trails and Boardwalks	2,700	565	1,275	860	-	2,700	-	-	2,700	-
Marine Structures										
Coastal Assets	135	-	135	-	-	135	-	-	135	-
Parks, Open Space and Streetscapes										
Parks and Playgrounds	750	-	688	63	-	750	-	-	750	-
Signage	70	8	35	27	-	70	-	-	70	-
Streetscapes	620	200	156	264	-	620	-	-	620	-
Waste and Landfill Management	60	15	45	-	-	60	-	-	60	-
Foreshore Camping	258	-	258	-	-	258	-	-	258	-
Recreational, Leisure and Community Facilities										
Parks and Playgrounds	810	-	750	60	-	810	-	-	810	-
Recreation	1,493	-	1,318	175	-	1,493	-	1,208	285	-
Roads										
Community Led Projects and Design Services	200	-	200	-	-	200	-	-	200	-
Roads	12,810	6,083	6,567	160	-	12,810	-	1,020	9,770	2,020
Roads - Black Spot	150	-	150	-	-	150	-	-	150	-
Roads - Roads to Recovery	3,219	202	1,010	2,008	-	3,219	3,219	-	-	-
Signage	101	-	81	21	-	101	-	-	101	-
TOTAL INFRASTRUCTURE	27,491	8,002	14,299	5,189	-	27,491	3,219	3,028	19,224	2,020
Total Capital Works Expenditure	47,009	15,537	23,141	8,161	169	47,009	4,007	3,028	37,954	2,020

2028/29	Asset Expenditure Types					Funding Sources				
	Total	New	Renewal	Expansion	Upgrade	Total	Grants	Contributions	Council Cash	Borrowings
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
PROPERTY										
Buildings										
Buildings – Active Recreation	175	88	-	88	-	175	-	-	175	-
Buildings – Community Facilities	500	250	-	200	50	500	-	-	500	-
Buildings – General Works	4,880	980	2,900	1,000	-	4,880	-	-	4,880	-
Community Led Projects and Design Services	350	-	350	-	-	350	-	-	350	-
Foreshore Camping	1,049	279	770	-	-	1,049	-	-	1,049	-
Land										
Waste and Landfill Management	4,500	-	3,375	675	450	4,500	-	-	4,500	-
TOTAL PROPERTY	11,454	1,597	7,395	1,963	500	11,454	-	-	11,454	-
PLANT AND EQUIPMENT										
Artworks										
Mornington Peninsula Regional Gallery	30	30	-	-	-	30	-	-	30	-
Fixtures, Fittings and Furniture										
Buildings – Community Facilities	40	-	40	-	-	40	-	-	40	-
Library Resources and Assets	147	-	110	37	-	147	-	-	147	-
Library Books										
Library Resources and Assets	690	228	204	119	139	690	20	-	670	-
Plant, Machinery and Equipment										
Buildings – Community Facilities	150	150	-	-	-	150	-	-	150	-
Buildings – Recreation & Aquatic Centres	700	350	350	-	-	700	-	-	700	-
TOTAL PLANT AND EQUIPMENT	1,757	758	704	156	139	1,757	20	-	1,737	-

2028/29	Asset Expenditure Types					Funding Sources				
	Total	New	Renewal	Expansion	Upgrade	Total	Grants	Contributions	Council Cash	Borrowings
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
INFRASTRUCTURE										
Bridges										
Roads	150	-	113	38	-	150	-	-	150	-
Drainage										
Drainage	4,922	1,520	1,937	1,240	225	4,922	-	-	4,922	-
Water Sensitive Urban Design	970	-	200	770	-	970	-	-	970	-
Footpaths and Cycleways										
Coastal Assets	200	-	-	200	-	200	-	-	200	-
Footpaths, Trails and Boardwalks	2,750	525	1,475	750	-	2,750	-	-	2,750	-
Marine Structures										
Coastal Assets	130	-	130	-	-	130	-	-	130	-
Parks, Open Space and Streetscapes										
Parks and Playgrounds	1,200	-	950	250	-	1,200	-	-	1,200	-
Recreation	100	-	100	-	-	100	-	-	100	-
Signage	70	8	35	27	-	70	-	-	70	-
Streetscapes	821	300	191	330	-	821	-	-	821	-
Foreshore Camping	279	-	279	-	-	279	-	-	279	-
Recreational, Leisure and Community Facilities										
Buildings – Active Recreation	50	-	50	-	-	50	-	-	50	-
Parks and Playgrounds	800	-	800	-	-	800	-	-	800	-
Recreation	975	530	358	87	-	975	-	-	975	-
Roads										
Community Led Projects and Design Services	200	-	200	-	-	200	-	-	200	-
Roads	8,660	6,238	2,262	160	-	8,660	-	-	8,660	-
Roads – Black Spot	150	-	150	-	-	150	-	-	150	-
Roads – Roads to Recovery	-	-	-	-	-	-	-	-	-	-
Signage	75	-	68	8	-	75	-	-	75	-
TOTAL INFRASTRUCTURE	22,502	9,121	9,296	3,859	225	22,502	-	-	22,502	-
Total Capital Works Expenditure	35,713	11,476	17,396	5,977	864	35,713	20	-	35,693	-

2029/30	Asset Expenditure Types					Funding Sources				
	Total	New	Renewal	Expansion	Upgrade	Total	Grants	Contributions	Council Cash	Borrowings
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
PROPERTY										
Buildings										
Buildings – Active Recreation	175	88	-	88	-	175	-	-	175	-
Buildings – General Works	4,610	840	2,770	1,000	-	4,610	-	-	4,610	-
Community Led Projects and Design Services	350	-	350	-	-	350	-	-	350	-
Foreshore Camping	970	200	770	-	-	970	-	-	970	-
TOTAL PROPERTY	6,105	1,128	3,890	1,088	-	6,105	-	-	6,105	-
PLANT AND EQUIPMENT										
Artworks										
Mornington Peninsula Regional Gallery	30	30	-	-	-	30	-	-	30	-
Fixtures, Fittings and Furniture										
Buildings – Community Facilities	40	-	40	-	-	40	-	-	40	-
Library Resources and Assets	271	-	203	68	-	271	-	-	271	-
Mount Martha Public Golf Course	50	48	-	3	-	50	-	-	50	-
Library Books										
Library Resources and Assets	690	228	204	119	139	690	20	-	670	-
Plant, Machinery and Equipment										
Buildings – Community Facilities	150	150	-	-	-	150	-	-	150	-
Buildings – Recreation & Aquatic Centres	720	360	360	-	-	720	-	-	720	-
TOTAL PLANT AND EQUIPMENT	1,951	816	807	189	139	1,951	20	-	1,931	-

2029/30	Asset Expenditure Types					Funding Sources				
	Total	New	Renewal	Expansion	Upgrade	Total	Grants	Contributions	Council Cash	Borrowings
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
INFRASTRUCTURE										
Bridges										
Roads	150	-	113	38	-	150	-	-	150	-
Drainage										
Drainage	5,701	1,120	4,081	500	-	5,701	-	-	5,701	-
Water Sensitive Urban Design	200	-	200	-	-	200	-	-	200	-
Footpaths and Cycleways										
Coastal Assets	200	-	-	200	-	200	-	-	200	-
Footpaths, Trails and Boardwalks	5,150	525	2,675	1,950	-	5,150	-	-	5,150	-
Marine Structures										
Coastal Assets	165	-	165	-	-	165	-	-	165	-
Parks, Open Space and Streetscapes										
Parks and Playgrounds	900	-	800	100	-	900	-	-	900	-
Recreation	1,650	-	1,650	-	-	1,650	-	1,650	-	-
Signage	70	8	35	27	-	70	-	-	70	-
Streetscapes	823	300	193	330	-	823	-	-	823	-
Foreshore Camping	400	-	400	-	-	400	-	-	400	-
Recreational, Leisure and Community Facilities										
Parks and Playgrounds	800	-	800	-	-	800	-	-	800	-
Recreation	2,485	450	1,634	401	-	2,485	-	1,650	835	-
Roads										
Community Led Projects and Design Services	200	-	200	-	-	200	-	-	200	-
Roads	8,840	6,397	2,283	160	-	8,840	-	-	8,840	-
Roads - Black Spot	150	-	150	-	-	150	-	-	150	-
Roads - Roads to Recovery	-	-	-	-	-	-	-	-	-	-
Signage	75	-	68	8	-	75	-	-	75	-
TOTAL INFRASTRUCTURE	27,958	8,800	15,445	3,713	-	27,958	-	3,300	24,658	-
Total Capital Works Expenditure	36,015	10,743	20,143	4,990	139	36,015	20	3,300	32,694	-

4.7 Proposals to Lease Council Land

This section presents a summary of Council's proposals to lease council land to external parties in the 2026-27 financial year.

Mornington Peninsula Shire Council current adopts the practice of undertaking community engagement for a lease, which is in line with the requirements of s115 of the Local Government Act (2020).

5. Targeted performance indicators (Council selected)

The following table highlights Council's current and projected performance across eight targeted performance indicators selected by Council from the range of prescribed performance measures contained in the Local Government (Planning and Reporting) Regulations 2020. These indicators provide a useful analysis of Council's intentions and performance and should be interpreted in the context of the organisation's objectives.

Results against these indicators and targets will be reported in Council's Performance Statement included in the Annual Report.

Domain / Indicator	Measure	Notes	Actual	Forecast	Target	Target Projections			Trend
			2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	+/-
Responsiveness	Kerbside collection bins missed								
Waste management	Number of kerbside collection bins missed/Number of scheduled kerbside collection bin lifts	1	5.44	4.20	4.50	4.50	4.50	4.50	o
Responsiveness	Time taken to decide planning applications								
Statutory planning	Median number of days between receipt of a planning application and a decision on the application	2	56.00	51.00	52.00	50.96	49.94	49.04	-

5. Targeted performance indicators (Council selected) – Continued

Domain / Indicator	Measure	Notes	Actual 2024/25	Forecast 2025/26	Target 2026/27	Target Projections			Trend + / o / -
						2027/28	2028/29	2029/30	
Community	Utilisation of aquatic facilities								
Aquatic facilities	Number of visits to aquatic facilities/Population	3	5.66	5.66	5.80	5.80	5.80	5.80	o
Financial forecasting	Expenses per head of population								
Population	Total expenses/Population	4	\$1,795.21	\$1,964.04	\$1,903.41	\$1,947.06	\$1,992.87	\$2,038.32	+
Financial forecasting	Own-source revenue per head of population								
Revenue and grants	Own-source revenue/Population	5	\$1,635.87	\$1,630.18	\$1,721.26	\$1,787.01	\$1,832.06	\$1,878.28	+
Financial forecasting	Non-current liabilities compared to own source revenue								
Indebtedness	Non-current liabilities/Own-source revenue	6	20.76%	16.35%	15.13%	14.19%	12.84%	11.52%	-
Governance	Staff Turnover								
Strategic planning	Permanent staff resignations and terminations for the financial year/Average number of permanent staff for the financial year	7	15.55%	TBC	14.00%	15.00%	15.00%	15.00%	o
Governance	Capital works planning								
Financial decisions	Sum of actual capital works expenditure for the financial year/Sum of budgeted capital works expenditure for the financial year	8	94.00%	94.00%	100%	100%	100%	100%	o

Key to Target Trend:

- + increase in Council's overall targets
- o maintaining Council's overall targets
- decrease in Council's overall targets

5a. Targeted performance indicators (Mandatory)

The following tables highlight Council's current and projected performance across a selection of targeted service and financial performance indicators. These indicators provide a useful analysis of Council's intentions and performance and should be interpreted in the context of the organisation's objectives.

The targeted performance indicators below are the prescribed performance indicators contained in Schedule 4 of the *Local Government (Planning and Reporting) Regulations 2020*. Results against these measures and targets will be reported in Council's Performance Statement included in the Annual Report.

Targeted service performance indicators – Mandatory

Domain / Indicator	Measure	Notes	Actual 2024/25	Forecast 2025/26	Target 2026/27	Target Projections			Trend +/-
						2027/28	2028/29	2029/30	
Governance									
Community engagement (council decisions made and implemented with community input)	Satisfaction with the opportunities offered by Council to be consulted on or engaged in Council decisions	9	66.00	68.00	68.00	68.00	68.00	68.00	o
	Community satisfaction rating out of 100 with the consultation and engagement efforts of Council								
Environment									
Roads (sealed local roads are maintained and renewed to ensure a safe network)	Sealed local roads below the intervention level	10	98.91%	98.50%	98.90%	98.90%	98.90%	98.90%	o
	Number of kms of sealed local roads below the renewal intervention level set by Council / Kms of sealed local roads								

5a. Targeted performance indicators (Mandatory) – Continued

Domain / Indicator	Measure	Notes	Actual 2024/25	Forecast 2025/26	Target 2026/27	Target Projections			Trend
						2027/28	2028/29	2029/30	+ / o / -
Responsiveness									
Statutory planning (Councils decide on planning applications and fulfill their legislative duties in a timely manner)	Planning applications decided within the relevant required time								
	Number of planning application decisions made within the relevant required time / Number of planning application decisions made	11	56.81%	67.90%	67.50%	68.00%	68.50%	69.00%	
Environment									
Waste management (waste is minimised and sustainability is promoted)	Kerbside collection waste to landfill per serviced property								
	Waste in tonnage collected from kerbside waste collection services sent to landfill / Number of serviced properties	12	31.60%	31.60%	31.20%	31.00%	30.80%	30.60%	

Key to Target Trend:

- + increase in Council's overall targets
- o maintaining Council's overall targets
- decrease in Council's overall targets

Targeted financial performance indicators – Mandatory

Domain / Indicator	Measure	Notes	Actual 2024/25	Forecast 2025/26	Target 2026/27	Target Projections			Trend
			2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	+ / o / -
Financial management					144.63%				
Liquidity (sufficient working capital and cash is available to cover expenses)	Current assets compared to current liabilities Current assets / current liabilities	13	249.45%	147.45%		138.62%	147.19%	155.34%	
Financial forecasting									
Asset renewal and upgrade (renewal and upgrade of assets is planned and delivered)	Asset renewal and upgrade compared to depreciation Asset renewal and upgrade expenses / Asset depreciation	14	77.22%	137.56%	67.06%	64.81%	48.04%	47.26%	
Financial management					85.92%				
Rates concentration (revenue is generated from a range of sources)	Rates compared to adjusted underlying revenue Rate revenue / adjusted underlying revenue	15	73.61%	72.24%		79.66%	79.62%	79.58%	
Financial management									
Expenditure and revenue level (resources are used efficiently in the delivery of services)	Expenses per property assessment Total expenses / no. of property assessments	16	\$2,925.33	\$3,243.08	\$3,150.82	\$3,231.13	\$3,315.42	\$3,399.51	

5b. Financial performance indicators

The following table highlights Council's current and projected performance across a range of key financial performance indicators. These indicators provide a useful analysis of Council's financial position and performance and should be interpreted in the context of the organisation's objectives.

The financial performance indicators below are the prescribed financial performance indicators contained in Part 2 of Schedule 3 of the *Local Government (Planning and Reporting) Regulations 2020*. Results against these indicators will be reported in Council's Performance Statement included in the Annual Report.

Domain / Indicator	Measure	Notes	Actual 2024/25	Forecast 2025/26	Budget 2026/27	Projections 2027/28	2028/29	2029/30	Trend +/-
Financial forecasting									
(level of interest bearing loans and borrowings is appropriate to the size and nature of Council's activities)	Loans and borrowings compared to own-source revenue								
	Interest bearing loans and borrowings / own-source revenue	18	13.36%	10.68%	10.12%	9.38%	8.05%	6.75%	-
	Loans and borrowings repayments compared to own-source revenue								
	Interest and principal repayments on interest bearing loans and borrowings / own-source revenue	19	1.59%	1.17%	1.25%	1.22%	1.36%	1.31%	+
(population is a key driver of a Council's ability to fund the delivery of services to the community)	Population								
	Infrastructure per head of population								
	Value of infrastructure / Population	20	\$11,815.65	\$11,835.37	\$11,943.51	\$11,967.79	\$11,954.50	\$11,897.16	-

5b. Financial performance indicators – Continued

Domain / Indicator	Measure	Notes	Actual 2024/25	Forecast 2025/26	Budget 2026/27	Projections			Trend
						2027/28	2028/29	2029/30	+ / o / -
Revenue and grants					\$111	\$87	\$89	\$91	
(revenue is generated from a range of sources to fund the delivery of services to the community)	Recurrent grants per head of population	22	\$143.31	\$116					
	Recurrent grants / Population								
Financial management					\$111				
Liquidity									
(sufficient working capital and cash is available to cover expenses)	Cash compared to current liabilities	24	(42.94%)	35.87%					
	Cash / current liabilities								
Operating position					(13.93%)	(3.24%)	6.38%	(1.78%)	
(an adjusted underlying surplus is generated in the ordinary course of business)	Adjusted underlying surplus (or deficit)	25	0.09%	(5.47%)					
	Adjusted underlying surplus (deficit) / Adjusted underlying revenue								
Rates effort					\$111	0.20%	0.21%	0.21%	
(rating level is set based on the community's capacity to pay)	Rates compared to property value	26	0.17%	0.18%					
	Rate revenue / CIV of rateable properties in the municipal district								
Expenditure and revenue level					\$1,743.55	\$1,787.14	\$1,831.82	\$1,877.62	
(resources are used efficiently in the delivery of services)	Average rate per property assessment	27	\$1,659.45	\$1,682.48					
	General rates and municipal charges / no. of property assessments								

Key to Forecast Trend:

- + Forecasts improvement in Council's financial performance/financial position indicator
- o Forecasts that Council's financial performance/financial position indicator will be steady
- Forecasts deterioration in Council's financial performance/financial position indicator

Appendix A – Schedule of Fees and Charges

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Land Use Planning								
Land-Use Planning, Heritage and Urban Design	Planning Scheme Amendment Fee	Consider request to adopt a Planning Scheme Amendment (32.5 fee units)	Statutory	Free	Per Assessment	545.00	546.33	0.24%
Land-Use Planning, Heritage and Urban Design	Planning Scheme Amendment Fee	Consider request to amend a Planning Scheme (authorisation) (206 fee units)	Statutory	Free	Per Assessment	3,364.00	3,462.86	2.94%
Land-Use Planning, Heritage and Urban Design	Planning Scheme Amendment Fee	Consider request to approve a Planning Scheme Amendment (32.5 fee units)	Statutory	Free	Per Assessment	531.00	546.33	2.89%
Land-Use Planning, Heritage and Urban Design	Planning Scheme Amendment Fee	Consider submissions to change Amendment – up to 10 submissions (1021 fee units)	Statutory	Free	Per Assessment	16,673.00	17,163.01	2.94%
Land-Use Planning, Heritage and Urban Design	Planning Scheme Amendment Fee	Consider submissions to change Amendment – 11-20 submissions (2040 fee units)	Statutory	Free	Per Assessment	17,081.00	34,292.40	100.76%
Land-Use Planning, Heritage and Urban Design	Planning Scheme Amendment Fee	Consider submissions to change Amendment – more than 20 submissions (2727 fee units)	Statutory	Free	Per Assessment	44,532.00	45,840.87	2.94%
Planning Consultation	Application & Public Notification Fees	Certify plan of subdivision and Statement of Compliance	Statutory	Free	Per Assessment	193.00	198.40	2.80%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26 \$	Price incl GST 2026/27 \$	Variance %
Planning Consultation	DAA - Advertising	Additional Letters	Council	Taxable	Per Assessment	16.00	17.00	6.25%
Planning Consultation	DAA - Advertising	Additional Sign	Council	Taxable	Per Assessment	111.00	115.00	3.60%
Planning Consultation	DAA - Advertising	Up to 10 letters & signs	Council	Taxable	Per Assessment	450.00	465.00	3.33%
Planning Consultation	DAA - Misc Income (GST)	Consideration of condition 1 plans for second or subsequent request	Council	Taxable	Per Assessment	225.00	232.00	3.11%
Planning Consultation	DAA - Misc Income (GST)	Copies of Planning and/or Endorsed Plans - Commercial	Council	Taxable	Per Application	305.00	315.00	3.28%
Planning Consultation	DAA - Misc Income (GST)	Copies of Planning and/or Endorsed Plans - Permit Only	Council	Taxable	Per Application	84.00	87.00	3.57%
Planning Consultation	DAA - Misc Income (GST)	Copies of Planning and/or Endorsed Plans - Residential	Council	Taxable	Per Application	155.00	160.00	3.23%
Planning Consultation	DAA - Misc Income (GST)	Extension of Time to a Planning Permit - 1st Request	Council	Taxable	Per Application	610.00	630.00	3.28%
Planning Consultation	DAA - Misc Income (GST)	Extension of Time to a Planning Permit - 2nd Request	Council	Taxable	Per Application	685.00	707.00	3.21%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Planning Consultation	DAA - Misc Income (GST)	Extension of Time to a Planning Permit - 3rd+ Request	Council	Taxable	Per Application	790.00	816.00	3.29%
Planning Consultation	DAA - Misc Income (GST)	Pre-application meeting - advanced	Council	Taxable	Per Application	-	800.00	-
Planning Consultation	DAA - Misc Income (GST)	Pre-application meeting fee - intermediate	Council	Taxable	Per Application	360.00	372.00	3.33%
Planning Consultation	DAA - Misc Income (GST)	RA consent under title restriction	Council	Taxable	Per Assessment	-	500.00	-
Planning Consultation	DAA - Misc Income (GST)	Secondary Consent - Commercial/Industrial/Multi dwelling/Other	Council	Taxable	Per Assessment	885.00	914.00	3.28%
Planning Consultation	DAA - Misc Income (GST)	Secondary Consent - Residential (Single Dwelling)	Council	Taxable	Per Assessment	445.00	460.00	3.37%
Planning Consultation	DAA - Misc Income (GST)	Written response to a General Enquiry - Commercial/Industrial/Multi dwelling/Other	Council	Taxable	Per Assessment	360.00	372.00	3.33%
Planning Consultation	DAA - Misc Income (GST)	Written response to a General Enquiry - Residential (Single Dwelling)	Council	Taxable	Per Assessment	180.00	186.00	3.33%
Planning Consultation	Land sales investigation	Land sales investigation fee	Council	Free	Per Application	2,205.00	600.00	(72.79%)

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Planning Permit Assessment	Planning Permit Amendment Fee	Amend description of permit or conditions – single dwelling	Statutory	Free	Per Assessment	220.00	226.90	3.14%
Planning Permit Assessment	Planning Permit Amendment Fee	Amendment (other than single dwelling) – \$0 to \$100,000	Statutory	Free	Per Assessment	1,266.00	1,302.80	2.91%
Planning Permit Assessment	Planning Permit Amendment Fee	Amendment (other than single dwelling) – \$100,001 to \$1,000,000	Statutory	Free	Per Assessment	1,707.00	1,756.60	2.91%
Planning Permit Assessment	Planning Permit Amendment Fee	Amendment (other than single dwelling) – \$1,000,001 +	Statutory	Free	Per Assessment	3,754.00	3,874.70	3.22%
Planning Permit Assessment	Planning Permit Amendment Fee	Amendment (single dwelling) – \$0 to \$10,000	Statutory	Free	Per Assessment	220.00	226.90	3.14%
Planning Permit Assessment	Planning Permit Amendment Fee	Amendment (single dwelling) – \$10,001 to \$100,000	Statutory	Free	Per Assessment	694.00	714.40	2.94%
Planning Permit Assessment	Planning Permit Amendment Fee	Amendment (single dwelling) – \$100,001 to \$500,000	Statutory	Free	Per Assessment	1,421.00	1,462.50	2.92%
Planning Permit Assessment	Planning Permit Amendment Fee	Amendment (single dwelling) – \$500,001 +	Statutory	Free	Per Assessment	1,534.97	1,580.10	2.94%
Planning Permit Assessment	Planning Permit Amendment Fee	Amendment of a certified plan under Section 11(1) of Subdivision Act	Statutory	Free	Per Assessment	155.14	159.70	2.94%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Planning Permit Assessment	Planning Permit Amendment Fee	Amendment to a Class 7 permit - VicSmart	Statutory	Free	Per Assessment	220.00	226.90	3.14%
Planning Permit Assessment	Planning Permit Amendment Fee	Amendment to a Class 8 permit - VicSmart	Statutory	Free	Per Assessment	474.00	487.50	2.85%
Planning Permit Assessment	Planning Permit Amendment Fee	Amendment to a Class 9 permit - VicSmart	Statutory	Free	Per Assessment	220.00	226.90	3.14%
Planning Permit Assessment	Planning Permit Amendment Fee	Amendment to a Class 10 permit - VicSmart	Statutory	Free	Per Assessment	220.00	226.90	3.14%
Planning Permit Assessment	Planning Permit Amendment Fee	Amendment to Class 17-22 permit	Statutory	Free	Per Assessment	1,453.00	1,496.10	2.97%
Planning Permit Assessment	Planning Permit Amendment Fee	Amendment Vegetation 1 tree (not VicSmart)	Statutory	Free	Per Assessment	220.51	226.90	2.90%
Planning Permit Assessment	Planning Permit Amendment Fee	Amendment Vegetation 2 or more trees	Statutory	Free	Per Assessment	1,453.00	1,496.10	2.97%
Planning Permit Assessment	Planning Permit Amendment Fee	Any other Development (including 2 or more dwellings) costing \$1,000,000 +	Statutory	Free	Per Assessment	3,764.00	3,874.70	2.94%
Planning Permit Assessment	Planning Permit Amendment Fee	Any other development & use amend description of permit or conditions or amend the permit in any other way excl. subdivision	Statutory	Free	Per Assessment	1,453.00	1,496.10	2.97%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Planning Permit Assessment	Planning Permit Amendment Fee	Change of use permit	Statutory	Free	Per Assessment	1,453.00	1,496.10	2.97%
Planning Permit Assessment	Planning Permit Amendment Fee	Development of 1 Dwelling costing \$0 to \$10,000	Statutory	Free	Per Assessment	220.00	226.90	3.14%
Planning Permit Assessment	Planning Permit Amendment Fee	Development of 1 Dwelling costing \$10,001 to \$100,000	Statutory	Free	Per Assessment	694.00	714.40	2.94%
Planning Permit Assessment	Planning Permit Amendment Fee	Development of 1 Dwelling costing \$100,001 to \$500,000	Statutory	Free	Per Assessment	1,421.00	1,462.50	2.92%
Planning Permit Assessment	Planning Permit Amendment Fee	Easements/Restrictions/Rights of Way - To create, vary or remove a restriction within the meaning of the Subdivision Act 1988.	Statutory	Free	Per Assessment	1,453.00	1,496.10	2.97%
Planning Permit Assessment	Planning Permit Amendment Fee	Easements/Restrictions/Rights of Way - To create, vary or remove an easement other than a right of way or to vary or remove a condition in the nature of an easement in a crown grant	Statutory	Free	Per Assessment	1,453.00	1,496.10	2.97%
Planning Permit Assessment	Planning Permit Amendment Fee	For the agreement to a proposal to amend or end an agreement under Section 173 of the Planning & Environment Act 1987	Statutory	Free	Per Assessment	727.00	748.00	2.89%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Planning Permit Assessment	Planning Permit Amendment Fee	Subdivision – Amend description of permit or conditions	Statutory	Free	Per Assessment	1,453.00	1,496.10	2.97%
Planning Permit Assessment	Planning Permit Amendment Fee	Subdivision – Boundary Realignment and Consolidations	Statutory	Free	Per Assessment	1,453.00	1,496.10	2.97%
Planning Permit Assessment	Planning Permit Amendment Fee	Subdivision – Boundary realignments	Statutory	Free	Per Assessment	1,453.00	1,496.10	2.97%
Planning Permit Assessment	Planning Permit Amendment Fee	Subdivision – Subdivision of an existing Building	Statutory	Free	Per Assessment	1,453.00	1,496.10	2.97%
Planning Permit Assessment	Planning Permit Amendment Fee	Subdivision – Subdivision into two lots only	Statutory	Free	Per Assessment	1,453.00	1,496.10	2.97%
Planning Permit Assessment	Planning Permit Amendment Fee	Subdivision – Other (including 3 or more lots)	Statutory	Free	Per Assessment	1,453.00	1,496.10	2.97%
Planning Permit Assessment	Planning Permit Amendment Fee	Vegetation Removal – 1 tree	Statutory	Free	Per Assessment	220.00	226.90	3.14%
Planning Permit Assessment	Planning Permit Amendment Fee	Vegetation Removal – 2 or more trees	Statutory	Free	Per Assessment	1,453.00	1,496.10	2.97%
Planning Permit Assessment	Planning Permit Amendment Fee	VicSmart Applications – \$0 to \$10,000	Statutory	Free	Per Assessment	220.51	226.90	2.90%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Planning Permit Assessment	Planning Permit Amendment Fee	VicSmart Applications - \$10,000+	Statutory	Free	Per Assessment	474.00	487.50	2.85%
Planning Permit Assessment	Planning Permit Amendment Fee	VicSmart Applications to subdivide or consolidate the land	Statutory	Free	Per Assessment	220.00	226.90	3.14%
Planning Permit Assessment	Planning Permit Amendment Fee	Alteration of a plan under Section 10(2) of the subdivisions Act 1988 (prior to certification)	Statutory	Free	Per Assessment	-	126.10	-
Planning Permit Assessment	Planning Permit Application Fee	Any other Development (including 2 or more dwellings) costing \$0 to \$100,000	Statutory	Free	Per Assessment	1,266.00	1,302.80	2.91%
Planning Permit Assessment	Planning Permit Application Fee	Any other Development (including 2 or more dwellings) costing \$100,001 to \$1,000,000	Statutory	Free	Per Assessment	1,707.00	1,756.60	2.91%
Planning Permit Assessment	Planning Permit Application Fee	Any other Development (including 2 or more dwellings) costing \$1,000,001 to \$5,000,000	Statutory	Free	Per Assessment	3,754.00	3,874.70	3.22%
Planning Permit Assessment	Planning Permit Application Fee	Any other Development (including 2 or more dwellings) costing \$5,000,001 to \$15,000,000	Statutory	Free	Per Assessment	9,594.00	9,875.90	2.94%
Planning Permit Assessment	Planning Permit Application Fee	Any other Development (including 2 or more dwellings) costing \$15,000,001 to \$50,000,000	Statutory	Free	Per Assessment	28,292.00	29,123.30	2.94%
Planning Permit Assessment	Planning Permit Application Fee	Any other Development (including 2 or more dwellings) costing \$50.01m+	Statutory	Free	Per Assessment	63,589.00	65,458.10	2.94%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Planning Permit Assessment	Planning Permit Application Fee	Certificate of compliance (section 97N)	Statutory	Free	Per Assessment	359.00	369.80	3.01%
Planning Permit Assessment	Planning Permit Application Fee	Development of 1 Dwelling costing \$500,001 to \$1,000,000	Statutory	Free	Per Assessment	1,534.98	1,580.10	2.94%
Planning Permit Assessment	Planning Permit Application Fee	Development of 1 Dwelling costing \$1,000,001 +	Statutory	Free	Per Assessment	1,649.31	1,697.80	2.94%
Planning Permit Assessment	Planning Permit Application Fee	Satisfaction matter (under planning scheme)	Statutory	Free	Per Application	359.00	369.80	3.01%
Planning Permit Assessment	Planning Permit Application Fee	VicSmart (other)	Statutory	Free	Per Assessment	220.00	226.90	3.14%
Planning Permit Assessment	Planning Permit Application Fee	VicSmart Applications to subdivided the or consolidate the land	Statutory	Free	Per Assessment	220.00	226.90	3.14%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Open Space								
Briars and Police Point	Briars Homestead Entry	Homestead and Precinct Guided Tour – Adult	Council	Taxable	Per Entry	15.50	20.00	29.03%
Briars and Police Point	Briars Homestead Entry	Homestead and Precinct Guided Tour – Child	Council	Taxable	Per Entry	9.00	7.00	(22.22%)
Briars and Police Point	Briars Homestead Entry	Homestead and Precinct Guided Tour – Concession	Council	Taxable	Per Entry	9.00	15.00	66.67%
Briars and Police Point	Briars Homestead Entry	Homestead and Precinct Guided Tour – Family	Council	Taxable	Per Entry	21.50	50.00	132.56%
Briars and Police Point	Briars Homestead Entry	Homestead and Precinct Guided Tour – per class	Council	Taxable	Per Entry	-	157.00	-
Briars and Police Point	Briars Homestead Entry	Homestead Entry – Adult	Council	Taxable	Per Entry	15.50	15.00	(3.23%)
Briars and Police Point	Briars Homestead Entry	Homestead Entry – Children	Council	Taxable	Per Entry	9.00	5.00	(44.44%)
Briars and Police Point	Briars Homestead Entry	Homestead Entry – Concession	Council	Taxable	Per Entry	9.00	10.00	11.11%
Briars and Police Point	Briars Homestead Entry	Homestead Entry – Families	Council	Taxable	Per Entry	21.50	30.00	39.53%
Briars and Police Point	Briars Homestead Entry	Homestead Entry – National Trust Members	Council	Taxable	Per Entry	-	-	-
Briars and Police Point	Briars Homestead Entry	Homestead Entry – School Children	Council	Taxable	Per Entry	7.00	-	(100.00%)
Briars and Police Point	Briars Programs	15min Ranger activity	Council	Taxable	Each	7.00	-	(100.00%)
Briars and Police Point	Briars Programs	Night walk – Adult	Council	Taxable	Each	31.50	32.50	3.17%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26 \$	Price incl GST 2026/27 \$	Variance %
Briars and Police Point	Briars Programs	Night walk – Child	Council	Taxable	Each	25.00	26.00	4.00%
Briars and Police Point	Briars Programs	Nursery / Ranger Activity, Walk, Talk (per head)	Council	Taxable	Each	7.50	7.50	-
Briars and Police Point	Briars Programs	Nursery program / workshop 2 hrs	Council	Taxable	Each	27.00	28.50	5.56%
Briars and Police Point	Briars Programs	Sanctuary Walk with wildlife encounter – Adult	Council	Taxable	Each	36.50	37.50	2.74%
Briars and Police Point	Briars Programs	Sanctuary Walk with wildlife encounter – Child	Council	Taxable	Each	29.50	30.50	3.39%
Briars and Police Point	Briars Programs	School group (incursion) – per group / Session	Council	Taxable	Each	313.00	323.00	3.19%
Briars and Police Point	Briars Programs	School group (onsite) 1 hr program per group	Council	Taxable	Each	159.50	164.50	3.13%
Briars and Police Point	Briars Programs	School group (onsite) 1 hr program per group plus 1 hr Wildlife interaction	Council	Taxable	Each	535.50	552.50	3.17%
Briars and Police Point	Briars Programs	School group (onsite) 2 x 1 hr program per group	Council	Taxable	Each	320.00	330.00	3.13%
Briars and Police Point	Briars Programs	School group (onsite) 3 x 1 hr program per group	Council	Taxable	Each	478.00	493.50	3.24%
Briars and Police Point	Briars Programs	School Holiday Program 1hr with Wildlife interaction	Council	Taxable	Each	31.00	32.00	3.23%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Briars and Police Point	Briars Programs	School Holiday Program 2 hrs with Wildlife interaction	Council	Taxable	Each	35.50	36.50	2.82%
Briars and Police Point	Briars Programs	School Holiday Program - 1hr	Council	Taxable	Each	21.00	21.00	-
Briars and Police Point	Briars Programs	School Holiday Program - 2hrs	Council	Taxable	Each	28.50	29.50	3.51%
Briars and Police Point	Briars Programs	Specialty program 2 hrs - Adult	Council	Taxable	Each	27.50	28.50	3.64%
Briars and Police Point	Briars Programs	Specialty program 2 hrs - Child / Conc	Council	Taxable	Each	23.00	23.50	2.17%
Briars and Police Point	Briars Programs	Specialty program 30 min with wildlife interaction	Council	Taxable	Each	17.00	17.50	2.94%
Briars and Police Point	Briars Programs	Three Day Product Offering	Council	Taxable	Daily	-	415.00	-
Briars and Police Point	Briars Venue Hire	BBQ area hire (half area) - per day - commercial	Council	Taxable	Per Day	127.00	-	(100.00%)
Briars and Police Point	Briars Venue Hire	BBQ area hire (half area) - per day - community group	Council	Taxable	Per Day	38.00	-	(100.00%)
Briars and Police Point	Briars Venue Hire	BBQ area hire (half area) - per day - public	Council	Taxable	Per Day	76.50	-	(100.00%)
Briars and Police Point	Briars Venue Hire	Bond for Hire of BBQ Area	Council	Taxable	Each	200.00	206.50	3.25%
Briars and Police Point	Briars Venue Hire	Bond for Hire of Lawn	Council	Taxable	Each	200.00	206.50	3.25%
Briars and Police Point	Briars Venue Hire	Bond for hire of Marquee	Council	Taxable	Each	500.00	-	(100.00%)
Briars and Police Point	Briars Venue Hire	Briars function - furniture package administration	Council	Taxable	Each	551.50	570.00	3.35%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Briars and Police Point	Briars Venue Hire	Briars Marquee – Bump In Bump Out	Council	Taxable	Per Day	297.00	306.50	3.20%
Briars and Police Point	Briars Venue Hire	Briars Marquee – Fri – Sun	Council	Taxable	Per Day	–	3,182.00	–
Briars and Police Point	Briars Venue Hire	Briars Marquee – Weekday Public – Mon to Thurs	Council	Taxable	Per Day	1,543.00	1,593.00	3.24%
Briars and Police Point	Briars Venue Hire	Checkingurk Bird Hide – business hours – community group	Council	Taxable	Per Day	262.50	–	(100.00%)
Briars and Police Point	Briars Venue Hire	Checkingurk Bird Hide – business hours – public	Council	Taxable	Per Day	525.00	542.00	3.24%
Briars and Police Point	Briars Venue Hire	Commercial Photography	Council	Taxable	Each	737.00	760.50	3.19%
Briars and Police Point	Briars Venue Hire	Concerts / Festivals – BOND for hire of grounds – major event (3000–5999 pax)	Council	Free	Each	3,304.50	3,410.00	3.19%
Briars and Police Point	Briars Venue Hire	Concerts / Festivals – BOND for hire of grounds – major event (>6000 pax)	Council	Free	Each	5,507.50	5,683.50	3.20%
Briars and Police Point	Briars Venue Hire	Concerts / Festivals – Hire of Grounds	Council	Taxable	Per Day	2,541.00	2,622.00	3.19%
Briars and Police Point	Briars Venue Hire	Concerts / Festivals – Hire of Grounds – community peak	Council	Taxable	Per Day	1,979.00	–	(100.00%)
Briars and Police Point	Briars Venue Hire	Concerts / Festivals – Hire of Grounds (Community)	Council	Taxable	Per Day	1,567.50	–	(100.00%)

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Briars and Police Point	Briars Venue Hire	Edwardian Room & Kitchen Hire - per hour - Mon-Thurs	Council	Taxable	Per Hour	261.50	300.00	14.72%
Briars and Police Point	Briars Venue Hire	Edwardian Room + Kitchen Hire - per hour - Fri - Sun	Council	Taxable	Per Hour	-	500.00	-
Briars and Police Point	Briars Venue Hire	Edwardian Room and Kitchen Hire - Mon-Thurs	Council	Taxable	Per Day	670.00	750.00	11.94%
Briars and Police Point	Briars Venue Hire	Edwardian Room and Kitchen Hire - per day - Fri-Sun	Council	Taxable	Per Day	-	1,500.00	-
Briars and Police Point	Briars Venue Hire	Edwardian Room Hire - per day - community group	Council	Taxable	Per Day	338.00	-	(100.00%)
Briars and Police Point	Briars Venue Hire	Edwardian Room Hire - per day - public	Council	Taxable	Per Day	670.00	-	(100.00%)
Briars and Police Point	Briars Venue Hire	Edwardian Room Hire - per hour - community group	Council	Taxable	Per Hour	132.50	-	(100.00%)
Briars and Police Point	Briars Venue Hire	Homestead Kitchen Hire only - per day - Public - Mon-Thurs	Council	Taxable	Per Day	487.00	502.50	3.18%
Briars and Police Point	Briars Venue Hire	Homestead Kitchen Hire only- per hour - Public- Fri-Sun	Council	Taxable	Per Hour	244.00	252.00	3.28%
Briars and Police Point	Briars Venue Hire	Kitchen Hire - per day - Community Group	Council	Taxable	Per Day	263.00	-	(100.00%)
Briars and Police Point	Briars Venue Hire	Kitchen Hire - per hour - Community Group	Council	Taxable	Per Hour	210.00	-	(100.00%)

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Briars and Police Point	Briars Venue Hire	Lawn / Edwardian + kitchen hire - per day - community group	Council	Taxable	Per Day	681.50	-	(100.00%)
Briars and Police Point	Briars Venue Hire	Lawn / Edwardian + kitchen hire - per day - Mon-Thurs	Council	Taxable	Per Day	907.00	1,250.00	37.82%
Briars and Police Point	Briars Venue Hire	Lawn/Edwardian + Kitchen Hire - per day - Fri-Sun	Council	Taxable	Per Day	-	2,000.00	-
Briars and Police Point	Briars Venue Hire	Lawn hire - per day	Council	Taxable	Per Day	669.00	690.50	3.21%
Briars and Police Point	Briars Venue Hire	Lawn hire - per hour	Council	Taxable	Per Hour	261.50	270.00	3.25%
Briars and Police Point	Briars Venue Hire	Meetings / Workshops - The Eco Living Display Centre Meeting Room - Commercial - per hour	Council	Taxable	Per Hour	34.00	36.00	5.88%
Briars and Police Point	Briars Venue Hire	Meetings / Workshops - The Eco Living Display Centre Meeting Room - Community Groups - per hour	Council	Taxable	Per Hour	13.00	14.00	7.69%
Briars and Police Point	Briars Venue Hire	Special Event Multiple plus 25 days	Council	Taxable	Per Day	716.00	739.00	3.21%
Briars and Police Point	Briars Venue Hire	Temporary Use Josephines Car park and Picnic Area	Council	Taxable	Per Day	-	250.00	-
Briars and Police Point	Briars Venue Hire	Theatre production	Council	Taxable	Per Day	27.50	28.00	1.82%
Briars and Police Point	Police Point	Bond	Council	Taxable	Per Day	525.00	542.00	3.24%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Briars and Police Point	Police Point	Calling Ground	Council	Taxable	Each	669.00	690.00	3.14%
Briars and Police Point	Police Point	Cottage Hire per night	Council	Taxable	Per Day	263.00	271.00	3.04%
Briars and Police Point	Police Point	Cottage Lawns	Council	Taxable	Each	105.00	108.00	2.86%
Briars and Police Point	Police Point	Horse Paddock	Council	Taxable	Each	669.00	690.00	3.14%
Briars and Police Point	Police Point	Parade Ground Hire	Council	Taxable	Per Day	669.00	690.00	3.14%
Foreshore and Beaches	Bathing Box Licence	Boatshed/Bathing Box Licence (<5m2)	Council	Free	Each	898.00	927.00	3.23%
Foreshore and Beaches	Bathing Box Licence	Boatshed/Bathing Box Licence (5m2 and above)	Council	Free	Each	1,155.00	1,192.00	3.20%
Foreshore and Beaches	Bathing Box Transfer Fees	Deceased Estate Bathing Box transfer fee	Council	Free	Each	-	540.00	-
Foreshore and Beaches	Bathing Box Transfer Fees	Transfer fee payable on licence transfer of Boatshed/Bathing Box (Fee is 6.5% of CIV and minimum \$4,151)	Council	Free	Each	4,022.00	4,151.00	3.21%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Transport Connections								
Paid Parking	Paid Parking	Sorrento Ferry Carparking – Per Day	Council	Free	Per Day	10.00	10.00	-
Paid Parking	Paid Parking	Sorrento Ferry Carparking – Per Half Day	Council	Free	Per Day	5.00	5.00	-
Parking Compliance & Enforcement	Parking Infringement	Parking Infringement Level 1 (0.5 Penalty Unit)	Statutory	Free	Per Assessment	99.00	-	(100.00%)
Parking Compliance & Enforcement	Parking Infringement	Parking Infringement Level 2 (0.6 Penalty Unit)	Statutory	Free	Per Assessment	119.00	-	(100.00%)
Parking Compliance & Enforcement	Parking Infringement	Parking Infringement Level 3 (1.0 Penalty Unit)	Statutory	Free	Per Assessment	197.00	-	(100.00%)
Parking Compliance & Enforcement	Parking Infringement	Parking Infringement Penalty Unit (Units dependant on infringement issued e.g. 1.5, 10 penalty units)	Statutory	Free	Per Assessment	-	203.51	-

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Economic Development and Support								
Industry Development and Attraction	Footpath Licence/Lease	Footpath licence with liquor (depending on site) (minimum fee)	Council	Free	Per Annum	1,822.00	-	(100.00%)
Industry Development and Attraction	Footpath Trading Permit	Alternating between a single Display of Goods unit and an A-frame Sign - Sign Size - 0.9 metres x 0.6 metres	Council	Free	Per Assessment	113.40	-	(100.00%)
Industry Development and Attraction	Footpath Trading Permit	Alternating between a single Display of Goods unit and an A-frame Sign - Sign Size - 1.2 metres x 0.9 metres	Council	Free	Per Assessment	243.60	-	(100.00%)
Industry Development and Attraction	Footpath Trading Permit	Bulky goods - first 2 metres x 2 metres	Council	Free	Per Assessment	80.85	-	(100.00%)
Industry Development and Attraction	Footpath Trading Permit	Bulky goods - subsequent or part thereof 2 metres x 2 metres	Council	Free	Per Assessment	231.00	-	(100.00%)
Industry Development and Attraction	Footpath Trading Permit	Display of A-frame signs - Sign Size - 0.9 metres x 0.6 metres	Council	Free	Per Assessment	80.85	-	(100.00%)
Industry Development and Attraction	Footpath Trading Permit	Display of A-frame signs - Sign Size - 1.2 metres x 0.9 metres	Council	Free	Per Assessment	200.55	-	(100.00%)
Industry Development and Attraction	Footpath Trading Permit	Display of Goods - first display unit	Council	Free	Per Assessment	307.65	-	(100.00%)

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Industry Development and Attraction	Footpath Trading Permit	Display of Goods – Subsequent display unit	Council	Free	Per Assessment	283.50	-	(100.00%)
Industry Development and Attraction	Footpath Trading Permit	Footpath Trading Permit application fee	Council	Free	Per Assessment	165.90	172.00	3.68%
Industry Development and Attraction	Footpath Trading Permit	Footpath Trading Permit With Liquor	Council	Free	Per Square Metre	-	129.00	-
Industry Development and Attraction	Footpath Trading Permit	Footpath Trading Permit Without Liquor	Council	Free	Per Square Metre	-	104.00	-
Industry Development and Attraction	Footpath Trading Permit	Outdoor Dining Facilities (no liquor licence or infrastructure) – first eight chairs	Council	Free	Per Assessment	445.20	-	(100.00%)
Industry Development and Attraction	Footpath Trading Permit	Outdoor Dining Facilities (no liquor licence or infrastructure) – per chair thereafter	Council	Free	Per Assessment	80.85	-	(100.00%)
Industry Development and Attraction	Footpath Trading Permit	Outdoor Dining Facilities (no liquor licence or infrastructure) – fixed screens – price per screen	Council	Free	Per Assessment	273.00	-	(100.00%)
Industry Development and Attraction	Footpath Trading Permit	Planter Boxes	Council	Free	Per Assessment	80.85	-	(100.00%)
Industry Development and Attraction	Itinerant Traders	Food Truck: Hastings – Hastings Foreshore Carpark (opposite Cool Store Road)	Council	Free	Per Annum	11,550.00	12,000.00	3.90%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Industry Development and Attraction	Itinerant Traders	Food Truck: Hastings – Hastings Foreshore Carpark (opposite Cool Store Road) – Winter Permit	Council	Free	Each	3,780.00	4,000.00	5.82%
Industry Development and Attraction	Itinerant Traders	Food Truck: Hastings – Hastings Foreshore Carpark (opposite Pelican Park Recreation Centre)	Council	Free	Per Annum	11,550.00	12,000.00	3.90%
Industry Development and Attraction	Itinerant Traders	Food Truck: Mornington – Mornington (Schnapper Point Drive)	Council	Free	Per Annum	11,550.00	12,000.00	3.90%
Industry Development and Attraction	Itinerant Traders	Food Truck: Mornington – Mornington Park – slip lane carpark (off Flinders Drive)	Council	Free	Per Annum	11,550.00	12,000.00	3.90%
Industry Development and Attraction	Itinerant Traders	Food Truck: Mornington – Mornington Park – slip lane carpark (off Flinders Drive) – Winter Permit	Council	Free	Each	3,780.00	4,000.00	5.82%
Industry Development and Attraction	Itinerant Traders	Food Truck: Mornington – Mornington Peninsula Regional Gallery (MPRG)	Council	Free	Weekly	-	8,200.00	-
Industry Development and Attraction	Itinerant Traders	Food Truck: Mount Eliza – Mount Eliza Regional Park (450 Moorooduc Highway)	Council	Free	Per Annum	7,875.00	8,200.00	4.13%
Industry Development and Attraction	Itinerant Traders	Food Truck: Mount Martha – Mount Martha Foreshore Carpark (opposite 506 Esplanade)	Council	Free	Per Annum	11,550.00	12,000.00	3.90%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Industry Development and Attraction	Itinerant Traders	Food Truck: Mount Martha – The Briars (450 Nepean Highway)	Council	Free	Per Annum	7,875.00	8,200.00	4.13%
Industry Development and Attraction	Itinerant Traders	Food Truck: Portsea – Police Point Shire Park (1 Franklands Drive)	Council	Free	Per Annum	7,875.00	8,200.00	4.13%
Industry Development and Attraction	Itinerant Traders	Food Truck: Residential Roaming – Port Phillip (Area 1)	Council	Free	Per Annum	14,700.00	-	(100.00%)
Industry Development and Attraction	Itinerant Traders	Food Truck: Residential Roaming – Port Phillip (Area 2)	Council	Free	Per Annum	14,700.00	-	(100.00%)
Industry Development and Attraction	Itinerant Traders	Food Truck: Residential Roaming – Port Phillip (Area 3)	Council	Free	Per Annum	14,700.00	-	(100.00%)
Industry Development and Attraction	Itinerant Traders	Food Truck: Residential Roaming – Western Port (Area 4)	Council	Free	Per Annum	11,550.00	-	(100.00%)
Industry Development and Attraction	Itinerant Traders	Food Truck: Safety Beach – Safety Beach Foreshore Carpark (opposite Prescott Avenue)	Council	Free	Per Annum	11,550.00	12,000.00	3.90%
Industry Development and Attraction	Itinerant Traders	Food Truck: Safety Beach – Safety Beach Foreshore Carpark (opposite Prescott Avenue) – Winter Permit	Council	Free	Each	3,780.00	4,000.00	5.82%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Industry Development and Attraction	Itinerant Traders	Food Truck: Safety Beach – Safety Beach Foreshore Carpark (opposite Tonkin Street)	Council	Free	Per Annum	11,550.00	12,000.00	3.90%
Industry Development and Attraction	Itinerant Traders	Food Truck: Sorrento – Sorrento Foreshore Carpark (opposite 3239 Point Nepean Road)	Council	Free	Per Annum	11,550.00	12,000.00	3.90%
Industry Development and Attraction	Itinerant Traders	Seagate Licence	Council	Taxable	Each	6,390.00	7,000.00	9.55%
Industry Development and Attraction	Parklet	Parklet Annual Fee	Council	Free	Per Annum	3,900.00	4,100.00	5.13%
Industry Development and Attraction	Parklet	Parklet Application Fee	Council	Free	Each	250.00	250.00	-
Industry Development and Attraction	Parklet	Parklet Peak & Shoulder Season (15 September – 30 April) Full Fee – with Alcohol	Council	Free	Each	3,500.00	-	(100.00%)
Industry Development and Attraction	Parklet	Parklet Peak & Shoulder Season (15 September – 30 April) Stimulation Fee with Alcohol	Council	Free	Each	1,875.00	-	(100.00%)
Industry Development and Attraction	Parklet	Parklet Summer permit (15 December – 31 January) Full Fee – with Alcohol	Council	Free	Each	2,200.00	-	(100.00%)
Industry Development and Attraction	Parklet	Parklet Summer permit (15 December – 31 January) Stimulation Fee with Alcohol	Council	Free	Each	900.00	-	(100.00%)

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Visitor Economy and Tourism	Directional Signage Applications	Directional Signage Applications - for one sign	Council	Free	Per Assessment	441.00	456.00	3.40%
Visitor Economy and Tourism	Directional Signage Applications	Directional Signage Applications - for two or more signs	Council	Free	Per Assessment	880.95	910.00	3.30%
Visitor Economy and Tourism	Directional Signage Applications	Reimbursement of costs for manufacture and installation of tourist sign organised by council	Council	Free	Per Assessment	1,622.25	1,675.00	3.25%
Public Safety								
Public Safety Compliance and Enforcement	Local Laws	Local Law (CALL) Infringement Level 1 (1 Penalty Unit)	Statutory	Free	Per Assessment	197.00	-	(100.00%)
Public Safety Compliance and Enforcement	Local Laws	Local Law (CALL) Infringement Level 2 (2 Penalty Unit)	Statutory	Free	Per Assessment	395.00	-	(100.00%)
Public Safety Compliance and Enforcement	Local Laws	Local Law (CALL) Infringement Level 3 (3 Penalty Unit)	Statutory	Free	Per Assessment	593.00	-	(100.00%)
Public Safety Compliance and Enforcement	Local Laws	Local Law (CALL) Infringement Level 5 (5 Penalty Unit)	Statutory	Free	Per Assessment	988.00	-	(100.00%)
Public Safety Compliance and Enforcement	Local Laws	Local Law (Liquor) Infringement (1 Penalty Unit)	Statutory	Free	Per Assessment	197.00	-	(100.00%)

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Public Safety Compliance and Enforcement	Local Laws	Local Law (Liquor) Infringement (2 Penalty Units)	Statutory	Free	Per Assessment	395.00	-	(100.00%)
Public Safety Compliance and Enforcement	Local Laws	Local Law (STRA) Infringement Level 3 (3 Penalty Unit)	Statutory	Free	Per Assessment	593.00	-	(100.00%)
Public Safety Compliance and Enforcement	Local Laws	Local Law (STRA) Infringement Level 5 (5 Penalty Unit)	Statutory	Free	Per Assessment	988.00	-	(100.00%)
Public Safety Compliance and Enforcement	Local Laws	Local Law (STRA) Infringement Level 6 (6 Penalty Unit)	Statutory	Free	Per Assessment	1,186.00	-	(100.00%)
Public Safety Compliance and Enforcement	Local Laws	Local Law Infringement Penalty Unit (Units dependant on infringement issued e.g. 1.5, 10 penalty units)	Statutory	Free	Per Assessment	-	203.51	-
Public Safety Compliance and Enforcement	Local Laws	Permits – Application for Local Law Permit (General)	Council	Free	Per Assessment	302.40	313.00	3.51%
Public Safety Compliance and Enforcement	Local Laws	Permits – Busking – Aged Over 18	Council	Taxable	Per Assessment	55.00	57.00	3.64%
Public Safety Compliance and Enforcement	Local Laws	Short Stay Rental – Annual Registration Fee	Council	Free	Per Assessment	369.60	400.00	8.23%
Public Safety Compliance and Enforcement	Vehicle Impound	Release Fees from Impounded Vehicles	Council	Taxable	Each	572.25	591.00	3.28%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Public Works Safety								
Private Development Works	Build over easement	Build over easement (19.61 fee units)	Statutory	Free	Per Assessment	320.00	238.19	(25.57%)
Private Development Works	Construction Management Plans	Major Construction Management Plan (CMP) approval	Council	Taxable	Per Assessment	614.25	633.90	3.20%
Private Development Works	Construction Management Plans	Minor Construction Management Plan (CMP) approval	Council	Taxable	Per Assessment	232.05	239.45	3.19%
Private Development Works	Drainage Information Certificates	Drainage Point of Discharge (14.17 fee units)	Statutory	Free	Per Assessment	159.00	238.19	49.81%
Private Development Works	Drainage Information Certificates	Underground Drainage Pipe Information	Council	Free	Per Assessment	70.00	53.76	(23.20%)
Private Development Works	Private Building Works	Additional Compliance Inspection	Council	Free	Per Assessment	275.00	285.00	3.64%
Private Development Works	Private Building Works	Asset Protection Bond (2-10 Dwellings)	Council	Free	Each	5,500.00	5,675.00	3.18%
Private Development Works	Private Building Works	Asset Protection Bond (Demolition, Swimming Pool, 1 Dwelling)	Council	Free	Each	1,700.00	1,755.00	3.24%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Private Development Works	Private Building Works	Private access across Shire Land and Reserve	Council	Free	Per Assessment	300.00	310.00	3.33%
Private Development Works	Private Building Works	Private Building Works - Asset & Amenity Permit	Council	Free	Per Assessment	360.00	370.00	2.78%
Private Development Works	Private Building Works	Private Building Works - Asset & Amenity Permit (multiple activities)	Council	Free	Per Assessment	460.00	475.00	3.26%
Private Development Works	Private Building Works	Skip / Waste Bin - Annual Supplier Accreditation	Council	Free	Per Assessment	600.00	620.00	3.33%
Private Development Works	Private Building Works	Skip / Waste Bin - Placement Fee (Accredited Supplier)	Council	Free	Per Assessment	60.00	62.00	3.33%
Private Development Works	Private Building Works	Skip / Waste Bin - Single Placement (Non Accredited Supplier)	Council	Free	Per Assessment	96.00	100.00	4.17%
Private Development Works	Subdivisions and Services - Commercial	Small commercial developments (<500m2)	Council	Taxable	Per Assessment	386.40	398.75	3.20%
Private Development Works	Subdivisions and Services - Commercial	Medium commercial developments (500-2,000m2)	Council	Taxable	Per Assessment	921.90	951.40	3.20%
Private Development Works	Subdivisions and Services - Commercial	Large commercial developments (>2,000m2)	Council	Taxable	Per Assessment	1,575.00	1,625.40	3.20%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Private Development Works	Subdivisions and Services – Commercial	Utility Service Engineering Plan Approval	Council	Taxable	Per Assessment	386.40	398.75	3.20%
Private Development Works	Subdivisions and Services – Industrial/Factory/Warehouse use	2 to 5 industrial/factory/warehouse developments	Council	Taxable	Per Assessment	537.60	554.80	3.20%
Private Development Works	Subdivisions and Services – Industrial/Factory/Warehouse use	6+ industrial/factory/warehouse developments	Council	Taxable	Per Assessment	845.25	872.30	3.20%
Private Development Works	Subdivisions and Services – Industrial/Factory/Warehouse use	Single industrial/factory/warehouse developments	Council	Taxable	Per Assessment	232.05	239.45	3.19%
Private Development Works	Subdivisions and Services – Residential	2 Lot developments	Council	Taxable	Per Assessment	232.05	239.45	3.19%
Private Development Works	Subdivisions and Services – Residential	3 to 4 Lot developments	Council	Taxable	Per Assessment	386.40	398.75	3.20%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Private Development Works	Subdivisions and Services – Residential	5 to 8 Lot developments	Council	Taxable	Per Assessment	614.25	633.90	3.20%
Private Development Works	Subdivisions and Services – Residential	9 to 12 Lot developments	Council	Taxable	Per Assessment	921.90	951.40	3.20%
Private Development Works	Subdivisions and Services – Residential	13 to 19 Lot developments	Council	Taxable	Per Assessment	1,151.85	1,188.70	3.20%
Private Development Works	Subdivisions and Services – Residential	20 + Lot developments	Council	Taxable	Per Assessment	1,575.00	1,625.40	3.20%
Private Development Works	Subdivisions and Services – Residential	Amendments to approved Engineering or Construction Plans	Council	Taxable	Per Assessment	210.00	216.70	3.19%
Private Development Works	Subdivisions and Services – Residential	Engineering plan checking and supervision (Statutory 3.25% of cost of works)	Statutory	Free	Per Assessment	-	-	-
Private Development Works	Subdivisions and Services – Residential	Single Lot Development	Council	Taxable	Per Assessment	210.00	216.70	3.19%
Public Works Compliance and Enforcement	Public Works Fines & Prosecutions	Local Law Infringement Notice (3 Penalty Units)	Statutory	Free	Per Assessment	593.00	-	(100.00%)
Public Works Compliance and Enforcement	Public Works Fines & Prosecutions	Local Law infringement Notice (5 Penalty Units)	Statutory	Free	Per Assessment	988.00	-	(100.00%)

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Public Works Compliance and Enforcement	Public Works Fines & Prosecutions	Local Law Infringement Penalty Unit (Units dependant on infringement issued e.g. 1.5, 10 penalty units)	Statutory	Free	Per Assessment	-	203.51	-
Public Works Compliance and Enforcement	Public Works Fines & Prosecutions	Planning & Environment Infringement Notice (5 Penalty Units)	Statutory	Free	Per Assessment	988.00	-	(100.00%)
Public Works Compliance and Enforcement	Public Works Fines & Prosecutions	Planning & Environment Infringement Notice (10 Penalty Units)	Statutory	Free	Per Assessment	1,976.00	-	(100.00%)
Public Works Compliance and Enforcement	Public Works Fines & Prosecutions	Planning Infringement Penalty Unit (Units dependant on infringement issued e.g. 1.5, 10 penalty units)	Statutory	Free	Per Assessment	-	203.51	-
Public Works Compliance and Enforcement	Public Works Fines & Prosecutions	Road Management Infringement Notice (3 Penalty units)	Statutory	Free	Per Assessment	593.00	-	(100.00%)
Public Works Compliance and Enforcement	Public Works Fines & Prosecutions	Road Management Infringement Notice (15 Penalty units)	Statutory	Free	Per Assessment	2,964.00	-	(100.00%)
Public Works Compliance and Enforcement	Public Works Fines & Prosecutions	Road Management Infringement Penalty Unit (Units dependant on infringement issued e.g. 1.5, 10 penalty units)	Statutory	Free	Per Assessment	-	203.51	-
Public Works Permits	Public Works Permits	Amenity fee for removal of Council tree (small)	Council	Free	Each	1,575.00	1,625.00	3.17%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Public Works Permits	Public Works Permits	Amenity fee for removal of Council tree (medium)	Council	Free	Each	2,100.00	2,165.00	3.10%
Public Works Permits	Public Works Permits	Amenity fee for removal of Council tree (large)	Council	Free	Each	3,150.00	3,250.00	3.17%
Public Works Permits	Public Works Permits	Application to amend or extend an Asset & Amenity Protection or Works Permits	Council	Free	Per Application	110.00	114.00	3.64%
Public Works Permits	Public Works Permits	Major Development Works Permit – Multi Unit/Commercial	Council	Free	Per Application	1,450.00	1,495.00	3.10%
Public Works Permits	Public Works Permits	Minor Development Works Permit – Multi Unit/Commercial	Council	Free	Per Application	990.00	1,020.00	3.03%
Public Works Permits	Public Works Permits	Nature Strip Landscaping Permit – Minor landscaping works. (works < 8m2)	Council	Free	Per Application	90.00	-	(100.00%)
Public Works Permits	Public Works Permits	Nature Strip Landscaping Permit – Major landscaping works. (works > 8m2 & tree removals)	Council	Free	Per Application	415.00	430.00	3.61%
Public Works Permits	Public Works Permits	Open Space site compound licence fee	Council	Free	Per Square Metre	609.00	4.00	(99.34%)
Public Works Permits	Public Works Permits	Permit application to erect a hoarding or overhead protective awning	Council	Free	Per Application	415.00	430.00	3.61%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Public Works Permits	Public Works Permits	Permit to occupy or fence road or footpath (greater than 7 days)	Council	Free	Per Application	415.00	430.00	3.61%
Public Works Permits	Public Works Permits	Permit to undertake works within road reserve (excluding landscaping)	Council	Free	Per Application	415.00	430.00	3.61%
Public Works Permits	Public Works Permits	Retrospective Vehicle Crossing Approval Permit	Council	Free	Per Application	1,575.00	1,625.00	3.17%
Public Works Permits	Traffic Management Approval	Traffic Management Plan Approval – Major – Under 50km/h within road reserve	Statutory	Free	Per Assessment	369.00	379.85	2.94%
Public Works Permits	Traffic Management Approval	Traffic Management Plan Approval – Major – Greater than 50km/h within road reserve	Statutory	Free	Per Assessment	677.00	696.90	2.94%
Public Works Permits	Traffic Management Approval	Traffic Management Plan Approval – Major – Under 50km/h outside of the road reserve	Statutory	Free	Per Assessment	369.00	379.85	2.94%
Public Works Permits	Traffic Management Approval	Traffic Management Plan Approval – Major – Greater than 50km/h outside of the road reserve	Statutory	Free	Per Assessment	369.00	379.85	2.94%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Public Health								
Public Health Compliance and Enforcement	Food Act Infringement	Food Act Infringement Level 5 Infringement (5 Penalty Units)	Statutory	Free	Per Assessment	988.00	-	(100.00%)
Public Health Compliance and Enforcement	Food Act Infringement	Food Act Infringement Level 6 Infringement (10 Penalty Units)	Statutory	Free	Per Assessment	1,976.00	-	(100.00%)
Public Health Compliance and Enforcement	Food Act Infringement	Environmental Health Infringement Penalty Unit (Units dependant on infringement issued e.g. 1.5, 10 penalty units)	Statutory	Free	Per Assessment	-	203.51	-
Public Health Compliance and Enforcement	Food Premises Compliance	Reinspection Fee for Food Premises – Critical	Council	Free	Per Assessment	300.00	310.00	3.33%
Public Health Compliance and Enforcement	Food Premises Compliance	Reinspection Fee for Food Premises – Major	Council	Free	Per Assessment	200.00	206.00	3.00%
Public Health Compliance and Enforcement	Public Health Compliance Administration	Solicitors Enquiries – Information GST exempt	Council	Free	Per Assessment	677.25	699.00	3.21%
Public Health Compliance and Enforcement	Tobacco Act Infringement	Tobacco Act Infringement Level 4 Infringement (4 Penalty Units)	Statutory	Free	Per Assessment	790.00	-	(100.00%)
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Not exceeding 25 (17 Fee Units)	Statutory	Free	Per Assessment	278.00	285.77	2.79%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26 \$	Price incl GST 2026/27 \$	Variance %
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 25 but not exceeding 50 (34 Fee Units)	Statutory	Free	Per Assessment	555.00	571.54	2.98%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 50 but not exceeding 100 (68 Fee Units)	Statutory	Free	Per Assessment	1,110.00	1,143.08	2.98%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 100 but not exceeding 150 (103 Fee Units)	Statutory	Free	Per Assessment	1,682.00	1,731.43	2.94%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 150 but not exceeding 200 (137 Fee Units)	Statutory	Free	Per Assessment	2,237.00	2,302.97	2.95%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 200 but not exceeding 250 (171 Fee Units)	Statutory	Free	Per Assessment	2,792.00	2,874.51	2.96%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 250 but not exceeding 300 (205 Fee Units)	Statutory	Free	Per Assessment	3,348.00	3,446.05	2.93%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 300 but not exceeding 350 (240 Fee Units)	Statutory	Free	Per Assessment	3,919.00	4,034.40	2.94%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 350 but not exceeding 400 (274 Fee Units)	Statutory	Free	Per Assessment	4,474.00	4,605.94	2.95%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 400 but not exceeding 450 (308 Fee Units)	Statutory	Free	Per Assessment	5,030.00	5,177.48	2.93%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 450 but not exceeding 500 (342 Fee Units)	Statutory	Free	Per Assessment	5,585.00	5,749.02	2.94%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 500 but not exceeding 550 (376 Fee Units)	Statutory	Free	Per Assessment	6,140.00	6,320.56	2.94%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 550 but not exceeding 600 (411 Fee Units)	Statutory	Free	Per Assessment	6,712.00	6,908.91	2.93%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites)						
		Exceeding 600 but not exceeding 650 (445 Fee Units)	Statutory	Free	Per Assessment	7,267.00	7,480.45	2.94%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites)						
		Exceeding 650 but not exceeding 700 (479 Fee Units)	Statutory	Free	Per Assessment	7,822.00	8,051.99	2.94%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites)						
		Exceeding 700 but not exceeding 750 (513 Fee Units)	Statutory	Free	Per Assessment	8,377.00	8,623.53	2.94%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites)						
		Exceeding 750 but not exceeding 800 (547 Fee Units)	Statutory	Free	Per Assessment	8,932.00	9,195.07	2.95%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites)						
		Exceeding 800 but not exceeding 850 (582 Fee Units)	Statutory	Free	Per Assessment	9,504.00	9,783.42	2.94%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites)						
		Exceeding 850 but not exceeding 900 (616 Fee Units)	Statutory	Free	Per Assessment	10,059.00	10,354.96	2.94%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 900 but not exceeding 950 (650 Fee Units)	Statutory	Free	Per Assessment	10,614.00	10,926.50	2.94%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 950 but not exceeding 1000 (684 Fee Units)	Statutory	Free	Per Assessment	11,170.00	11,498.04	2.94%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 1000 but not exceeding 1050 (719 Fee Units)	Statutory	Free	Per Assessment	11,741.00	12,086.39	2.94%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 1050 but not exceeding 1100 (753 Fee Units)	Statutory	Free	Per Assessment	12,296.00	12,657.93	2.94%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 1100 but not exceeding 1150 (787 Fee Units)	Statutory	Free	Per Assessment	12,852.00	13,229.47	2.94%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 1150 but not exceeding 1200 (821 Fee Units)	Statutory	Free	Per Assessment	13,407.00	13,801.01	2.94%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites)						
		Exceeding 1200 but not exceeding 1250 (855 Fee Units)	Statutory	Free	Per Assessment	13,962.00	14,372.55	2.94%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites)						
		Exceeding 1250 but not exceeding 1300 (890 Fee Units)	Statutory	Free	Per Assessment	14,534.00	14,960.90	2.94%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites)						
		Exceeding 1300 but not exceeding 1350 (924 Fee Units)	Statutory	Free	Per Assessment	15,089.00	15,532.44	2.94%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites)						
		Exceeding 1350 but not exceeding 1400 (958 Fee Units)	Statutory	Free	Per Assessment	15,644.00	16,103.98	2.94%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites)						
		Exceeding 1400 but not exceeding 1450 (992 Fee Units)	Statutory	Free	Per Assessment	16,199.00	16,675.52	2.94%
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites)						
		Exceeding 1450 but not exceeding 1500 (1027 Fee Units)	Statutory	Free	Per Assessment	16,771.00	17,263.87	2.94%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26 \$	Price incl GST 2026/27 \$	Variance %
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 1500 (1095 Fee Units)	Statutory	Free	Per Assessment	17,881.00	18,406.95	2.94%
Public Health Permits and Registrations	Food Premises Registration	Class 1 Food Registration Renewal – Best Bites Businesses	Council	Free	Per Assessment	750.00	774.00	3.20%
Public Health Permits and Registrations	Food Premises Registration	Class 1 Food Registration Renewal – Businesses with critical inspection result	Council	Free	Per Assessment	940.00	970.00	3.19%
Public Health Permits and Registrations	Food Premises Registration	Class 1 Food Registration Renewal – Businesses with major inspection result	Council	Free	Per Assessment	940.00	970.00	3.19%
Public Health Permits and Registrations	Food Premises Registration	Class 1 High Risk Food Premises	Council	Free	Per Assessment	960.00	991.00	3.23%
Public Health Permits and Registrations	Food Premises Registration	Class 2 – Large Food Premises: Supermarkets and Food Manufacturers, Fast Food Chains	Council	Free	Per Assessment	50.00	52.00	4.00%
Public Health Permits and Registrations	Food Premises Registration	Class 2 Food Registration Renewal – Best Bites Businesses	Council	Free	Per Assessment	750.00	774.00	3.20%
Public Health Permits and Registrations	Food Premises Registration	Class 2 Food Registration Renewal – Businesses with critical inspection result	Council	Free	Per Assessment	876.75	905.00	3.22%
Public Health Permits and Registrations	Food Premises Registration	Class 2 Food Registration Renewal – Businesses with major inspection result	Council	Free	Per Assessment	876.75	905.00	3.22%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Public Health Permits and Registrations	Food Premises Registration	Class 2 Medium Risk Food Premises	Council	Free	Per Assessment	852.00	879.00	3.17%
Public Health Permits and Registrations	Food Premises Registration	Class 3 Food Registration Renewal – Businesses with critical inspection result	Council	Free	Per Assessment	630.00	650.00	3.17%
Public Health Permits and Registrations	Food Premises Registration	Class 3 Food Registration Renewal – Businesses with major inspection result	Council	Free	Per Assessment	630.00	650.00	3.17%
Public Health Permits and Registrations	Food Premises Registration	Class 3 Low Risk Food Premises	Council	Free	Per Assessment	612.00	632.00	3.27%
Public Health Permits and Registrations	Food Premises Registration	New Premises Application Fee Class 1 High Risk Food Premises	Council	Free	Per Assessment	1,709.00	1,764.00	3.22%
Public Health Permits and Registrations	Food Premises Registration	New Premises Application Fee Class 2 Medium Risk Food Premises	Council	Free	Per Assessment	1,675.00	1,729.00	3.22%
Public Health Permits and Registrations	Food Premises Registration	New premises Application Fee Class 3 Low Risk Food Premises	Council	Free	Per Assessment	1,326.00	1,368.00	3.17%
Public Health Permits and Registrations	Food Premises Registration	Pre-purchase and transfer of registration for food premises	Council	Free	Per Assessment	900.00	929.00	3.22%
Public Health Permits and Registrations	Food Premises Registration	Seasonal Sports Club Food Registration Renewal – Sports clubs on Council reserves	Council	Free	Per Assessment	430.00	444.00	3.26%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26 \$	Price incl GST 2026/27 \$	Variance %
Public Health Permits and Registrations	Food Premises Registration	Stretrader Registration	Council	Free	Per Assessment	95.00	98.00	3.16%
Public Health Permits and Registrations	Health Premises Registration	Application for Transfer of Registration of Health Premises	Council	Free	Per Assessment	360.00	372.00	3.33%
Public Health Permits and Registrations	Health Premises Registration	Health Premises Renewal of Registration	Council	Free	Per Assessment	360.00	372.00	3.33%
Public Health Permits and Registrations	Health Premises Registration	New Health Premises	Council	Free	Per Assessment	837.00	864.00	3.23%
Public Health Permits and Registrations	Health Premises Registration	New Premises Application Fee – Hairdressers	Council	Free	Per Assessment	602.00	621.00	3.16%
Public Health Permits and Registrations	Health Premises Registration	Pre-purchase of registration of health premises	Council	Free	Per Assessment	900.00	929.00	3.22%
Public Health Permits and Registrations	Health Premises Registration	Public Health Swimming Pool Registration	Council	Free	Per Assessment	435.00	449.00	3.22%
Public Health Permits and Registrations	Health Premises Registration	Registration of a Health Premises – Tattooist	Council	Free	Per Assessment	535.00	552.00	3.18%
Public Health Permits and Registrations	Prescribed Accommodation Registration	Accommodation Premises Registration renewal	Council	Free	Per Application	255.00	263.00	3.14%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26 \$	Price incl GST 2026/27 \$	Variance %
Public Health Permits and Registrations	Prescribed Accommodation Registration	New Accommodation Premises	Council	Free	Per Assessment	602.00	621.00	3.16%
Public Health Permits and Registrations	Prescribed Accommodation Registration	Rooming house registration renewal	Council	Free	Per Assessment	536.00	553.00	3.17%
Wastewater Management	Septic Tank Application	Amendment to Septic Permit (10.38 Fee Units)	Statutory	Free	Per Application	169.00	174.49	3.25%
Wastewater Management	Septic Tank Application	Search Fee – Septic Tank Plans (7.19 Fee Units)	Council	Free	Per Assessment	117.00	121.00	3.42%
Wastewater Management	Septic Tank Application	Septic Installations – Application to Install/alter – base rate (8 hours = 48.88 Fee Units, above 8.2 hours additional 6.12 Fee Units)	Statutory	Free	Per Application	798.00	823.69	3.22%
Wastewater Management	Septic Tank Application	Septic Minor Alteration – Application to Alter (37.25 Fee Units)	Statutory	Free	Per Application	608.00	626.17	2.99%
Wastewater Management	Septic Tank Application	Transfer of Septic Permit (9.93 Fee Units)	Statutory	Free	Per Application	162.00	166.92	3.04%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Fire and Emergency Management								
Emergency Preparedness and Mitigation	Fire Prevention	Fire Prevention Compulsory Clearance Administration Fee	Council	Free	Per Assessment	327.60	338.00	3.17%
Emergency Preparedness and Mitigation	Fire Prevention	Infringement Notice (10 Penalty Units)	Statutory	Free	Per Assessment	1,976.00	-	(100.00%)
Emergency Preparedness and Mitigation	Fire Prevention	Fire Prevention Infringement Penalty Unit (Units dependant on infringement issued e.g. 1.5, 10 penalty units)	Statutory	Free	Per Assessment	-	203.51	-
Emergency Preparedness and Mitigation	Fire Prevention	Permit to Burn	Council	Free	Per Assessment	152.25	157.00	3.12%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Building Safety								
Building Compliance and Enforcement	Pool compliance	Infringement for non-register of pool - 2 penalty units	Statutory	Free	Per Assessment	388.00	-	(100.00%)
Building Compliance and Enforcement	Pool compliance	Building Act Infringement Penalty Unit (Units dependant on infringement issued e.g. 1.5, 10 penalty units)	Statutory	Free	Per Assessment	-	203.51	-
Building Compliance and Enforcement	Pool compliance	Pool compliance certificate - Form 23 - 1.38 fee units	Statutory	Free	Per Assessment	22.00	23.19	5.41%
Building Compliance and Enforcement	Pool compliance	Pool Non-compliance certificate - Form 24 - 26 fee units	Statutory	Free	Per Assessment	416.00	437.06	5.06%
Building Compliance and Enforcement	Pool compliance	Pool Registration (Existing Pool) - 3.19 fee units (r147P) - combined 5.34 fee units	Statutory	Free	Per Assessment	86.00	89.76	4.37%
Building Compliance and Enforcement	Pool compliance	Pool Registration (New Pool) - 2.15 fee units (r147M) - combined 3.53 units	Statutory	Free	Per Assessment	34.00	59.33	74.50%
Building Information Advisory and Records	Building Information Request	Copy of second or subsequent permit/plans (commercial)	Council	Taxable	Per Application	194.25	200.00	2.96%
Building Information Advisory and Records	Building Information Request	Copy of second or subsequent permit/plans (residential)	Council	Taxable	Per Application	110.25	114.00	3.40%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Building Information Advisory and Records	Building Information Request	Regulation 51 Certificates – 3.19 fee units	Statutory	Free	Per Application	52.00	53.62	3.12%
Building Information Advisory and Records	Building Information Request	Search for Copy of Commercial plans (if found – fee includes copy of first plans/permit – subsequent copies of plans/permits charged at 50% per permit)	Council	Taxable	Per Application	393.75	407.00	3.37%
Building Information Advisory and Records	Building Information Request	Search for Copy of Residential plans (if found – fee includes copy of first plans/permits – subsequent copies of plans/permits charged at 50% per permit)	Council	Taxable	Per Application	220.50	228.00	3.40%
Building Permit Assessment	Building Act Consultancy	Combined Allotments Determination – Application to MBS to determine combined allotment as one allotment – Non prescribed fee: Commercial/Industrial (Regulation 60)	Council	Taxable	Per Assessment	3,349.50	–	(100.00%)
Building Permit Assessment	Building Act Consultancy	Combined Allotments Determination – Application to MBS to determine combined allotment as one allotment – Non prescribed fee: Residential (Regulation 60)	Council	Taxable	Per Assessment	1,674.75	–	(100.00%)

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Building Permit Assessment	Building Act Consultancy	Non-Council Buildings Change of Use for Exemptions - Existing Building (per Clause): Commercial/Industrial Regulation 229, 222, 234, 236	Council	Taxable	Per Assessment	1,155.00	-	(100.00%)
Building Permit Assessment	Building Act Consultancy	Non-Council Buildings Change of Use for Exemptions - Existing Building (per Clause): Residential - Regulation 229, 222, 234, 236	Council	Taxable	Per Assessment	840.00	-	(100.00%)
Building Permit Assessment	Building Act Consultancy	Performance Solutions (POPE's and other works) - Assessment and Brief (per Clause)	Council	Taxable	Per Assessment	787.50	-	(100.00%)
Building Permit Assessment	Building Act Consultancy	Retention of illegal Building Works Administration Fee: Level 1 - These works may include minor structures e.g. poles/masts, spas, fences etc.	Council	Taxable	Per Assessment	-	380.00	-
Building Permit Assessment	Building Act Consultancy	Retention of illegal Building Works Administration Fee: Level 2 - These works may include verandahs, decks <30m2 etc.	Council	Taxable	Per Assessment	-	550.00	-
Building Permit Assessment	Building Act Consultancy	Subdivision Reports of Existing Building Reports - Commercial/Industrial <500m2 (total Floor Area) (Regulation 231)	Council	Taxable	Per Assessment	3,349.50	-	(100.00%)

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Building Permit Assessment	Building Act Consultancy	Subdivision Reports of Existing Building Reports - Commercial/Industrial >500m2 (total floor area) (Regulation 231)	Council	Taxable	Per Assessment	6,825.00	-	(100.00%)
Building Permit Assessment	Building Act Consultancy	Subdivision Reports of Existing Building Reports - Residential (Regulation 231)	Council	Taxable	Per Assessment	1,674.75	-	(100.00%)
Building Permit Assessment	Building Act Consultancy	Subsequent fee per regulation thereafter (Regulation 229, 222, 234, 236) - Commercial	Council	Taxable	Per Assessment	525.00	-	(100.00%)
Building Permit Assessment	Building Act Consultancy	Subsequent fee per regulation thereafter (Regulation 229, 222, 234, 236) - Residential	Council	Taxable	Per Assessment	420.00	-	(100.00%)
Building Permit Assessment	Building Registration Fee	Building permit lodgement with Council - Section 30 - 8.23 fee units	Statutory	Free	Per Assessment	132.00	138.34	4.80%
Building Permit Assessment	Building Registration Fee	Precautions over the street (Part 6)	Statutory	Free	Per Assessment	325.00	-	(100.00%)
Building Permit Assessment	Building Registration Fee	Processing of Section 29A Application for Report and Consent for Demolition - 5.75 fee units	Statutory	Free	Per Assessment	94.00	96.65	2.82%
Building Permit Assessment	Building Registration Fee	Report and Consent (Parts 5) - 27.45 fee units	Statutory	Free	Per Assessment	320.00	461.43	44.20%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Building Permit Assessment	Building Regulations (POPE)	Charge per hour for officer time assessing place of public entertainment applications (Where after hours inspection or weekend inspection required)	Council	Taxable	Per Hour	262.50	271.00	3.24%
Building Permit Assessment	Building Regulations (POPE)	Late fee for POPE/Siting application where application received less than 10 business days prior to event	Council	Taxable	Per Assessment	278.25	287.00	3.14%
Building Permit Assessment	Building Regulations (POPE)	POPE (Small event up to 2000 patrons)	Council	Taxable	Per Assessment	1,102.50	1,138.00	3.22%
Building Permit Assessment	Building Regulations (POPE)	POPE (Medium event 2001-5000 patrons)	Council	Taxable	Per Assessment	1,653.75	1,707.00	3.22%
Building Permit Assessment	Building Regulations (POPE)	POPE (Large event - 5001 patrons)	Council	Taxable	Per Assessment	3,307.50	3,414.00	3.22%
Building Permit Assessment	Building Regulations (POPE)	Siting Approval Temporary Structure (POPE) - first structure	Council	Taxable	Per Assessment	551.25	569.00	3.22%
Building Permit Assessment	Building Regulations (POPE)	Siting Approval Temporary Structure (POPE) - second or subsequent structure	Council	Taxable	Per Assessment	278.25	287.00	3.14%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Building Permit Assessment	Flood Prone Approval	Report and Consent (Flood) (Part 10) – 19.61 fee units	Statutory	Free	Per Assessment	320.00	329.64	3.01%
Building Permit Assessment	Flood Prone Approval	Report and Consent Amendment/Extension	Council	Taxable	Per Assessment	311.80	322.00	3.27%
Animal Management								
Animal Management	Animal Infringement	Animal Infringement – Level 1 (.5 Penalty Units)	Statutory	Free	Per Assessment	100.00	–	(100.00%)
Animal Management	Animal Infringement	Animal Infringement – Level 2 (1 Penalty Units)	Statutory	Free	Per Assessment	197.00	–	(100.00%)
Animal Management	Animal Infringement	Animal Infringement – Level 3 (1.5 Penalty Units)	Statutory	Free	Per Assessment	296.00	–	(100.00%)
Animal Management	Animal Infringement	Animal Infringement – Level 4 (2 Penalty Units)	Statutory	Free	Per Assessment	396.00	–	(100.00%)
Animal Management	Animal Infringement	Animal Infringement – Level 5 (2.5 Penalty Units)	Statutory	Free	Per Assessment	494.00	–	(100.00%)
Animal Management	Animal Infringement	Animal Infringement – Level 8 (4 Penalty Units)	Statutory	Free	Per Assessment	790.00	–	(100.00%)

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Animal Management	Animal Infringement	Domestic Animal Act Infringement Penalty Unit (Units dependant on infringement issued e.g. 1.5, 10 penalty units)	Statutory	Free	Per Assessment	-	203.51	-
Animal Management	Domestic Animal Business	Domestic Animal Business annual licence fee	Council	Free	Per Assessment	414.75	429.00	3.44%
Animal Registration	Animal Registration	Assistance Dog (Trained by Assistance Dogs Australia) - Registration	Council	Free	Each	-	-	-
Animal Registration	Animal Registration	Cat kept in foster care by a foster carer registered with Council (eligible for one period of registration only)	Council	Free	Each	11.00	16.00	45.45%
Animal Registration	Animal Registration	Cat kept in foster care by a foster carer registered with Council (eligible for one period of registration only) - Pensioner	Council	Free	Each	10.00	15.00	50.00%
Animal Registration	Animal Registration	Dangerous/Restricted Breed Dog Registration	Council	Free	Each	569.00	592.00	4.04%
Animal Registration	Animal Registration	Dog kept in foster care by a foster carer registered with Council (eligible for one period of registration only)	Council	Free	Each	11.00	16.00	45.45%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Animal Registration	Animal Registration	Dog kept in foster care by a foster carer registered with Council (eligible for one period of registration only) - Pensioner	Council	Free	Each	10.00	15.00	50.00%
Animal Registration	Animal Registration	Foster carer annual registration scheme	Council	Free	Each	64.00	71.00	10.94%
Animal Registration	Animal Registration	Intact Cat	Council	Free	Each	267.00	280.00	4.87%
Animal Registration	Animal Registration	Intact Cat - Aged	Council	Free	Each	66.00	73.00	10.61%
Animal Registration	Animal Registration	Intact Cat - Pensioner	Council	Free	Each	134.00	143.00	6.72%
Animal Registration	Animal Registration	Intact Cat - Pensioner - Aged	Council	Free	Each	32.00	38.00	18.75%
Animal Registration	Animal Registration	Intact Dog	Council	Free	Each	267.00	280.00	4.87%
Animal Registration	Animal Registration	Intact Dog - Aged	Council	Free	Each	66.00	73.00	10.61%
Animal Registration	Animal Registration	Intact Dog - Pensioner	Council	Free	Each	133.00	142.00	6.77%
Animal Registration	Animal Registration	Intact Dog - Pensioner - Aged	Council	Free	Each	32.00	38.00	18.75%
Animal Registration	Animal Registration	Menacing Dog Registration	Council	Free	Each	380.00	397.00	4.47%
Animal Registration	Animal Registration	Reduced Cat	Council	Free	Each	66.00	73.00	10.61%
Animal Registration	Animal Registration	Reduced Cat - First year registration	Council	Free	Each	-	-	-
Animal Registration	Animal Registration	Reduced Cat - Pensioner	Council	Free	Each	33.00	39.00	18.18%
Animal Registration	Animal Registration	Reduced Dog	Council	Free	Each	66.00	73.00	10.61%
Animal Registration	Animal Registration	Reduced Dog - First year registration	Council	Free	Each	-	-	-
Animal Registration	Animal Registration	Reduced Dog - Pensioner	Council	Free	Each	33.00	39.00	18.18%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Animal Shelter	Animal Adoption	Adoption Fee – Cat	Council	Free	Each	110.25	114.00	3.40%
Animal Shelter	Animal Adoption	Adoption Fee – Dog	Council	Free	Each	165.90	172.00	3.68%
Animal Shelter	Animal Adoption	Adoption Fee – Senior Cats (10 years and older)	Council	Free	Each	54.60	57.00	4.40%
Animal Shelter	Animal Adoption	Adoption Fee – Senior Dogs (10 years and older)	Council	Free	Each	81.90	85.00	3.79%
Animal Shelter	Animal Surrender	Surrender Fee – Cats	Council	Free	Each	73.50	76.00	3.40%
Animal Shelter	Animal Surrender	Surrender Fee – Dog	Council	Free	Each	73.50	76.00	3.40%
Animal Shelter	Animal Surrender	Surrender Fee – Pocket Pets	Council	Free	Each	31.50	33.00	4.76%
Animal Shelter	Impound Release – Dog /Cat	Cat Accommodation Cost per day	Council	Taxable	Per Day	33.60	35.00	4.17%
Animal Shelter	Impound Release – Dog /Cat	Cat Release Fee	Council	Taxable	Each	105.00	109.00	3.81%
Animal Shelter	Impound Release – Dog /Cat	Dog Accommodation Cost per day	Council	Taxable	Per Day	33.60	35.00	4.17%
Animal Shelter	Impound Release – Dog /Cat	Dog Release Fee	Council	Taxable	Each	105.00	109.00	3.81%
Animal Shelter	Impound Release – Dog /Cat	Microchip Fee	Council	Taxable	Each	69.30	72.00	3.90%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Animal Shelter	Stock Release	Stock Accommodation Cost per day	Council	Taxable	Per Day	153.30	159.00	3.72%
Animal Shelter	Stock Release	Stock Accommodation Cost per day – Pocket Pets & Poultry	Council	Taxable	Per Day	10.50	11.00	4.76%
Animal Shelter	Stock Release	Stock Release Fee	Council	Taxable	Each	275.10	284.00	3.24%
Animal Shelter	Stock Release	Stock Release Fee – Pocket Pets & Poultry	Council	Taxable	Each	10.50	11.00	4.76%
Libraries								
Collections Management	Library Lost / Damaged Stock	Lost Irreparable Damage – Adult Fiction – Replacement Cost	Council	Taxable	Each	26.25	-	(100.00%)
Collections Management	Library Lost / Damaged Stock	Lost Irreparable Damage – DVDs/CDs – Replacement Cost	Council	Taxable	Each	21.00	-	(100.00%)
Collections Management	Library Lost / Damaged Stock	Lost Irreparable Damage – Junior Fiction – Replacement Cost	Council	Taxable	Each	12.60	-	(100.00%)
Collections Management	Library Lost / Damaged Stock	Lost Irreparable Damage – Large Print – Replacement Cost	Council	Taxable	Each	73.50	-	(100.00%)
Collections Management	Library Lost / Damaged Stock	Lost Irreparable Damage – Non-Fiction – Replacement Cost	Council	Taxable	Each	36.75	-	(100.00%)
Collections Management	Library Lost / Damaged Stock	Lost Irreparable Damage – Talking Book – Replacement Cost Disc	Council	Taxable	Each	23.10	-	(100.00%)

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Collections Management	Library Lost / Damaged Stock	Lost Irreparable Damage Replacement – Handling Fee	Council	Free	Each	-	10.00	-
Join and Borrow	Library Administration	ILL Reservations– Academic	Council	Taxable	Each	34.65	36.00	3.90%
Join and Borrow	Library Administration	Inter-Library Loan Charge (Concession)	Council	Taxable	Each	4.00	-	(100.00%)
Join and Borrow	Library Administration	Inter-Library Loan Charge (University/Special Library)	Council	Taxable	Each	33.60	-	(100.00%)
Join and Borrow	Library Administration	Printing – A3 Black and White	Council	Taxable	Each	0.30	0.40	33.33%
Join and Borrow	Library Administration	Printing – A3 Colour	Council	Taxable	Each	2.00	2.10	5.00%
Join and Borrow	Library Administration	Printing – A4 Black and White	Council	Taxable	Each	0.20	0.30	50.00%
Join and Borrow	Library Administration	Printing – A4 Colour	Council	Taxable	Each	1.00	1.10	10.00%
Join and Borrow	Library Administration	Replace Lost library Cards	Council	Taxable	Each	3.70	3.80	2.70%
Join and Borrow	Library Administration	Reservations/ILL – Concession Charge	Council	Taxable	Each	4.40	4.50	2.27%
Join and Borrow	Library Administration	Reservations/ILL – Full price	Council	Taxable	Each	8.80	9.10	3.41%
Join and Borrow	Library Administration	Sales of Withdrawn Books – Hardcopy	Council	Taxable	Each	1.00	1.00	-
Join and Borrow	Library Administration	Sales of Withdrawn Books – Magazine	Council	Taxable	Each	0.20	0.20	-
Join and Borrow	Library Administration	Sales of Withdrawn Books – Paperback	Council	Taxable	Each	0.50	0.50	-
Public Programs	Library Book Club Membership	Library Book Club Members – Group	Council	Taxable	Each	183.75	190.00	3.40%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Community Services								
Meals on Wheels	Meals on Wheels – Brokerage Meals	Meals on Wheel Brokerage Full Cost Recovery	Council	Taxable	Per Assessment	28.35	29.30	3.35%
Meals on Wheels	Meals on Wheels – Standard Fee	Meals on Wheels High Fee	Council	Free	Per Assessment	27.00	27.90	3.33%
Meals on Wheels	Meals on Wheels – Standard Fee	Meals on Wheels Standard Fee	Council	Free	Per Assessment	14.35	14.80	3.14%
Meals on Wheels	Meals on Wheels – Standard Fee	Meals on Wheels Standard Fee – Reduced Rate 1	Council	Free	Per Assessment	9.95	10.30	3.52%
Meals on Wheels	Meals on Wheels – Standard Fee	Meals on Wheels Standard Fee – Reduced Rate 2	Council	Free	Per Assessment	7.75	8.00	3.23%
Meals on Wheels	Meals on Wheels – Standard Fee	Meals on Wheels Standard Fee – Reduced Rate 3	Council	Free	Per Assessment	3.90	4.00	2.56%
Meals on Wheels	Meals on Wheels – Standard Fee	Meals on Wheels Standard Fee – Reduced Rate 4	Council	Free	Per Assessment	1.15	1.20	4.35%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Positive Ageing								
Community Transport	Community Transport Social Support	Outings & Excursions	Council	Free	Per Assessment	10.00	10.00	-
Community Transport	Dial A Bus	Dial-A-Bus Trip (each way)	Council	Free	Per Assessment	2.00	2.00	-
Recreation and Leisure								
Aquatics and Recreation	Aquatics and Recreation – Administration	Membership Joining Fee	Council	Taxable	Per Person	52.50	50.00	(4.76%)
Aquatics and Recreation	Aquatics and Recreation – Administration	Suspension fee	Council	Taxable	Weekly	5.30	5.50	3.77%
Aquatics and Recreation	Aquatics and Recreation – Administration	Transfer fee	Council	Taxable	Each	21.00	21.70	3.33%
Aquatics and Recreation	Aquatics and Recreation Birthday Party	Birthday Party – Additional Host – per party	Council	Taxable	Per Person	99.20	102.40	3.23%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26 \$	Price incl GST 2026/27 \$	Variance %
Aquatics and Recreation	Aquatics and Recreation Birthday Party	Birthday Party – Catered – per person (includes party host)	Council	Taxable	Per Person	42.90	47.20	10.02%
Aquatics and Recreation	Aquatics and Recreation Birthday Party	Birthday Party – Non catered – per person – Party host only	Council	Taxable	Per Person	22.10	22.80	3.17%
Aquatics and Recreation	Child Care – Administration	Late pick up fee / per 15 minutes	Council	Free	Per Item	26.10	-	(100.00%)
Aquatics and Recreation	Child Care – Casual	Care 1 Hour – Per Child (rate applicable if attending class/using facility)	Council	Free	Per Hour	7.20	-	(100.00%)
Aquatics and Recreation	Child Care – Casual	Occasional Care 1 Hour – Per Child (applicable if not attending class/using facility)	Council	Free	Per Hour	25.50	-	(100.00%)
Aquatics and Recreation	Child Care – MVP	Care 10 Hour Pass – Per Child	Council	Free	Per Item	65.20	-	(100.00%)
Aquatics and Recreation	Clinical Pilates	10 Sessions Clinical Pilates – one on four (45 min)	Council	Taxable	10 Sessions	417.70	431.10	3.21%
Aquatics and Recreation	Clinical Pilates	10 Sessions Clinical Pilates – one on one (45 min)	Council	Taxable	10 Sessions	887.40	909.90	2.54%
Aquatics and Recreation	Clinical Pilates	Clinical Pilates – Initial Consultation (60 min)	Council	Taxable	Per Session	116.00	119.70	3.19%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Aquatics and Recreation	Clinical Pilates	Clinical Pilates - one on four (45 min)	Council	Taxable	Per Session	46.40	47.90	3.23%
Aquatics and Recreation	Clinical Pilates	Clinical Pilates - one on one (45 min)	Council	Taxable	Per Session	98.00	101.10	3.16%
Aquatics and Recreation	Exercise Physiology	10 Sessions - Exercise Physiologist Led - Dry Group Session 60 Gym	Council	Taxable	10 Sessions	-	210.60	-
Aquatics and Recreation	Exercise Physiology	10 Sessions - Exercise Physiologist Led - Dry Group Session All Access	Council	Taxable	10 Sessions	-	122.40	-
Aquatics and Recreation	Exercise Physiology	10 Sessions - Exercise Physiologist Led - Hydro Group Session 60	Council	Taxable	10 Sessions	-	210.60	-
Aquatics and Recreation	Exercise Physiology	30 min session - Exercise Physiology Level 3	Council	Taxable	Per Session	83.00	85.70	3.25%
Aquatics and Recreation	Exercise Physiology	30 min session - Exercise Physiology Level 1	Council	Taxable	Per Session	67.80	70.00	3.24%
Aquatics and Recreation	Exercise Physiology	30 min session - Exercise Physiology Level 2	Council	Taxable	Per Session	75.00	77.40	3.20%
Aquatics and Recreation	Exercise Physiology	60 min session - Exercise Physiology Level 1	Council	Taxable	Per Session	100.00	115.00	15.00%
Aquatics and Recreation	Exercise Physiology	60 min session - Exercise Physiology Level 2	Council	Taxable	Per Session	140.00	144.50	3.21%
Aquatics and Recreation	Exercise Physiology	60 min session - Exercise Physiology Level 3	Council	Taxable	Per Session	165.00	170.30	3.21%
Aquatics and Recreation	Exercise Physiology	Exercise Physiologist Led - Dry Group Session 60 Gym	Council	Taxable	Per Session	21.60	23.40	8.33%
Aquatics and Recreation	Exercise Physiology	Exercise Physiologist Led - Dry Group Session All Access	Council	Taxable	Per Session	13.20	13.60	3.03%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Aquatics and Recreation	Exercise Physiology	Exercise Physiologist Led – Hydro Group Session 60	Council	Taxable	Per Session	21.60	23.40	8.33%
Aquatics and Recreation	Exercise Physiology	External – Partners in Health Entry, per client session (Dry/Aquatic)	Council	Taxable	Per Session	-	23.40	-
Aquatics and Recreation	Exercise Physiology	Home Care Package Direct Client Fee	Council	Taxable	Per Session	-	175.00	-
Aquatics and Recreation	Exercise Physiology	Home Care Package Non – Direct Client Fee	Council	Taxable	Per Session	-	150.00	-
Aquatics and Recreation	Exercise Physiology	Initial Assessment – Exercise Physiology Level 1	Council	Taxable	Per Session	104.30	115.00	10.26%
Aquatics and Recreation	Exercise Physiology	Initial Assessment – Exercise Physiology Level 2	Council	Taxable	Per Session	140.00	144.50	3.21%
Aquatics and Recreation	Exercise Physiology	Initial Assessment – Exercise Physiology Level 3	Council	Taxable	Per Session	-	170.30	-
Aquatics and Recreation	Exercise Physiology	Premier Membership – Exercise Physiology DD (No Contract) per week	Council	Taxable	Per Session	49.95	55.00	10.11%
Aquatics and Recreation	Facility Hire – Aquatics	25m Lane Hire (Off Peak) per hour	Council	Taxable	Per Hour	43.90	45.30	3.19%
Aquatics and Recreation	Facility Hire – Aquatics	25m Lane Hire (Peak) per hour	Council	Taxable	Per Hour	51.70	53.40	3.29%
Aquatics and Recreation	Facility Hire – Aquatics	25m Pool Hire per hour	Council	Taxable	Per Hour	215.30	222.20	3.20%
Aquatics and Recreation	Facility Hire – Aquatics	50m Lane Hire (Off Peak) per hour	Council	Taxable	Per Hour	87.80	90.60	3.19%
Aquatics and Recreation	Facility Hire – Aquatics	50m Lane Hire (Peak) per hour	Council	Taxable	Per Hour	103.20	106.50	3.20%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Aquatics and Recreation	Facility Hire – Aquatics	50m Pool Hire per hour	Council	Taxable	Per Hour	430.50	444.30	3.21%
Aquatics and Recreation	Facility Hire – Aquatics	Casual Use – Equipment Hire	Council	Free	Each	5.80	6.00	3.45%
Aquatics and Recreation	Facility Hire – Aquatics	Lane Reservation Fee per facility <2,000 hours	Council	Taxable	Per Annum	762.30	839.00	10.06%
Aquatics and Recreation	Facility Hire – Aquatics	Lane Reservation Fee per facility b/n 2,000–4,000 hours	Council	Taxable	Per Annum	1,524.60	1,677.00	10.00%
Aquatics and Recreation	Facility Hire – Aquatics	Lane Reservation Fee per facility >4,000 hours	Council	Taxable	Per Annum	3,049.20	3,354.00	10.00%
Aquatics and Recreation	Facility Hire – Aquatics	Out of hours trading fee (Aquatics Only) (Per Lane, plus relevant lane fees) per hour	Council	Taxable	Per Hour	177.90	183.60	3.20%
Aquatics and Recreation	Facility Hire – Aquatics	Outdoor 25m Pool Hire per hour	Council	Taxable	Per Hour	129.90	134.10	3.23%
Aquatics and Recreation	Facility Hire – Stadium	Full Court Hire (Off-Peak) per hour	Council	Taxable	Per Hour	39.90	41.20	3.26%
Aquatics and Recreation	Facility Hire – Stadium	Full Court Hire (Peak) per hour	Council	Taxable	Per Hour	46.90	48.40	3.20%
Aquatics and Recreation	Facility Hire – Stadium	Half Court Hire (Off-Peak) per hour	Council	Taxable	Per Hour	20.00	20.60	3.00%
Aquatics and Recreation	Facility Hire – Stadium	Half Court Hire (Peak) per hour	Council	Taxable	Per Hour	23.50	24.30	3.40%
Aquatics and Recreation	Facility Hire – Stadium	Office Hire – Exclusive Use	Council	Taxable	Per Month	1,160.30	1,197.40	3.20%
Aquatics and Recreation	Facility Hire – Stadium	Office Hire – per desk per month	Council	Taxable	Per Month	290.10	299.40	3.21%
Aquatics and Recreation	Facility Hire – Stadium	Room Hire – Exclusive Use	Council	Taxable	Per Month	290.10	299.40	3.21%
Aquatics and Recreation	Facility Hire – Stadium	Stadium Users Storage – Cage per month	Council	Taxable	Per Month	57.80	59.60	3.11%
Aquatics and Recreation	Facility Hire – Stadium	Stadium Users Storage – Large Storage Shed per month	Council	Taxable	Per Month	290.10	299.40	3.21%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Aquatics and Recreation	Facility Hire - Studio	Group Fitness/ Meeting Room Hire (Off-Peak) per hour	Council	Taxable	Per Hour	41.90	43.20	3.10%
Aquatics and Recreation	Facility Hire - Studio	Group Fitness/ Meeting Room Hire (Peak) per hour	Council	Taxable	Per Hour	49.20	50.80	3.25%
Aquatics and Recreation	Health Club - Casual	Casual Gym & Swim / Group Fitness Class - Adult	Council	Taxable	Per Session	22.70	23.40	3.08%
Aquatics and Recreation	Health Club - Casual	Casual Gym & Swim / Group Fitness Class - All Access	Council	Taxable	Each	11.30	11.70	3.54%
Aquatics and Recreation	Health Club - Casual	Casual Gym & Swim / Group Fitness Class - Concession	Council	Taxable	Per Session	18.20	18.80	3.30%
Aquatics and Recreation	Health Club - Casual	Casual Gym & Swim / Group Fitness Class - Staying Active	Council	Taxable	Each	13.70	14.10	2.92%
Aquatics and Recreation	Health Club - Casual	Casual Gym & Swim / Group Fitness Class - Teen	Council	Taxable	Each	13.70	14.10	2.92%
Aquatics and Recreation	Health Club - Casual	Casual Reformer Pilates / Wellness Entry - Adult	Council	Taxable	Per Session	37.80	39.00	3.17%
Aquatics and Recreation	Health Club - Casual	Casual Reformer Pilates / Wellness Entry - Concession	Council	Taxable	Per Session	30.20	31.20	3.31%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Aquatics and Recreation	Health Club - MVP	10 Session - Gym & Swim / Group Fitness Class - Adult	Council	Taxable	10 Sessions	204.60	211.10	3.18%
Aquatics and Recreation	Health Club - MVP	10 Session - Gym & Swim / Group Fitness Class - All Access	Council	Taxable	10 Sessions	102.10	105.40	3.23%
Aquatics and Recreation	Health Club - MVP	10 Session - Gym & Swim / Group Fitness Class - Concession	Council	Taxable	10 Sessions	163.50	168.70	3.18%
Aquatics and Recreation	Health Club - MVP	10 Session - Gym & Swim / Group Fitness Class - Staying Active	Council	Taxable	10 Sessions	122.90	126.80	3.17%
Aquatics and Recreation	Health Club - MVP	10 Session - Gym & Swim / Group Fitness Class - Teen	Council	Taxable	10 Sessions	122.90	126.80	3.17%
Aquatics and Recreation	Health Club - MVP	10 Sessions - Reformer Pilates / Wellness Entry - Adult	Council	Taxable	10 Sessions	340.20	351.10	3.20%
Aquatics and Recreation	Health Club - MVP	10 Sessions - Reformer Pilates / Wellness Entry - Concession	Council	Taxable	10 Sessions	272.20	280.90	3.20%
Aquatics and Recreation	Health Club - MVP	Intro Pack Reformer Pilates - 5 x face to face sessions	Council	Taxable	Per Session	60.00	60.00	-
Aquatics and Recreation	Health Club - Nutrition	Health Club Dietetics Initial Consultation - 60mins	Council	Taxable	Per Session	-	171.00	-
Aquatics and Recreation	Health Club - Nutrition	Health Club Dietetics Level 1 30mins	Council	Taxable	Per Session	-	70.00	-

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Aquatics and Recreation	Health Club – Nutrition	Health Club Dietetics Level 1 60mins	Council	Taxable	Per Hour	-	115.00	-
Aquatics and Recreation	Health Club – Nutrition	Health Club Dietetics Level 2 30mins	Council	Taxable	Per Session	-	77.40	-
Aquatics and Recreation	Health Club – Nutrition	Health Club Dietetics Level 2 60mins	Council	Taxable	Per Hour	-	144.50	-
Aquatics and Recreation	Health Club – Nutrition	Health Club Dietetics Level 3 30mins	Council	Taxable	Per Session	-	85.40	-
Aquatics and Recreation	Health Club – Nutrition	Health Club Dietetics Level 3 60mins	Council	Taxable	Per Hour	-	170.30	-
Aquatics and Recreation	Health Club – Nutrition	Health Club Nutrition 6 week program	Council	Taxable	Per Session	-	300.00	-
Aquatics and Recreation	Health Club – Nutrition	Health Club Nutrition Level 1 30mins	Council	Taxable	Per Session	-	58.50	-
Aquatics and Recreation	Health Club – Nutrition	Health Club Nutrition Level 2 30mins	Council	Taxable	Per Session	-	67.60	-
Aquatics and Recreation	Health Club – Nutrition	Health Club Nutrition Seminar Facilitation 60mins	Council	Taxable	Per Hour	-	70.00	-
Aquatics and Recreation	Health Club – Schools	School Groups (Per person)	Council	Taxable	Per Person	9.90	10.20	3.03%
Aquatics and Recreation	Health Club – Small Group Training	Personal Training Activation Programs – per session	Council	Taxable	Per Session	16.20	16.70	3.09%
Aquatics and Recreation	Health Club – Small Group Training	Small Group Training 1 hour session – Per session (2-5 people)	Council	Taxable	Per Session	120.40	124.30	3.24%
Aquatics and Recreation	Health Club – Physiotherapy	Health Club Physio Consult Level 1 – 30mins	Council	Taxable	Per Session	-	70.00	-
Aquatics and Recreation	Health Club – Physiotherapy	Health Club Physio Consult Level 1 – 60mins	Council	Taxable	Per Hour	-	115.00	-

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Aquatics and Recreation	Health Club – Physiotherapy	Health Club Physio Consult Level 2 – 30mins	Council	Taxable	Per Session	-	77.40	-
Aquatics and Recreation	Health Club – Physiotherapy	Health Club Physio Consult Level 2 – 60mins	Council	Taxable	Per Hour	-	144.50	-
Aquatics and Recreation	Health Club – Physiotherapy	Health Club Physio Initial Consultation – 45mins	Council	Taxable	Per Session	-	140.00	-
Aquatics and Recreation	Indoor Aquatics – Casual	Casual Inflatable – Per session (includes Casual Swim entry)	Council	Taxable	Per Session	13.40	13.80	2.99%
Aquatics and Recreation	Indoor Aquatics – Casual	Casual Swim – Adult	Council	Taxable	Per Session	9.30	9.60	3.23%
Aquatics and Recreation	Indoor Aquatics – Casual	Casual Swim – Child	Council	Taxable	Per Session	5.60	5.80	3.57%
Aquatics and Recreation	Indoor Aquatics – Casual	Casual Swim – Concession	Council	Taxable	Per Session	7.50	7.70	2.67%
Aquatics and Recreation	Indoor Aquatics – Casual	Casual Swim – Family (Max 2 Adults, 2 children)	Council	Taxable	Per Session	24.30	25.10	3.29%
Aquatics and Recreation	Indoor Aquatics – Casual	Casual Swim – Spectator	Council	Taxable	Per Session	1.00	1.00	-
Aquatics and Recreation	Indoor Aquatics – Casual	Casual Swim/Spa/Steam Room – Adult	Council	Taxable	Per Session	18.60	19.20	3.23%
Aquatics and Recreation	Indoor Aquatics – Casual	Casual Swim/Spa/Steam Room – Concession	Council	Taxable	Per Session	14.90	15.40	3.36%
Aquatics and Recreation	Indoor Aquatics – MVP	Adult Swim Pass (10 visits)	Council	Taxable	10 Sessions	84.10	86.40	2.73%
Aquatics and Recreation	Indoor Aquatics – MVP	Adult Swim/Spa/Steam Room Pass (10 visits)	Council	Taxable	10 Sessions	167.30	172.80	3.29%
Aquatics and Recreation	Indoor Aquatics – MVP	Child Swim Pass (10 visits)	Council	Taxable	10 Sessions	50.10	52.20	4.19%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Aquatics and Recreation	Indoor Aquatics – MVP	Concession Swim Pass (10 visits)	Council	Taxable	10 Sessions	67.10	69.30	3.28%
Aquatics and Recreation	Indoor Aquatics – MVP	Concession Swim/Spa/Steam Room Pass (10 visits)	Council	Taxable	10 Sessions	134.20	138.60	3.28%
Aquatics and Recreation	Indoor Aquatics – Program	GOswim/ Member Inflatable – Per session	Council	Taxable	Per Session	7.90	8.20	3.80%
Aquatics and Recreation	Indoor Aquatics – Program	Inflatable Supervision – Hire a buddy/per session	Council	Taxable	Per Session	49.60	51.20	3.23%
Aquatics and Recreation	Membership – Direct Debit	Aquatic Membership – Adult DD (No Contract) per week	Council	Taxable	Weekly	19.10	19.70	3.14%
Aquatics and Recreation	Membership – Direct Debit	Aquatic Membership – Concession DD (No Contract) per week	Council	Taxable	Weekly	15.30	15.80	3.27%
Aquatics and Recreation	Membership – Direct Debit	Premier Membership – Adult DD (No Contract)	Council	Taxable	Weekly	27.70	28.80	3.97%
Aquatics and Recreation	Membership – Direct Debit	Premier Membership – All Access DD (No Contract) per week	Council	Taxable	Weekly	13.90	14.50	4.32%
Aquatics and Recreation	Membership – Direct Debit	Premier Membership – Concession DD (No Contract) per week	Council	Taxable	Weekly	22.20	23.10	4.05%
Aquatics and Recreation	Membership – Direct Debit	Premier Membership – Corporate DD (No Contract) per week	Council	Taxable	Weekly	22.20	23.10	4.05%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Aquatics and Recreation	Membership – Direct Debit	Premier Membership – Staying Active DD (No Contract) per week	Council	Taxable	Weekly	16.60	17.30	4.22%
Aquatics and Recreation	Membership – Direct Debit	Premier Membership – Teen DD (No Contract) per week	Council	Taxable	Weekly	16.60	17.30	4.22%
Aquatics and Recreation	Membership – Direct Debit	Weekender DD (No Contract) per week	Council	Taxable	Each	16.60	17.10	3.01%
Aquatics and Recreation	Membership – Direct Debit	Wellness Membership – Adult DD (No Contract) per week	Council	Taxable	Weekly	46.40	48.30	4.09%
Aquatics and Recreation	Membership – Direct Debit	Wellness Membership – Concession DD (No Contract) per week	Council	Taxable	Weekly	37.20	38.40	3.23%
Aquatics and Recreation	Membership – Direct Debit	Wellness Membership – Staying Active DD (No Contract) per week	Council	Taxable	Weekly	28.40	29.50	3.87%
Aquatics and Recreation	Membership – Direct Debit	Wellness Membership – Teen DD (No Contract) per week	Council	Taxable	Weekly	28.40	29.30	3.17%
Aquatics and Recreation	Membership – PIF	Aquatic Membership – Adult 12 month term	Council	Taxable	Per Annum	993.70	1,025.50	3.20%
Aquatics and Recreation	Membership – PIF	Aquatic Membership – Adult 3 month term	Council	Taxable	Each	347.80	358.90	3.19%
Aquatics and Recreation	Membership – PIF	Aquatic Membership – Concession 12 month term	Council	Taxable	Per Annum	797.20	822.70	3.20%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Aquatics and Recreation	Membership - PIF	Aquatic Membership - Concession 3 month term	Council	Taxable	Each	279.00	287.90	3.19%
Aquatics and Recreation	Membership - PIF	Premier Membership - Adult 12 month term	Council	Taxable	Per Annum	1,441.40	1,499.10	4.00%
Aquatics and Recreation	Membership - PIF	Premier Membership - Adult 3 month term	Council	Taxable	Each	504.50	524.70	4.00%
Aquatics and Recreation	Membership - PIF	Premier Membership - All Access 12 month term	Council	Taxable	Per Annum	720.70	749.50	4.00%
Aquatics and Recreation	Membership - PIF	Premier Membership - All Access 3 month term	Council	Taxable	Each	252.20	262.30	4.00%
Aquatics and Recreation	Membership - PIF	Premier Membership - Concession 12 month term	Council	Taxable	Per Annum	1,152.10	1,198.20	4.00%
Aquatics and Recreation	Membership - PIF	Premier Membership - Concession 3 month term	Council	Taxable	Each	403.20	419.30	3.99%
Aquatics and Recreation	Membership - PIF	Premier Membership - Staying Active 12 month term	Council	Taxable	Per Annum	862.70	897.20	4.00%
Aquatics and Recreation	Membership - PIF	Premier Membership - Staying Active 3 month term	Council	Taxable	Each	302.00	314.10	4.01%
Aquatics and Recreation	Membership - PIF	Premier Membership - Teen 12 month term	Council	Taxable	Per Annum	862.70	897.20	4.00%
Aquatics and Recreation	Membership - PIF	Premier Membership - Teen 3 month term	Council	Taxable	Each	302.00	314.10	4.01%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Aquatics and Recreation	Membership – PIF	Third Party Payment Membership – 3 Month term	Council	Taxable	Each	470.00	485.00	3.19%
Aquatics and Recreation	Membership – PIF	Wellness Membership – Adult 12 month term	Council	Taxable	Per Annum	2,413.30	2,490.53	3.20%
Aquatics and Recreation	Membership – PIF	Wellness Membership – Adult 3 month term	Council	Taxable	Each	844.60	871.60	3.20%
Aquatics and Recreation	Membership – PIF	Wellness Membership – Concession 12 month term	Council	Taxable	Per Annum	1,932.80	1,994.60	3.20%
Aquatics and Recreation	Membership – PIF	Wellness Membership – Concession 3 month term	Council	Taxable	Each	676.50	698.40	3.24%
Aquatics and Recreation	Outdoor Aquatics – Casual	Outdoor Casual Swim – Adult	Council	Taxable	Per Session	7.70	7.90	2.60%
Aquatics and Recreation	Outdoor Aquatics – Casual	Outdoor Casual Swim – Child	Council	Taxable	Per Session	4.60	4.70	2.17%
Aquatics and Recreation	Outdoor Aquatics – Casual	Outdoor Casual Swim – Concession	Council	Taxable	Per Session	6.00	6.20	3.33%
Aquatics and Recreation	Outdoor Aquatics – Casual	Outdoor Casual Swim – Family (Max 2 Adults, 2 children)	Council	Taxable	Per Session	20.00	20.60	3.00%
Aquatics and Recreation	Outdoor Aquatics – Casual	Outdoor Casual Swim – Spectator	Council	Taxable	Per Session	1.00	1.00	–
Aquatics and Recreation	Outdoor Aquatics – MVP	10 Visits – Outdoor Adult Swim	Council	Taxable	10 Sessions	69.00	71.10	3.04%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Aquatics and Recreation	Outdoor Aquatics - MVP	10 Visits - Outdoor Child Swim	Council	Taxable	10 Sessions	42.50	42.30	(0.47%)
Aquatics and Recreation	Outdoor Aquatics - MVP	10 Visits - Outdoor Concession Swim	Council	Taxable	10 Sessions	54.80	55.80	1.82%
Aquatics and Recreation	Personal Training - Casual (Non-Member)	Personal Training 30 min session - Master Trainer	Council	Taxable	Per Session	53.00	58.90	11.13%
Aquatics and Recreation	Personal Training - Casual (Non-Member)	Personal Training 30 min session - Qualified Trainer	Council	Taxable	Per Session	48.20	53.50	11.00%
Aquatics and Recreation	Personal Training - Casual (Non-Member)	Personal Training 30 min session- Expert Trainer	Council	Taxable	Per Session	50.60	56.20	11.07%
Aquatics and Recreation	Personal Training - External Professional	Independent Business Owner - Small Facility >less than 1000 members	Council	Taxable	Per Session	-	250.00	-
Aquatics and Recreation	Personal Training - External Professional	Independent Business Owner - Medium Facility <1000 members	Council	Taxable	Per Session	-	300.00	-
Aquatics and Recreation	Personal Training - External Professional	Independent Business Owner - Large Facility <1500 members	Council	Taxable	Per Session	-	350.00	-
Aquatics and Recreation	Personal Training - Member	Intro to Personal Training Session - 3 x 30min sessions	Council	Taxable	Each	99.00	60.00	(39.39%)
Aquatics and Recreation	Personal Training - Membership DD	Personal Training DD (No Contract) per week	Council	Taxable	Weekly	89.40	98.30	9.96%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Aquatics and Recreation	Personal Training - Membership DD	PT Membership DD 30 min session per week - Expert Trainer	Council	Taxable	Weekly	46.90	51.00	8.74%
Aquatics and Recreation	Personal Training - Membership DD	PT Membership DD 30 min session per week - Master Trainer	Council	Taxable	Weekly	49.10	53.00	7.94%
Aquatics and Recreation	Personal Training - Membership DD	PT Membership DD 30 min session per week- Qualified Trainer	Council	Taxable	Weekly	44.70	48.00	7.38%
Aquatics and Recreation	Personal Training - MVP	10 Sessions - PT 30 min session - Qualified Trainer	Council	Taxable	10 Sessions	433.80	481.50	11.00%
Aquatics and Recreation	Personal Training - MVP	10 Sessions PT 30 min session - Qualified Trainer	Council	Taxable	10 Sessions	433.80	-	(100.00%)
Aquatics and Recreation	Personal Training - MVP	10 Sessions- PT 30 min session - Expert Trainer	Council	Taxable	10 Sessions	455.50	505.80	11.04%
Aquatics and Recreation	Personal Training - MVP	10 Sessions- PT 30 min session - Master Trainer	Council	Taxable	10 Sessions	477.20	530.10	11.09%
Aquatics and Recreation	School Swimming Lessons	School student entry (Learn to Swim Program) 30 min - 1:8 Ratio (recommended Grades 3- 6)	Council	Free	Per Session	10.90	11.30	3.67%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Aquatics and Recreation	School Swimming Lessons	School student entry (Learn to Swim Program) 40 min - Ratio 1:8 (recommended Grades 3- 6)	Council	Free	Per Session	14.60	15.10	3.42%
Aquatics and Recreation	SRC Foundation Membership - Direct Debit	Premier Membership - Adult DD (No Contract) Foundation Stage 1	Council	Taxable	Weekly	22.20	-	(100.00%)
Aquatics and Recreation	SRC Foundation Membership - Direct Debit	Wellness Membership - Adult DD (No Contract) Foundation Stage 1	Council	Taxable	Weekly	37.80	-	(100.00%)
Aquatics and Recreation	Stadium	10 Session Stadium Casual MVP - Adult	Council	Taxable	10 Sessions	-	96.30	-
Aquatics and Recreation	Stadium	10 Session Stadium Casual MVP - Child	Council	Taxable	10 Sessions	-	57.60	-
Aquatics and Recreation	Stadium	10 Session Stadium Casual MVP - Concession	Council	Taxable	10 Sessions	-	76.50	-
Aquatics and Recreation	Stadium	School Holiday Program - Stadium	Council	Taxable	Per Hour	7.80	8.00	2.56%
Aquatics and Recreation	Stadium	Stadium - Casual Use - Adult	Council	Taxable	Per Hour	9.70	10.70	10.31%
Aquatics and Recreation	Stadium	Stadium - Casual Use - Child	Council	Taxable	Per Hour	-	6.40	-
Aquatics and Recreation	Stadium	Stadium - Casual Use - Concession	Council	Taxable	Per Hour	7.70	8.50	10.39%
Aquatics and Recreation	Stadium	Stadium Internal Competition - Per Team	Council	Taxable	Each	181.70	187.50	3.19%
Aquatics and Recreation	Stadium	Stadium Internal Competition - Registration per term	Council	Taxable	Each	51.90	53.60	3.28%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Aquatics and Recreation	Stadium	Stadium Programs – All Access	Council	Taxable	Per Hour	9.40	9.70	3.19%
Aquatics and Recreation	Swimming Lessons	All Access Swim Lesson (30 mins)	Council	Free	Per Session	11.00	11.40	3.64%
Aquatics and Recreation	Swimming Lessons	Learn to Swim Lesson per lesson (30 mins)	Council	Free	Per Session	22.00	23.00	4.55%
Aquatics and Recreation	Swimming Lessons	New joiner – Learn to Swim – Admin Fee	Council	Free	Each	21.00	21.70	3.33%
Aquatics and Recreation	Swimming Lessons	School student entry (LTS) 30 min – per lesson Ratio 1:10+ (recommended High School)	Council	Free	Per Session	-	10.20	-
Aquatics and Recreation	Swimming Lessons	School student entry (LTS) 30 min – per lesson Ratio 1:6 (recommended Prep- Grade 2)	Council	Free	Per Session	-	12.60	-
Aquatics and Recreation	Swimming Lessons	School student entry (LTS) 40 min – per lesson Ratio 1:10+ (recommended High School)	Council	Free	Per Session	-	13.60	-
Aquatics and Recreation	Swimming Lessons	School student entry (LTS) 40 min – per lesson Ratio 1:6 (recommended Prep- Grade 2)	Council	Free	Per Session	-	16.80	-
Aquatics and Recreation	Swimming Lessons – Private	All Access- Private Lesson (30 mins)	Council	Free	Per Session	44.00	45.40	3.18%
Aquatics and Recreation	Swimming Lessons – Private	Private Lesson – 2 Children (Family) – per lesson (30 mins)	Council	Free	Per Session	132.40	136.60	3.17%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Aquatics and Recreation	Swimming Lessons - Private	Private Lesson - per lesson (30 mins)	Council	Free	Per Session	88.60	91.40	3.16%
Foreshore Camping	Camping Fees	Cancellation administration fee, Late payment fee	Council	Taxable	Per Item	23.10	23.85	3.25%
Foreshore Camping	Camping Fees	Off Season - Non Powered - Daily	Council	Taxable	Per Day	23.10	23.85	3.25%
Foreshore Camping	Camping Fees	Off Season - Non Powered - Weekly (7 nights for price of 6)	Council	Taxable	Weekly	138.60	143.10	3.25%
Foreshore Camping	Camping Fees	Off Season - Post package (Rosebud & McCrae Only) (Upfront fee for 12 weeks) (60% of weekly rate). Package booking by application only, with application to be submitted by 30 June each year.	Council	Taxable	Per Season	1,942.60	2,131.20	9.71%
Foreshore Camping	Camping Fees	Off Season - Powered - Daily	Council	Taxable	Per Day	34.65	35.80	3.32%
Foreshore Camping	Camping Fees	Off Season - Powered - Weekly (7 nights for price of 6)	Council	Taxable	Weekly	207.90	214.80	3.32%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Foreshore Camping	Camping Fees	Off Season – Pre Package (Rosebud & McCrae only) (Upfront fee for 8 weeks) (52.5% of weekly rate). Package booking by application only, with application to be submitted by 30 June each year	Council	Taxable	Per Season	873.20	902.15	3.32%
Foreshore Camping	Camping Fees	Rosebud / McCrae Peak Season – Non Powered – Daily	Council	Taxable	Per Day	57.20	59.00	3.15%
Foreshore Camping	Camping Fees	Rosebud / McCrae Peak Season – Non Powered – Weekly	Council	Taxable	Weekly	400.40	413.00	3.15%
Foreshore Camping	Camping Fees	Rosebud / McCrae Peak Season – Powered – Daily	Council	Taxable	Per Day	75.90	78.00	2.77%
Foreshore Camping	Camping Fees	Rosebud / McCrae Peak Season – Powered – Weekly	Council	Taxable	Weekly	531.30	546.00	2.77%
Foreshore Camping	Camping Fees	Rosebud / McCrae Shoulder Season – Non Powered – Daily (first 6 weeks of post peak)	Council	Taxable	Per Day	40.15	41.45	3.24%
Foreshore Camping	Camping Fees	Rosebud / McCrae Shoulder Season – Non Powered – Weekly (7 nights for the price of 6. Available for the first 6 weeks post peak)	Council	Taxable	Weekly	240.90	248.70	3.24%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26 \$	Price incl GST 2026/27 \$	Variance %
Foreshore Camping	Camping Fees	Rosebud / McCrae Shoulder Season - Powered - Daily (first 6 weeks of post peak)	Council	Taxable	Per Day	55.30	56.90	2.89%
Foreshore Camping	Camping Fees	Rosebud / McCrae Shoulder Season - Powered - Weekly (7 nights for the price of 6. Available for the first 6 weeks post peak)	Council	Taxable	Weekly	331.80	341.40	2.89%
Foreshore Camping	Camping Fees	Rye / Sorrento Peak Season - Non Powered - Daily	Council	Taxable	Per Day	63.50	65.00	2.36%
Foreshore Camping	Camping Fees	Rye / Sorrento Peak Season - Non Powered - Weekly	Council	Taxable	Weekly	444.50	455.00	2.36%
Foreshore Camping	Camping Fees	Rye / Sorrento Peak Season - Powered - Daily	Council	Taxable	Per Day	82.80	85.00	2.66%
Foreshore Camping	Camping Fees	Rye / Sorrento Peak Season- Powered - Weekly	Council	Taxable	Weekly	579.60	595.00	2.66%
Foreshore Camping	Camping Fees	Rye / Sorrento Shoulder Season - Non Powered - Daily (first 6 weeks of post peak)	Council	Taxable	Per Day	43.30	44.70	3.23%
Foreshore Camping	Camping Fees	Rye / Sorrento Shoulder Season - Non Powered - Weekly (7 nights for the price of 6. Available for the first 6 weeks post peak)	Council	Taxable	Weekly	259.80	268.20	3.23%
Foreshore Camping	Camping Fees	Rye / Sorrento Shoulder Season - Powered - Daily (first 6 weeks of post peak)	Council	Taxable	Per Day	58.70	60.60	3.24%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26 \$	Price incl GST 2026/27 \$	Variance %
Foreshore Camping	Camping Fees	Rye / Sorrento Shoulder Season – Powered – Weekly (7 nights for the price of 6. Available for the first 6 weeks post peak)	Council	Taxable	Weekly	352.20	363.60	3.24%
Golf Course	Golf Hire Fees	9 hole cart hire	Council	Taxable	Per Round	32.00	32.00	-
Golf Course	Golf Hire Fees	18 hole cart hire	Council	Taxable	Per Round	48.00	48.00	-
Golf Course	Golf Hire Fees	Buggy hire	Council	Taxable	Per Round	5.00	5.00	-
Golf Course	Golf Hire Fees	Club hire	Council	Taxable	Per Round	20.00	20.00	-
Golf Course	Golf Membership Fees	5 day Concession Membership (suspension not permitted)	Council	Taxable	Per Annum	850.00	880.00	3.53%
Golf Course	Golf Membership Fees	5 day Membership (suspensions not permitted)	Council	Taxable	Per Annum	1,067.00	1,100.00	3.09%
Golf Course	Golf Membership Fees	7 day Concession Membership (suspension not permitted)	Council	Taxable	Per Annum	1,139.00	1,175.00	3.16%
Golf Course	Golf Membership Fees	7 day Junior Membership (under 18 years of age) (suspensions not permitted)	Council	Taxable	Per Annum	350.00	300.00	(14.29%)
Golf Course	Golf Membership Fees	7 day Membership (suspensions not permitted)	Council	Taxable	Per Annum	1,470.00	1,520.00	3.40%
Golf Course	Green Fees	9 hole – Adult: weekday	Council	Taxable	Per Round	28.00	29.00	3.57%
Golf Course	Green Fees	9 hole – Adult: weekend/public holiday	Council	Taxable	Per Round	36.00	38.00	5.56%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Golf Course	Green Fees	9 hole – Junior (under 18 years of age): weekday	Council	Taxable	Per Round	14.00	15.00	7.14%
Golf Course	Green Fees	9 hole – Junior (under 18 years of age): weekend/public holiday	Council	Taxable	Per Round	19.00	20.00	5.26%
Golf Course	Green Fees	18 hole – Adult: weekday	Council	Taxable	Per Round	47.00	49.00	4.26%
Golf Course	Green Fees	18 hole – Adult: weekend/public holiday	Council	Taxable	Per Round	60.00	62.00	3.33%
Golf Course	Green Fees	18 hole – Junior (under 18 years of age): weekday	Council	Taxable	Per Round	23.00	24.00	4.35%
Golf Course	Green Fees	18 hole – Junior (under 18 years of age): weekend/public holiday	Council	Taxable	Per Round	31.00	32.00	3.23%
Golf Course	Green Fees	Lifestyle 400 (Valid 7 days, expire 24 months from date of issue)	Council	Taxable	Per Item	400.00	400.00	-
Golf Course	Green Fees	Lifestyle 600 (Valid 7 days, expire 24 months from date of issue)	Council	Taxable	Per Item	600.00	600.00	-
Golf Course	Green Fees	Simulator 1 hour 2 players	Council	Taxable	Per Hour	50.00	50.00	-
Golf Course	Green Fees	Simulator 1 hour 3 players	Council	Taxable	Per Hour	60.00	70.00	16.67%
Golf Course	Green Fees	Simulator 1 Hour 4+ Players	Council	Taxable	Per Hour	70.00	-	(100.00%)
Golf Course	Green Fees	Simulator 1 hour Junior	Council	Taxable	Per Hour	25.00	-	(100.00%)
Golf Course	Green Fees	Simulator 1 Hour single	Council	Taxable	Per Hour	35.00	35.00	-

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Golf Course	Green Fees	Simulator Half hour	Council	Taxable	Per Hour	25.00	17.50	(30.00%)
Golf Course	Green Fees	Simulator Half Hour Junior	Council	Taxable	Per Hour	20.00	-	(100.00%)
Golf Course	Green Fees	Simulator Lifestyle Tags (Points Based Membership = 110)	Council	Taxable	Per Item	400.00	400.00	-
Golf Course	Green Fees	Simulator Lifestyle Tags (Points Based Membership = 50)	Council	Taxable	Per Item	200.00	200.00	-
Sporting Facility Liaison	Recreation Facilities Hire	Bond – Reserve Use for Purposes Other Than Sports (events etc)	Council	Free	Each	6,804.00	7,021.00	3.19%
Sporting Facility Liaison	Recreation Facilities Hire	Bond – Sports Facility Use for Sport Finals	Council	Free	Each	6,804.00	7,021.00	3.19%
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics – Combined School Sports – District/Region – Daily	Council	Taxable	Per Day	572.00	590.00	3.15%
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics – Commercial Hire – Daily	Council	Taxable	Per Day	444.00	458.00	3.15%
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics – Commercial Hire – Hourly	Council	Taxable	Per Hour	100.00	103.00	3.00%
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics – Community Hire – Daily	Council	Taxable	Per Day	318.00	328.00	3.14%
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics – Community Hire – Hourly	Council	Taxable	Per Hour	82.00	85.00	3.66%
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics – Discus Set – Daily	Council	Taxable	Per Day	41.00	42.00	2.44%
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics – Electronic Timing Gates – Daily	Council	Taxable	Per Day	513.00	529.00	3.12%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26 \$	Price incl GST 2026/27 \$	Variance %
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics – High Jump Mats – Daily (each)	Council	Taxable	Daily	78.00	80.50	3.21%
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics – Hurdles (45-76cm) Set of 80 – Daily	Council	Taxable	Per Day	103.00	106.00	2.91%
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics – Javelin Set – Daily	Council	Taxable	Per Day	41.00	42.00	2.44%
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics – Primary School – Non Shire Based – Daily	Council	Taxable	Per Day	381.00	393.00	3.15%
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics – Primary School – Shire Based – Daily	Council	Taxable	Per Day	318.00	328.00	3.14%
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics – Secondary School – Non Shire Based – Daily	Council	Taxable	Per Day	444.00	458.00	3.15%
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics – Secondary School – Shire Based – Daily	Council	Taxable	Per Day	381.00	393.00	3.15%
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics – Shot Put Set – Daily	Council	Taxable	Per Day	41.00	42.00	2.44%
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics – Starting Blocks Set of 8	Council	Taxable	Each	41.00	42.00	2.44%
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion A – Primary – Annual	Council	Taxable	Per Annum	2,289.00	2,362.00	3.19%
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion A – Primary – Season	Council	Taxable	Per Annum	1,144.50	1,181.00	3.19%
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion A – Primary – Season Shared	Council	Taxable	Per Annum	572.00	590.00	3.15%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion A – Secondary	Council	Taxable	Per Annum	572.00	590.00	3.15%
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion A – Secondary Shared	Council	Taxable	Per Annum	286.00	295.00	3.15%
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion AA – Primary – Annual	Council	Taxable	Per Annum	3,832.50	3,955.00	3.20%
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion AA – Primary – Season	Council	Taxable	Per Annum	1,916.25	1,978.00	3.22%
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion AA – Primary – Season Shared	Council	Taxable	Per Annum	958.00	989.00	3.24%
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion AA – Secondary	Council	Taxable	Per Annum	958.00	989.00	3.24%
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion AA – Secondary Shared	Council	Taxable	Per Annum	479.00	494.00	3.13%
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion B – Primary – Annual	Council	Taxable	Per Annum	1,081.50	1,116.00	3.19%
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion B – Primary – Season	Council	Taxable	Per Annum	541.00	558.00	3.14%
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion B – Primary – Season Shared	Council	Taxable	Per Annum	270.00	279.00	3.33%
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion B – Secondary	Council	Taxable	Per Annum	270.00	279.00	3.33%
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion B – Secondary Shared	Council	Taxable	Per Annum	135.00	139.00	2.96%
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion C – Primary – Annual	Council	Taxable	Per Annum	325.00	335.00	3.08%
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion C – Primary – Season	Council	Taxable	Per Annum	163.00	168.00	3.07%
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion C – Primary – Season Shared	Council	Taxable	Per Annum	81.00	84.00	3.70%
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion C – Secondary	Council	Taxable	Per Annum	81.00	84.00	3.70%
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion C – Secondary Shared	Council	Taxable	Per Annum	40.00	41.00	2.50%
Sporting Facility Liaison	Recreation Facilities Hire	Schools – Regional Events	Council	Taxable	Each	450.00	464.00	3.11%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Sporting Facility Liaison	Recreation Registration	Casual Sports Ground Booking - 1/2 Day - Community rate	Council	Taxable	Per Day	54.00	-	(100.00%)
Sporting Facility Liaison	Recreation Registration	Casual Sports Ground Booking- 1/2 Day - Commercial rate	Council	Taxable	Per Day	92.00	-	(100.00%)
Sporting Facility Liaison	Recreation Registration	Casual Sports Ground Booking- Full Day - Commercial rate	Council	Taxable	Per Day	185.00	-	(100.00%)
Sporting Facility Liaison	Recreation Registration	Casual Sports Ground Booking- Full Day - Community rate	Council	Taxable	Per Day	105.00	-	(100.00%)
Sporting Facility Liaison	Recreation Registration	Casual Sportsground Fees - Commercial Rate - daily - A Ground	Council	Taxable	Per Day	-	384.00	-
Sporting Facility Liaison	Recreation Registration	Casual Sportsground Fees - Commercial Rate - Daily - B Ground	Council	Taxable	Per Day	-	304.00	-
Sporting Facility Liaison	Recreation Registration	Casual Sportsground Fees - Commercial Rate - Daily - C Ground	Council	Taxable	Per Day	-	224.00	-
Sporting Facility Liaison	Recreation Registration	Casual Sportsground Fees - Commercial Rate - Hourly - A Ground	Council	Taxable	Per Hour	-	48.00	-
Sporting Facility Liaison	Recreation Registration	Casual Sportsground Fees - Commercial Rate - Hourly - B Ground	Council	Taxable	Per Hour	-	38.00	-

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Sporting Facility Liaison	Recreation Registration	Casual Sportsground Fees – Commercial Rate – Hourly – C Ground	Council	Taxable	Per Hour	-	28.00	-
Sporting Facility Liaison	Recreation Registration	Casual Sportsground Fees – Community Rate – Daily – A Ground	Council	Taxable	Per Day	-	192.00	-
Sporting Facility Liaison	Recreation Registration	Casual Sportsground Fees – Community Rate – Daily – B Ground	Council	Taxable	Per Day	-	152.00	-
Sporting Facility Liaison	Recreation Registration	Casual Sportsground Fees – Community Rate – daily – C Ground	Council	Taxable	Per Day	-	112.00	-
Sporting Facility Liaison	Recreation Registration	Casual Sportsground Fees – Community Rate – Hourly – A Ground	Council	Taxable	Per Hour	-	24.00	-
Sporting Facility Liaison	Recreation Registration	Casual Sportsground Fees – Community Rate – Hourly – B Ground	Council	Taxable	Per Hour	-	19.00	-
Sporting Facility Liaison	Recreation Registration	Casual Sportsground Fees – Community Rate – Hourly – C Ground	Council	Taxable	Per Hour	-	14.00	-
Sporting Facility Liaison	Recreation Registration	Commercial Health & Fitness Permit (Application for Local Law Permit General)	Council	Taxable	Each	378.00	390.00	3.17%
Sporting Facility Liaison	Recreation Registration	Netball – Annual – Acrylic – Usage 1	Council	Taxable	Per Annum	308.00	339.00	10.06%
Sporting Facility Liaison	Recreation Registration	Netball – Annual – Acrylic – Usage 2	Council	Taxable	Per Annum	363.00	399.00	9.92%
Sporting Facility Liaison	Recreation Registration	Netball – Annual – Acrylic – Usage 3	Council	Taxable	Per Annum	401.00	441.00	9.98%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Sporting Facility Liaison	Recreation Registration	Netball – Annual – Asphalt – Usage 1	Council	Taxable	Per Annum	270.00	297.00	10.00%
Sporting Facility Liaison	Recreation Registration	Netball – Annual – Asphalt – Usage 2	Council	Taxable	Per Annum	320.00	352.00	10.00%
Sporting Facility Liaison	Recreation Registration	Netball – Annual – Asphalt – Usage 3	Council	Taxable	Per Annum	352.00	387.00	9.94%
Sporting Facility Liaison	Recreation Registration	Netball – Season – Acrylic – Usage 1	Council	Taxable	Per Annum	154.00	169.00	9.74%
Sporting Facility Liaison	Recreation Registration	Netball – Season – Acrylic – Usage 2	Council	Taxable	Per Annum	180.00	198.00	10.00%
Sporting Facility Liaison	Recreation Registration	Netball – Season – Acrylic – Usage 3	Council	Taxable	Per Annum	198.00	218.00	10.10%
Sporting Facility Liaison	Recreation Registration	Netball – Season – Asphalt – Usage 1	Council	Taxable	Per Annum	137.00	150.70	10.00%
Sporting Facility Liaison	Recreation Registration	Netball – Season – Asphalt – Usage 2	Council	Taxable	Per Annum	160.00	176.00	10.00%
Sporting Facility Liaison	Recreation Registration	Netball – Season – Asphalt – Usage 3	Council	Taxable	Per Annum	176.00	193.00	9.66%
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal – Summer – A – Usage 1	Council	Taxable	Per Annum	2,117.50	2,329.00	9.99%
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal – Summer – A – Usage 2	Council	Taxable	Per Annum	2,486.00	2,735.00	10.02%
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal – Summer – A – Usage 3	Council	Taxable	Per Annum	2,739.00	3,013.00	10.00%
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal – Summer – B – Usage 1	Council	Taxable	Per Annum	1,485.00	1,633.00	9.97%
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal – Summer – B – Usage 2	Council	Taxable	Per Annum	1,749.00	1,924.00	10.01%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26 \$	Price incl GST 2026/27 \$	Variance %
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Summer - B - Usage 3	Council	Taxable	Per Annum	1,919.50	2,111.00	9.98%
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Summer - C - Usage 1	Council	Taxable	Per Annum	737.00	811.00	10.04%
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Summer - C - Usage 2	Council	Taxable	Per Annum	863.50	950.00	10.02%
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Summer - C - Usage 3	Council	Taxable	Per Annum	951.50	1,047.00	10.04%
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Winter - A - Usage 1	Council	Taxable	Per Annum	3,173.50	3,491.00	10.00%
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Winter - A - Usage 2	Council	Taxable	Per Annum	3,734.50	4,108.00	10.00%
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Winter - A - Usage 3	Council	Taxable	Per Annum	4,103.00	4,513.00	9.99%
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Winter - B - Usage 1	Council	Taxable	Per Annum	2,227.50	2,450.00	9.99%
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Winter - B - Usage 2	Council	Taxable	Per Annum	2,618.00	2,880.00	10.01%
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Winter - B - Usage 3	Council	Taxable	Per Annum	2,882.00	3,170.00	9.99%
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Winter - C - Usage 1	Council	Taxable	Per Annum	1,100.00	1,210.00	10.00%
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Winter - C - Usage 2	Council	Taxable	Per Annum	1,298.00	1,428.00	10.02%
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Winter - C - Usage 3	Council	Taxable	Per Annum	1,424.50	1,567.00	10.00%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Community Development								
Community Halls and Houses	Facility Hire - Hall Meeting Room	Community House Mornington Room Hire (Large) - Commercial - Per Hour	Council	Taxable	Per Hour	30.00	32.00	6.67%
Community Halls and Houses	Facility Hire - Hall Meeting Room	Community House Mornington Room Hire (Large) - Community - Per Hour	Council	Taxable	Per Hour	15.00	16.00	6.67%
Community Halls and Houses	Facility Hire - Hall Meeting Room	Community House Mornington Room Hire (Small) - Commercial - Per Hour	Council	Taxable	Per Hour	21.00	22.00	4.76%
Community Halls and Houses	Facility Hire - Hall Meeting Room	Community House Mornington Room Hire (Small) - Community - Per Hour	Council	Taxable	Per Hour	10.00	11.00	10.00%
Community Halls and Houses	Facility Hire - Hall Meeting Room	Community House Mt Martha Room Hire (Large) - Commercial - Per Hour	Council	Taxable	Per Hour	30.00	32.00	6.67%
Community Halls and Houses	Facility Hire - Hall Meeting Room	Community House Mt Martha Room Hire (Large) - Community - Per Hour	Council	Taxable	Per Hour	15.00	16.00	6.67%
Community Halls and Houses	Facility Hire - Hall Meeting Room	Community House Mt Martha Room Hire (Small) - Commercial - Per Hour	Council	Taxable	Per Hour	21.00	22.00	4.76%
Community Halls and Houses	Facility Hire - Hall Meeting Room	Community House Mt Martha Room Hire (Small) - Community - Per Hour	Council	Taxable	Per Hour	10.00	11.00	10.00%
Community Halls and Houses	Facility Hire - Hall Meeting Room	Hall - Community - Per Hour	Council	Taxable	Per Hour	15.00	16.00	6.67%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26 \$	Price incl GST 2026/27 \$	Variance %
Community Halls and Houses	Facility Hire - Hall Meeting Room	Meeting Room - Community - Per Hour	Council	Taxable	Per Hour	10.00	11.00	10.00%
Community Halls and Houses	Facility Hire - Hall Meeting Room	Meeting Room - Private / Commercial - Off-Peak (Mon-Fri) - per hour	Council	Taxable	Per Hour	21.00	22.00	4.76%
Community Halls and Houses	Facility Hire - Hall Meeting Room	Meeting Room - Private / Commercial - Peak (Sat-Sun) - Per Hour	Council	Taxable	Per Hour	24.00	25.00	4.17%
Community Halls and Houses	Facility Hire - Hall Meeting Room	Peninsula Community Theatre - AV System (Mics, iPad, Lights, Speakers etc) - Commercial	Council	Taxable	Per Hour	105.00	-	(100.00%)
Community Halls and Houses	Hall Administration	Cleaning Charge (Minimum Fee - Cost Recovery)	Council	Taxable	Each	507.00	500.00	(1.38%)
Community Halls and Houses	Hall Bonds	Bond - High Risk	Council	Free	Each	1,000.00	1,000.00	-
Community Halls and Houses	Hall Bonds	Bond - Low Risk	Council	Free	Each	250.00	250.00	-
Community Halls and Houses	Hall Bonds	Bond - Medium Risk	Council	Free	Each	500.00	500.00	-

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26 \$	Price incl GST 2026/27 \$	Variance %
Community Halls and Houses	Peninsula Community Theatre	AV system (mics, ipad, lights, speakers etc) - per booking (PCT, Flinders, Mt Eliza) - Private / Commercial	Council	Taxable	Per Day	105.00	110.00	4.76%
Community Halls and Houses	Peninsula Community Theatre	Peninsula Community Theatre - Community - Per Hour	Council	Taxable	Per Hour	33.00	35.00	6.06%
Community Halls and Houses	Peninsula Community Theatre	Peninsula Community Theatre - Private / Commercial - Kitchen - Per Day	Council	Taxable	Per Day	61.00	65.00	6.56%
Community Halls and Houses	Peninsula Community Theatre	Peninsula Community Theatre - Private / Commercial - Off-Peak (Mon-Fri) - Per Hour	Council	Taxable	Per Hour	117.00	124.00	5.98%
Community Halls and Houses	Peninsula Community Theatre	Peninsula Community Theatre - Private / Commercial - Peak (Sat-Sun) - Per Hour	Council	Taxable	Per Hour	152.00	161.00	5.92%
Community Halls and Houses	Peninsula Community Theatre	Setup & Pack Down (Small <100) - Per Booking	Council	Taxable	Each	244.00	250.00	2.46%
Community Halls and Houses	Peninsula Community Theatre	Setup & Pack Down (Medium 101 - 250) - Per Booking	Council	Taxable	Each	487.00	500.00	2.67%
Community Halls and Houses	Peninsula Community Theatre	Setup & Pack Down (Large 251+) - Per Booking	Council	Taxable	Each	732.00	755.00	3.14%
Community Halls and Houses	Primary Hall	Primary Hall - Private / Commercial - Off-Peak (Mon-Fri) - Per hour	Council	Taxable	Per Hour	69.00	73.00	5.80%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Community Halls and Houses	Primary Hall	Primary Hall - Private / Commercial - Peak (Sat-Sun) - Per hour	Council	Taxable	Per Hour	79.00	84.00	6.33%
Community Halls and Houses	Secondary Hall	Secondary Hall - Private / Commercial - Off-Peak (Mon-Fri) - Per hour	Council	Taxable	Per Hour	30.00	32.00	6.67%
Community Halls and Houses	Secondary Hall	Secondary Hall - Private / Commercial - Peak (Sat-Sun) - Per hour	Council	Taxable	Per Hour	36.00	38.00	5.56%
Arts and Cultural Development								
Events and Festivals	Event Hire	24 Hour Hire - Soundshell Transportable Stage - Commercial	Council	Taxable	Per Application	1,900.00	1,900.00	-
Events and Festivals	Event Hire	24 Hour Hire - Soundshell Transportable Stage - Community	Council	Taxable	Per Application	1,085.00	1,085.00	-
Events and Festivals	Event Permit	Application & Site Fee for Community, Cultural, Fundraising & Charity Events	Council	Taxable	Per Application	185.00	185.00	-
Events and Festivals	Event Permit	Application Fee Only - Major and Icon events (Commercial Events - high/low season)	Council	Taxable	Per Application	185.00	185.00	-
Events and Festivals	Event Permit	Bond - High Risk	Council	Free	Per Annum	1,000.00	1,000.00	-
Events and Festivals	Event Permit	Bond - Medium Risk	Council	Free	Per Annum	500.00	500.00	-

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Events and Festivals	Event Permit	Event Day Site Fee (Commercial) > 10 days - High Season 1 October - 30 April (Low Impact)	Council	Taxable	Per Assessment	-	454.00	-
Events and Festivals	Event Permit	Event Day Site Fee (Commercial) > 10 days - High Season 1 October - 30 April (Medium Impact)	Council	Taxable	Per Assessment	-	725.00	-
Events and Festivals	Event Permit	Event Day Site Fee (Commercial) > 10 days - High Season 1 October - 30 April (High Impact)	Council	Taxable	Per Assessment	-	983.00	-
Events and Festivals	Event Permit	Event Day Site Fee (Commercial) > 10 days - Low Season 1 May - 30 September (High Impact)	Council	Taxable	Per Assessment	-	532.00	-
Events and Festivals	Event Permit	Event Day Site Fee (Commercial) > 10 days - Low Season 1 May - 30 September (Medium Impact)	Council	Taxable	Per Assessment	-	375.00	-
Events and Festivals	Event Permit	Event Day Site Fee (Commercial) > 10 days - Low Season 1 May - 30 September (Low Impact)	Council	Taxable	Per Assessment	-	217.00	-

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Events and Festivals	Event Permit	Late Event Application Fee. Community & Commercial (within 30 days of event)	Council	Taxable	Per Assessment	235.00	243.00	3.40%
Events and Festivals	Event Permit	Local Law Consumption of Liquor Permit	Council	Taxable	Each	237.00	245.00	3.38%
Events and Festivals	Event Permit	Major and Icon High Season - 1 October - 30 April - High Impact - Event Day Site Fee (Commercial)	Council	Taxable	Per Assessment	1,966.00	1,966.00	-
Events and Festivals	Event Permit	Major and Icon High Season - 1 October - 30 April - Low Impact - Event Day Site Fee (Commercial)	Council	Taxable	Per Assessment	908.00	908.00	-
Events and Festivals	Event Permit	Major and Icon High Season - 1 October - 30 April - Medium Impact - Event Day Site Fee (Commercial)	Council	Taxable	Per Assessment	1,449.00	1,449.00	-
Events and Festivals	Event Permit	Major and Icon Low Season - 1 May - 30 September - High Impact - Event Day Site Fee (Commercial)	Council	Taxable	Per Assessment	1,063.00	1,063.00	-

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Events and Festivals	Event Permit	Major and Icon Low Season - 1 May - 30 September - Low Impact - Event Day Site Fee (Commercial)	Council	Taxable	Per Assessment	433.00	433.00	-
Events and Festivals	Event Permit	Major and Icon Low Season - 1 May - 30 September - Medium Impact - Event Day Site Fee (Commercial)	Council	Taxable	Per Assessment	749.00	749.00	-
Events and Festivals	Event Permit	Market fee per stall - Commercial	Council	Taxable	Each	17.60	18.20	3.41%
Events and Festivals	Event Permit	Mental Health First Aid	Council	Taxable	Each	126.00	-	(100.00%)
Events and Festivals	Event Permit	Private High Season - 1 October - 30 April - Commercial Filming & Photography - Per Day	Council	Taxable	Per Assessment	452.00	452.00	-
Events and Festivals	Event Permit	Private High Season - 1 October - 30 April - Weddings	Council	Taxable	Per Assessment	457.00	395.00	(13.57%)
Events and Festivals	Event Permit	Private Low Season - 1 May - 30 September - Commercial Filming & Photography - Per Day	Council	Taxable	Per Assessment	302.00	312.00	3.31%
Events and Festivals	Event Permit	Private Low Season - 1 May - 30 September - Weddings	Council	Taxable	Per Assessment	319.00	295.00	(7.52%)
Events and Festivals	Event Permit	School Holiday excursions	Council	Taxable	Each	12.00	-	(100.00%)
Events and Festivals	Event Permit	Schoolies Charges - nightly ticket	Council	Taxable	Each	14.00	14.50	3.57%
Events and Festivals	Event Permit	Schoolies Charges - weekly ticket	Council	Taxable	Weekly	40.00	41.30	3.25%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Galleries and Museums	Gallery Events	Create Adults	Council	Taxable	Each	25.00	25.00	-
Galleries and Museums	Gallery Events	Create Childrens	Council	Taxable	Each	10.00	10.00	-
Galleries and Museums	Gallery Events	Creative Learning Program Discounted Rate	Council	Taxable	Each	-	5.00	-
Galleries and Museums	Gallery Events	Creative Learning Program Seniors Art & Imagination Making Workshops Off-Site or Onsite	Council	Taxable	Each	-	20.00	-
Galleries and Museums	Gallery Events	Creative Learning Program Teacher Professional Development 1 hour session	Council	Taxable	Each	-	20.00	-
Galleries and Museums	Gallery Events	Creative Learning Program Teacher Professional Development 3 hour session	Council	Taxable	Each	-	80.00	-
Galleries and Museums	Gallery Events	Creative Learning Programs - Special Event	Council	Taxable	Each	-	15.00	-
Galleries and Museums	Gallery Events	Creative Learning Programs - Special Event Discount Code	Council	Taxable	Each	-	10.00	-
Galleries and Museums	Gallery Events	Creative Learning Programs for children under 5 - Young at Art	Council	Taxable	Each	11.05	10.00	(9.50%)
Galleries and Museums	Gallery Events	Creative Learning Programs for Primary Aged Students - Tours & Talks 1h	Council	Taxable	Each	-	10.00	-
Galleries and Museums	Gallery Events	Creative Learning Programs for Primary Aged Students - Tours & Talks 30 mins	Council	Taxable	Each	-	5.00	-

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26 \$	Price incl GST 2026/27 \$	Variance %
Galleries and Museums	Gallery Events	Creative Learning Programs for school aged students - School Holiday Workshops	Council	Taxable	Each	16.80	20.00	19.05%
Galleries and Museums	Gallery Events	Creative Learning Programs for Senior Secondary Aged students - Folio Prep VCE Students	Council	Taxable	Each	60.90	25.00	(58.95%)
Galleries and Museums	Gallery Events	Creative Learning Programs for Senior Secondary Aged Students - Tours & Talks 1h	Council	Taxable	Each	-	15.00	-
Galleries and Museums	Gallery Events	Creative Learning Programs for Senior Secondary Aged Students - Tours & Talks 30 mins	Council	Taxable	Each	-	10.00	-
Galleries and Museums	Gallery Events	Guests / Public option 1 - Special Activity Day/Event	Council	Taxable	Each	13.25	15.00	13.21%
Galleries and Museums	Gallery Events	Guests / Public option 2 - Guest Lecture	Council	Taxable	Each	17.85	15.00	(15.97%)
Galleries and Museums	Gallery Events	Guests / Public option 3 - Meet the Artist Activity	Council	Taxable	Each	21.00	22.00	4.76%
Galleries and Museums	Gallery Events	Guests / Public option 4 - Other Talks - General	Council	Taxable	Each	24.15	18.00	(25.47%)

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26 \$	Price incl GST 2026/27 \$	Variance %
Galleries and Museums	Gallery Events	Guests / Public option 5 - Curator Talk Afterhours	Council	Taxable	Each	27.85	10.00	(64.09%)
Galleries and Museums	Gallery Events	Guests / Public option 6 - Artist in Conversation - General	Council	Taxable	Each	33.10	18.00	(45.62%)
Galleries and Museums	Gallery Events	Guests / Public option 7 - Symposium	Council	Taxable	Each	55.15	57.00	3.35%
Galleries and Museums	Gallery Events	Guests / Public option 8 - Onsite Workshop 1/2 Day	Council	Taxable	Each	60.90	80.00	31.36%
Galleries and Museums	Gallery Events	Guests / Public option 9 - Off-site Workshop 1/2 Day	Council	Taxable	Each	99.75	120.00	20.30%
Galleries and Museums	Gallery Events	Guests / Public option 10 - Onsite Workshop Full Day	Council	Taxable	Each	110.25	165.00	49.66%
Galleries and Museums	Gallery Events	Guests / Public option 11 - Off-site Workshop Full Day	Council	Taxable	Each	77.70	185.00	138.10%
Galleries and Museums	Gallery Events	Guests / Public option 12 - Onsite Workshop 2-Day	Council	Taxable	Each	143.85	185.00	28.61%
Galleries and Museums	Gallery Events	Guests / Public option 13 - Off-site Workshop 2-Day	Council	Taxable	Each	165.90	200.00	20.55%
Galleries and Museums	Gallery Events	MPRG Members / Concession rate option 1 - Special Activity Day / Event	Council	Taxable	Each	11.05	11.00	(0.45%)

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Galleries and Museums	Gallery Events	MPRG Members / Concession rate option 2 - Guest Lecture	Council	Taxable	Each	99.25	13.50	(86.40%)
Galleries and Museums	Gallery Events	MPRG Members / Concession rate option 3 - Meet the Artist Activity	Council	Taxable	Each	16.80	18.00	7.14%
Galleries and Museums	Gallery Events	MPRG Members / Concession rate option 4 - Other Talks - General	Council	Taxable	Each	22.05	16.20	(26.53%)
Galleries and Museums	Gallery Events	MPRG Members / Concession rate option 5 - Curator Talk Afterhours	Council	Taxable	Each	22.05	9.00	(59.18%)
Galleries and Museums	Gallery Events	MPRG Members / Concession rate option 6 - Artist in Conversation - General	Council	Taxable	Each	27.85	16.20	(41.83%)
Galleries and Museums	Gallery Events	MPRG Members / Concession rate option 7 - Symposium	Council	Taxable	Each	27.85	50.40	80.97%
Galleries and Museums	Gallery Events	MPRG Members / Concession rate option 8 - Onsite Workshop 1/2 Day	Council	Taxable	Each	44.10	70.00	58.73%
Galleries and Museums	Gallery Events	MPRG Members / Concession rate option 9 - Off-site Workshop 1/2 Day	Council	Taxable	Each	55.15	105.00	90.39%
Galleries and Museums	Gallery Events	MPRG Members / Concession rate option 10 - Onsite Workshop Full Day	Council	Taxable	Each	93.45	145.00	55.16%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Galleries and Museums	Gallery Events	MPRG Members / Concession rate option 11 - Off-site Workshop Full Day	Council	Taxable	Each	-	166.50	-
Galleries and Museums	Gallery Events	MPRG Members / Concession rate option 12 - Onsite Workshop 2-Day	Council	Taxable	Each	-	166.50	-
Galleries and Museums	Gallery Events	MPRG Members / Concession rate option 13 - Off-site Workshop 2-Day	Council	Taxable	Each	-	180.00	-
Galleries and Museums	Gallery Events	MPRG Members / others event concession rate option 2 - Annex Lecture	Council	Taxable	Each	13.65	-	(100.00%)
Galleries and Museums	Gallery Events	MPRG Members / others event concession rate option 5 - Lunchtime Talk	Council	Taxable	Each	23.10	-	(100.00%)
Galleries and Museums	Gallery Events	MPRG Members / others event concession rate option 7 - Artist Talk and Tour - Members	Council	Taxable	Each	44.10	-	(100.00%)
Galleries and Museums	Gallery Events	MPRG Members / others event concession rate option 8 - Collage Workshop	Council	Taxable	Each	55.15	-	(100.00%)
Galleries and Museums	Gallery Events	MPRG Members / others event concession rate option 10 - Painting Workshop	Council	Taxable	Each	99.25	-	(100.00%)
Galleries and Museums	Gallery Events	National Works on Paper Entry Fees	Council	Taxable	Each	-	35.00	-

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Child & Family Health								
Immunisation	Immunisation	Bexsero (Meningococcal B)	Council	Free	Each	131.25	135.45	3.20%
Immunisation	Immunisation	dTPa (Whooping cough booster) (Boostrix)	Council	Free	Each	47.25	47.25	-
Immunisation	Immunisation	Influenza Vaccine	Council	Free	Each	27.30	23.00	(15.75%)
Immunisation	Immunisation	Meningococcal ACWY (Nimenrix)	Council	Free	Each	75.60	75.60	-
Immunisation	Immunisation	Varicella (Chicken Pox)	Council	Free	Each	71.40	73.70	3.22%
Circular Economy & Waste Management								
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Bill posting unsolicited documents - body corporate	Statutory	Free	Per Assessment	1,976.00	-	(100.00%)
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Bill posting unsolicited documents - individual	Statutory	Free	Per Assessment	396.00	-	(100.00%)
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Failure for person to remove waste requested by litter enforcement officer - body corporate	Statutory	Free	Per Assessment	1,976.00	-	(100.00%)

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26 \$	Price incl GST 2026/27 \$	Variance %
Dumped Rubbish Prevention and Enforcement	Street Litter – Fines and Prosecutions	Failure for person to remove waste requested by litter enforcement officer – natural person	Statutory	Free	Per Assessment	396.00	-	(100.00%)
Dumped Rubbish Prevention and Enforcement	Street Litter – Fines and Prosecutions	Failure to comply with a waste information gathering notice – body corporate	Statutory	Free	Per Assessment	1,976.00	-	(100.00%)
Dumped Rubbish Prevention and Enforcement	Street Litter – Fines and Prosecutions	Failure to comply with a waste information gathering notice – natural person	Statutory	Free	Per Assessment	396.00	-	(100.00%)
Dumped Rubbish Prevention and Enforcement	Street Litter – Fines and Prosecutions	Failure to comply with waste abatement notice – body corporate	Statutory	Free	Per Assessment	5,928.00	-	(100.00%)
Dumped Rubbish Prevention and Enforcement	Street Litter – Fines and Prosecutions	Failure to comply with waste abatement notice – natural person	Statutory	Free	Per Assessment	1,186.00	-	(100.00%)
Dumped Rubbish Prevention and Enforcement	Street Litter – Fines and Prosecutions	Failure to comply with waste removal notice – body corporate	Statutory	Free	Per Assessment	5,928.00	-	(100.00%)

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Dumped Rubbish Prevention and Enforcement	Street Litter – Fines and Prosecutions	Failure to comply with waste removal notice – natural person	Statutory	Free	Per Assessment	1,186.00	-	(100.00%)
Dumped Rubbish Prevention and Enforcement	Street Litter – Fines and Prosecutions	Junk mail – body corporate	Statutory	Free	Per Assessment	1,976.00	-	(100.00%)
Dumped Rubbish Prevention and Enforcement	Street Litter – Fines and Prosecutions	Junk mail – individual	Statutory	Free	Per Assessment	396.00	-	(100.00%)
Dumped Rubbish Prevention and Enforcement	Street Litter – Fines and Prosecutions	Loading of vehicles – body corporate	Statutory	Free	Per Assessment	3,952.00	-	(100.00%)
Dumped Rubbish Prevention and Enforcement	Street Litter – Fines and Prosecutions	Loading of vehicles – individual	Statutory	Free	Per Assessment	790.00	-	(100.00%)
Dumped Rubbish Prevention and Enforcement	Street Litter – Fines and Prosecutions	Provide incorrect information	Statutory	Free	Per Assessment	396.00	-	(100.00%)

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Dumped Rubbish Prevention and Enforcement	Street Litter – Fines and Prosecutions	Public litter receptacles – body corporate	Statutory	Free	Per Assessment	3,952.00	-	(100.00%)
Dumped Rubbish Prevention and Enforcement	Street Litter – Fines and Prosecutions	Public litter receptacles – individual	Statutory	Free	Per Assessment	790.00	-	(100.00%)
Dumped Rubbish Prevention and Enforcement	Street Litter – Fines and Prosecutions	Refuse to provide name and address	Statutory	Free	Per Assessment	396.00	-	(100.00%)
Dumped Rubbish Prevention and Enforcement	Street Litter – Fines and Prosecutions	Refuse to provide photographic identification	Statutory	Free	Per Assessment	396.00	-	(100.00%)
Dumped Rubbish Prevention and Enforcement	Street Litter – Fines and Prosecutions	Unlawful deposit of dangerous litter – body corporate	Statutory	Free	Per Assessment	3,952.00	-	(100.00%)
Dumped Rubbish Prevention and Enforcement	Street Litter – Fines and Prosecutions	Unlawful deposit of dangerous litter – natural person	Statutory	Free	Per Assessment	790.00	-	(100.00%)

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Dumped Rubbish Prevention and Enforcement	Street Litter – Fines and Prosecutions	Unlawful deposit of litter – body corporate	Statutory	Free	Per Assessment	1,976.00	-	(100.00%)
Dumped Rubbish Prevention and Enforcement	Street Litter – Fines and Prosecutions	Unlawful deposit of litter – natural person	Statutory	Free	Per Assessment	396.00	-	(100.00%)
Dumped Rubbish Prevention and Enforcement	Street Litter – Fines and Prosecutions	Unlawful deposit of waste greater than 1000 litres - body corporate	Statutory	Free	Per Assessment	9,880.00	-	(100.00%)
Dumped Rubbish Prevention and Enforcement	Street Litter – Fines and Prosecutions	Unlawful deposit of waste greater than 1000 litres - natural person	Statutory	Free	Per Assessment	1,976.00	-	(100.00%)
Dumped Rubbish Prevention and Enforcement	Street Litter – Fines and Prosecutions	Unlawful deposit of waste more than 50 litres but less than 1000 litres – body corporate	Statutory	Free	Per Assessment	5,928.00	-	(100.00%)
Dumped Rubbish Prevention and Enforcement	Street Litter – Fines and Prosecutions	Unlawful deposit of waste more than 50 litres but less than 1000 litres – natural person	Statutory	Free	Per Assessment	1,186.00	-	(100.00%)

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Dumped Rubbish Prevention and Enforcement	Street Litter – Fines and Prosecutions	Environment Protection Act Penalty Unit (Units dependant on infringement issued e.g. 1.5, 10 penalty units)	Statutory	Free	Per Assessment	-	203.51	-
Waste Collection and Disposal	Extra capacity bins	Extra Capacity Garbage Bins (per litre)	Council	Free	Each	5.50	5.70	3.64%
Waste Collection and Disposal	Extra capacity bins	Extra capacity Recycling 240 litre bin	Council	Free	Each	100.00	110.00	10.00%
Waste Collection and Disposal	Green Waste bins	Opt-in Green Waste	Council	Free	Each	173.00	178.00	2.89%
Waste Collection and Disposal	Waste Disposal Centre – Car Body	Car Body with tank, tyres and rims	Council	Taxable	Each	135.00	140.00	3.70%
Waste Collection and Disposal	Waste Disposal Centre – Commercial Vehicles	0.5m3 Asbestos of Domestic Origin Only	Council	Taxable	Per Assessment	162.00	170.00	4.94%
Waste Collection and Disposal	Waste Disposal Centre – Commercial Vehicles	Base Rate per cubic metre – landfill – commercial	Council	Taxable	Per Assessment	208.00	220.00	5.77%
Waste Collection and Disposal	Waste Disposal Centre – Commercial Vehicles	Base rate per tonne – tonne	Council	Taxable	Per Assessment	415.00	450.00	8.43%
Waste Collection and Disposal	Waste Disposal Centre – Dead Animals	Animals (per cubic metre)	Council	Taxable	Per Assessment	175.00	185.00	5.71%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26 \$	Price incl GST 2026/27 \$	Variance %
Waste Collection and Disposal	Waste Disposal Centre - Dead Animals	Animals (per tonne)	Council	Taxable	Per Assessment	415.00	450.00	8.43%
Waste Collection and Disposal	Waste Disposal Centre - Dead Animals	Animals (single animal - no larger than a dog)	Council	Taxable	Per Assessment	11.00	12.00	9.09%
Waste Collection and Disposal	Waste Disposal Centre - Dead Animals	Chickens (car boot - 240 litres)	Council	Taxable	Per Assessment	47.00	50.00	6.38%
Waste Collection and Disposal	Waste Disposal Centre - Garbage	Bag (40 litres) - commercial	Council	Taxable	Per Assessment	13.00	14.00	7.69%
Waste Collection and Disposal	Waste Disposal Centre - Garbage	Bag (40 litres) - non-resident	Council	Taxable	Per Assessment	15.50	16.50	6.45%
Waste Collection and Disposal	Waste Disposal Centre - Garbage	Bag (40 litres) - resident	Council	Taxable	Per Assessment	8.25	9.00	9.09%
Waste Collection and Disposal	Waste Disposal Centre - Garbage	Base Rate Per Cubic Metre - commercial	Council	Taxable	Per Assessment	141.00	150.00	6.38%
Waste Collection and Disposal	Waste Disposal Centre - Garbage	Base Rate Per Cubic Metre - non-resident	Council	Taxable	Per Assessment	162.00	171.00	5.56%
Waste Collection and Disposal	Waste Disposal Centre - Garbage	Base Rate per cubic metre - resident	Council	Taxable	Per Assessment	114.00	120.00	5.26%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26 \$	Price incl GST 2026/27 \$	Variance %
Waste Collection and Disposal	Waste Disposal Centre - Garbage	Car Boot (240 litres) - commercial	Council	Taxable	Per Assessment	37.50	40.00	6.67%
Waste Collection and Disposal	Waste Disposal Centre - Garbage	Car Boot (240 litres) - non-resident	Council	Taxable	Per Assessment	44.00	46.50	5.68%
Waste Collection and Disposal	Waste Disposal Centre - Garbage	Car Boot (240 litres) - resident	Council	Taxable	Per Assessment	29.00	31.00	6.90%
Waste Collection and Disposal	Waste Disposal Centre - Garbage	Garbage (Soil/Bricks/Concrete/Rubble)	Council	Taxable	Per Assessment	180.00	186.00	3.33%
Waste Collection and Disposal	Waste Disposal Centre - Green Waste	Bag (40 litres) - commercial	Council	Taxable	Per Assessment	9.00	9.30	3.33%
Waste Collection and Disposal	Waste Disposal Centre - Green Waste	Bag (40 litres) - non-resident	Council	Taxable	Per Assessment	8.00	8.50	6.25%
Waste Collection and Disposal	Waste Disposal Centre - Green Waste	Bag (40 litres) - resident	Council	Taxable	Per Assessment	8.00	8.50	6.25%
Waste Collection and Disposal	Waste Disposal Centre - Green Waste	Base Rate Per Cubic Metre - commercial	Council	Taxable	Per Assessment	59.00	61.00	3.39%
Waste Collection and Disposal	Waste Disposal Centre - Green Waste	Base Rate Per Cubic Metre - non-resident	Council	Taxable	Per Assessment	50.50	52.00	2.97%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26 \$	Price incl GST 2026/27 \$	Variance %
Waste Collection and Disposal	Waste Disposal Centre - Green Waste	Base Rate per cubic Metre - resident	Council	Taxable	Per Assessment	48.00	50.00	4.17%
Waste Collection and Disposal	Waste Disposal Centre - Green Waste	Car Boot (240 litres) - commercial	Council	Taxable	Per Assessment	16.00	16.50	3.13%
Waste Collection and Disposal	Waste Disposal Centre - Green Waste	Car Boot (240 litres) - non-resident	Council	Taxable	Per Assessment	16.00	16.50	3.13%
Waste Collection and Disposal	Waste Disposal Centre - Green Waste	Car Boot (240 litres) - resident	Council	Taxable	Per Assessment	13.00	13.50	3.85%
Waste Collection and Disposal	Waste Disposal Centre - Green Waste	Christmas Trees	Council	Taxable	Per Assessment	8.50	8.80	3.53%
Waste Collection and Disposal	Waste Disposal Centre - Mattress	Mattress Double	Council	Taxable	Per Assessment	33.00	34.00	3.03%
Waste Collection and Disposal	Waste Disposal Centre - Mattress	Mattress Single	Council	Taxable	Per Assessment	27.50	28.00	1.82%
Waste Collection and Disposal	Waste Disposal Centre - Not degassed White goods	Not degassed Fridge, Freezer or Air Conditioner (Commercial)	Council	Taxable	Per Assessment	33.00	34.00	3.03%
Waste Collection and Disposal	Waste Disposal Centre - Tyres	Car	Council	Taxable	Per Assessment	12.50	13.00	4.00%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Waste Collection and Disposal	Waste Disposal Centre - Tyres	Heavy Truck or Car Tyre on Rim	Council	Taxable	Per Assessment	28.00	29.00	3.57%
Waste Collection and Disposal	Waste Disposal Centre - Tyres	Light Truck	Council	Taxable	Per Assessment	21.00	22.00	4.76%
Waste Collection and Disposal	Waste Disposal Hoppers - Garbage	Bag (40 litres) - commercial	Council	Taxable	Per Assessment	13.00	14.00	7.69%
Waste Collection and Disposal	Waste Disposal Hoppers - Garbage	Bag (40 litres) - non-resident	Council	Taxable	Per Assessment	15.50	16.50	6.45%
Waste Collection and Disposal	Waste Disposal Hoppers - Garbage	Bag (40 litres) - resident	Council	Taxable	Per Assessment	8.25	9.00	9.09%
Waste Collection and Disposal	Waste Disposal Hoppers - Garbage	Base Rate per Cubic Metre - commercial	Council	Taxable	Per Assessment	141.00	150.00	6.38%
Waste Collection and Disposal	Waste Disposal Hoppers - Garbage	Base Rate per Cubic Metre - non-resident	Council	Taxable	Per Assessment	162.00	171.00	5.56%
Waste Collection and Disposal	Waste Disposal Hoppers - Garbage	Base Rate per Cubic Metre - resident	Council	Taxable	Per Assessment	114.00	120.00	5.26%
Waste Collection and Disposal	Waste Disposal Hoppers - Garbage	Car Boot (240 litres) - commercial	Council	Taxable	Per Assessment	37.50	40.00	6.67%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Waste Collection and Disposal	Waste Disposal Hoppers - Garbage	Car Boot (240 litres) - non-resident	Council	Taxable	Per Assessment	44.00	46.00	4.55%
Waste Collection and Disposal	Waste Disposal Hoppers - Garbage	Car Boot (240 litres) - resident	Council	Taxable	Per Assessment	29.00	31.00	6.90%
Waste Collection and Disposal	Waste Disposal Hoppers - Green Waste (Flinders Only)	Bag (40 litres) - commercial	Council	Taxable	Per Assessment	9.00	9.50	5.56%
Waste Collection and Disposal	Waste Disposal Hoppers - Green Waste (Flinders Only)	Bag (40 litres) - non-resident	Council	Taxable	Per Assessment	8.00	8.50	6.25%
Waste Collection and Disposal	Waste Disposal Hoppers - Green Waste (Flinders Only)	Bag (40 litres) - resident	Council	Taxable	Per Assessment	8.00	8.50	6.25%
Waste Collection and Disposal	Waste Disposal Hoppers - Green Waste (Flinders Only)	Base Rate per Cubic Metre - commercial	Council	Taxable	Per Assessment	59.00	61.00	3.39%
Waste Collection and Disposal	Waste Disposal Hoppers - Green Waste (Flinders Only)	Base Rate per Cubic Metre - non-resident	Council	Taxable	Per Assessment	59.00	61.00	3.39%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Waste Collection and Disposal	Waste Disposal Hoppers - Green Waste (Flinders Only)	Base Rate per Cubic Metre - resident	Council	Taxable	Per Assessment	48.00	50.00	4.17%
Waste Collection and Disposal	Waste Disposal Hoppers - Green Waste (Flinders Only)	Car Boot (240 litres) - commercial	Council	Taxable	Per Assessment	13.00	16.50	26.92%
Waste Collection and Disposal	Waste Disposal Hoppers - Green Waste (Flinders Only)	Car Boot (240 litres) - non-resident	Council	Taxable	Per Assessment	16.00	16.50	3.13%
Waste Collection and Disposal	Waste Disposal Hoppers - Green Waste (Flinders Only)	Car Boot (240 litres) - resident	Council	Taxable	Per Assessment	13.00	13.50	3.85%
Roads & Civil Maintenance								
Roads & Civil Maintenance	Roads Corridors	Resident-Funded Dust Suppression	Council	Taxable	Per Linear Meter	9.97	10.30	3.31%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl GST 2025/26	Price incl GST 2026/27	Variance
						\$	\$	%
Council Governance								
Policy and Compliance	Freedom of Information	Photocopying per page	Statutory	Free	Per Request	0.20	0.20	-
Policy and Compliance	Freedom of Information	Request Fee	Statutory	Free	Per Request	33.00	33.60	1.82%
Policy and Compliance	Freedom of Information	Search and Access	Statutory	Free	Per Request	24.00	25.20	5.00%
Policy and Compliance	Freedom of Information	Supervision of Inspection Charges	Statutory	Free	Per Request	24.00	25.20	5.00%
Property & Leasing								
Property & Leasing	Lease/Licence - Community	Lease/Licence Administrative Rent (Community)	Council	Taxable	Per Annum	-	540.00	-
Property & Leasing	Leased Sporting Ground	Leased Sporting Ground Rent (Lit Court)	Council	Taxable	Per Annum	-	300.00	-
Property & Leasing	Leased Sporting Ground	Leased Sporting Ground Rent (Unlit Court)	Council	Taxable	Per Annum	-	120.00	-
Revenue Management								
Rate Administration	Land Information	Land Information Certificate	Statutory	Free	Per Certificate	30.00	30.88	2.93%
Rate Administration	Land Information	Land Information Certificate - Priority Service 3 Business Days	Council	Taxable	Per Certificate	86.10	90.00	4.53%
Rate Administration	Rate Reports	Application to Change Rating Classification - Farms, Trust for Nature	Council	Taxable	Each	440.00	450.00	2.27%

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Fee Type	Price incl	Price incl	Variance
						GST	GST	
						2025/26	2026/27	
						\$	\$	%
Rate Administration	Rate Reports	Application to Change Rating Classification – Other	Council	Taxable	Each	55.00	57.00	3.64%
Rate Administration	Rate Reports	Rate History Report < 10 years	Council	Free	Each	60.00	60.00	-
Rate Administration	Rate Reports	Rate History Report > 10 years	Council	Free	Each	115.00	115.00	-
Rate Administration	Rate Reports	Rate Notice Reprint	Council	Free	Each	30.00	30.00	-

Appendix B – Capital Works Program FY2026/27

Program	Project No.	Project Name	Project Stage	Cost 2026/27 \$	External Funding 2026/27 \$	Net Cost to Council 2026/27 \$
Buildings – Amenities						
		<i>Renewal and upgrades to public toilet amenities across the Shire, improving compliance and meeting local and visitor needs.</i>				
	300521	Sorrento Foreshore Public Amenity	Planning	80,000	-	80,000
	300264	Fishermans Beach South Amenity Renewal	Design	140,000	-	140,000
Buildings – Community Facilities						
		<i>Renewal and upgrades to existing community facilities across the Shire.</i>				
	300767	Fenton Hall Activation	Planning	50,000	-	50,000
	300213	Dromana Community Hub	Planning	50,000	-	50,000
	300689	Community Animal Shelter Stage 2	Design	250,000	-	250,000
	300700	Sorrento Community Centre Main Switch Board	Implement	80,000	-	80,000
	300289	Rosebud Memorial Hall – Improvements	Implement	500,000	-	500,000
	300321	Replacement of Maternal Child Health Assets	Implement	40,000	-	40,000
	300684	Red Hill Reserve – Show Sheds & Water Supply / Water Storage	Implement	550,000	-	550,000
	300109	Community Halls – Equipment Renewal	Implement	190,000	-	190,000

Program	Project No.	Project Name	Project Stage	Cost 2026/27 \$	External Funding 2026/27 \$	Net Cost to Council 2026/27 \$
Buildings – General Works						
		<i>Minor renewal and improvement works to Shire owned buildings based on audit data, community and stakeholder feedback.</i>				
	300134	Minor Renewal Works Community Facilities	Implement	2,400,000	-	2,400,000
		<i>FY26/27 Priorities:</i>				
		<i>- Balcombe Estuary Reserve Camping Laundry</i>				
		<i>- Canteen Non-Compliance Remediation Works</i>				
		<i>- Rosebud Toilet Block 174 1B Minor Renewal</i>				
		<i>- Rosebud Toilet Block T1223 Refurbishment</i>				
		<i>- Crib Point Tennis Club Roof and Water Service Renewals</i>				
		<i>- Sorrento Carpark Fence</i>				
		<i>- Oakhill Gallery Renewal Works</i>				
		<i>- Cook Street Reserve Mornington Toilet Block Minor Renewal</i>				
		<i>- MMPGC Pro Shop – Central Counter & Backroom Upgrade</i>				
	300316	Roof Renewal Works	Implement	1,600,000	-	1,600,000
		<i>FY26/27 Priorities:</i>				
		<i>- Tootgarook Seniors Centre</i>				
		<i>- Rye Seniors Centre</i>				
		<i>- The Studio at PCT</i>				
	300548	HVAC Renewal	Implement	310,000	-	310,000

Program	Project No.	Project Name	Project Stage	Cost 2026/27 \$	External Funding 2026/27 \$	Net Cost to Council 2026/27 \$
		<i>FY26/27 Priorities:</i>				
		- Studio at Mornington Community House				
		- Seawinds Community Centre				
		- Balnarring Community Hall				
		- Mt Eliza Community Hall				
	300110	Connect Shire Facilities to Sewerage	Implement	270,000	-	270,000
	300688	Solar & Battery Systems for Shire Facilities	Implement	385,000	(385,000)	-
	300699	Facility LED Lighting Upgrades	Implement	80,000	-	80,000
	300680	Hot Water Efficiency Renewal	Implement	121,795	(121,795)	-
Buildings – Active Recreation						
		<i>Program for the renewal of active sport infrastructure across the Shire.</i>				
	300713	Somerville Netball Portable Upgrade	Implement	250,000	(250,000)	-
	300068	Portable Change Facilities	Implement	175,000	-	175,000
	300723	Hastings Park Upgrades	Design	1,300,000	(1,300,000)	-
	300130	Emil Madsen Reserve – Western Pavillion	Implement	2,300,000	-	2,300,000

Program	Project No.	Project Name	Project Stage	Cost 2026/27 \$	External Funding 2026/27 \$	Net Cost to Council 2026/27 \$
Buildings – Recreation & Aquatic Centres						
		<i>Refurbishment and upgrade works to aquatic and recreation centres across the Shire.</i>				
	300250	YAWA Pool Plant & Equipment Renewal	Implement	700,000	-	700,000
	300734	Civic Reserve Stadium Flooring Renewal	Implement	350,000	-	350,000
	300002	Aquatic & Recreation – Plant & Equipment	Implement	250,000	-	250,000
	300728	Elements Eatery Counter Renewal (Yawa Cafe)	Implement	50,000	-	50,000
Coastal Assets						
		<i>Annual program to renew coastal and marine structures such as Access Stairs, Boat Ramps, Jetties and associated car parks that have reached the end of their useful life.</i>				
	300756	Coastal Infrastructure Renewal	Implement	200,000	-	200,000
	300054	Marine Structure Renewal	Implement	100,000	-	100,000
Community Led Projects and Design Services						
		<i>This program supports the delivery of community initiated projects.</i>				
	300014	Capital Works Program Design	Design	150,000	-	150,000
	300132	Community Capital Infrastructure Project	Implement	350,000	-	350,000

Program	Project No.	Project Name	Project Stage	Cost 2026/27 \$	External Funding 2026/27 \$	Net Cost to Council 2026/27 \$
Drainage						
<i>Funding for drainage network works, encompassing design and investigation, stormwater asset renewal, flood-mitigation measures and emergency drainage works.</i>						
	300027	Drainage Design and Investigation	Design	50,000	-	50,000
	300606	Beleura Cliff Drainage	Design	50,000	-	50,000
	300761	Shire Hall Beach Water Flow Management	Design	90,000	-	90,000
	300024	Priority Development Engineering Minor Works	Implement	20,000	-	20,000
	300007	Bike Safe Pit Lids Replacement	Implement	120,000	-	120,000
	300028	Drainage Soak Pit Renewal	Implement	200,000	-	200,000
	300242	Drainage Flood Mitigation	Implement	400,000	-	400,000
	300031	Emergency Drainage Works	Implement	500,000	-	500,000
	300617	Emergency Drainage Works (Contract)	Implement	468,399	-	468,399
	300682	Stormwater Pipe Renewal	Implement	204,000	-	204,000
Footpaths, Trails and Boardwalks						
<i>Annual program to renew or create footpaths, shared paths and boardwalk to ensure the integrity and safety of the Shire's existing pathway network is maintained.</i>						
	300748	Mt Martha CMMP - Hawker Beach, North Access	Planning	70,000	-	70,000
	300585	Beleura Path Reinstatement	Implement	350,000	-	350,000
	300008	Boardwalk Replacement	Implement	200,000	-	200,000
	300743	Capel Avenue, Capel Sound - Footpath	Implement	150,000	-	150,000

Program	Project No.	Project Name	Project Stage	Cost 2026/27 \$	External Funding 2026/27 \$	Net Cost to Council 2026/27 \$
	300112	Footpath Renewal for Risk Management	Implement	400,000	-	400,000
	300155	Footpath Renewal Program ¹	Implement	1,400,000	-	1,400,000
		<i>FY26/27 Footpath Section Priorities:</i>				
		- Point Nepean Road, Dromana				
		- Point Nepean Road, Tootgarook				
		- High Street, Hastings				
		- Railway Road, Baxter				
		- Empire Street, Mornington				
		- Nepean Highway, Mount Eliza				
		- Sydney Street, Somerville				
		- Pembroke Drive, Somerville				
		- Baldrys Road, Main Ridge				
		- Stony Point Road, Bittern				
Foreshore Camping						
		<i>Renewal and upgrades to current foreshore camping amenity blocks and general infrastructure upgrades.</i>				
	300244	Foreshore Camping Amenity Renewal	Implement	335,000	-	335,000
	300039	Foreshore Camping Renewal & Improvement	Implement	100,000	-	100,000
	300189	Foreshore Camping Fire Services Project	Implement	396,000	-	396,000
	300247	Foreshore Camping Electrical Renewal	Implement	396,000	-	396,000

Program	Project No.	Project Name	Project Stage	Cost 2026/27 \$	External Funding 2026/27 \$	Net Cost to Council 2026/27 \$
Library Resources and Assets						
		<i>Annual program for the purchase and processing of library materials and minor asset renewal.</i>				
	300050	Library Book Stock Non Print Materials	Implement	100,000	-	100,000
	300051	Library Book Stock Print Materials	Implement	500,000	-	500,000
	300753	Rosebud Library Building Renewal	Implement	150,000	-	150,000
	300079	Replacement of Library Assets	Implement	310,000	-	310,000
	300116	Premier's Reading Challenge	Implement	20,314	(20,314)	-
Mount Martha Public Golf Course						
		<i>Renewal and improvements at the Shire's public Golf Course.</i>				
	300733	MMPGC- extension of cart storage facility and proshop deck	Implement	150,000	(150,000)	-
	300709	MMPGC - 4 bay practice net renewal	Implement	70,000	-	70,000.00
Mornington Peninsula Regional Gallery						
		<i>This program is for the upgrade of and acquisitions for the Mornington Peninsula Regional Gallery (MPRG).</i>				
	300301	MPRG - Artworks Acquisition	Implement	25,000	-	25,000
	300578	MPRG - Amenities Upgrade	Implement	250,000	-	250,000

Program	Project No.	Project Name	Project Stage	Cost 2026/27 \$	External Funding 2026/27 \$	Net Cost to Council 2026/27 \$
Parks and Playgrounds						
		<i>Annual Program to implement the Shires Playspace Strategy, including upgrades, minor playground component renewal and accessibility improvements.</i>				
	300776	Playspace Renewal	Design	250,000	(250,000)	-
	300766	David MacFarlan Playground	Implement	305,000	(305,000)	-
	300115	Playspace Component Renewal Works	Implement	350,000	-	350,000
	300666	Minor Open Space Works	Implement	100,000	(100,000)	-
	300762	Land Susceptibility and Erosion Risk Remediation Projects	Implement	200,000	-	200,000
	300100	Civil Structures Renewal	Implement	500,000	-	500,000
Recreation						
		<i>Program for the renewal and upgrade of outdoor recreation infrastructure across the Shire.</i>				
	300524	Citation Reserve Oval 1 Reconstruction	Planning	10,000	-	10,000
	300526	Boneo Recreation Reserve Lighting	Design	50,000	-	50,000
	300692	Sports lighting LED Upgrades	Implement	530,000	(530,000)	-
	300646	Sorrento Tennis Club – Court Resurfacing	Implement	345,000	(345,000)	-
	300716	RJ Rowley Reserve Renewal and Upgrades	Implement	450,000	(450,000)	-
	300252	Netball Court Resurfacing	Implement	262,000	(262,000)	-
	300704	Narambi Reserve Drainage and Irrigation	Implement	650,000	(650,000)	-
	300319	Irrigation Renewal	Implement	285,000	-	285,000

Program	Project No.	Project Name	Project Stage	Cost 2026/27 \$	External Funding 2026/27 \$	Net Cost to Council 2026/27 \$
	300698	Anti-Theft Locking Devices – Sport Field Lighting	Implement	44,100	-	44,100
Roads						
<i>An annual program of road and bridge works that includes resealing, rehabilitation, minor renewals and safety improvements across the network.</i>						
	300105	Special Charge Schemes Investigations	Planning	50,000	-	50,000
	300015	Car Park Accessibility Works	Implement	60,000	-	60,000
	300059	Minor Road Infrastructure Risk Reduction Works	Implement	200,000	-	200,000
	300118	Road Bridges and Major Culvert Renewal	Implement	150,000	-	150,000
	300120	Road Corridors Contract Works	Implement	5,932,132	-	5,932,132
	300768	Accelerated Road Improvement Works	Implement	558,000	-	558,000
	300047	Kerb and Channel Renewal	Implement	1,400,000	-	1,400,000
	300619	Guard Rail Renewal (Contract)	Implement	341,819	-	341,819
	300128	Creswell Street East Crib Point – DCP	Implement	2,700,000	(2,700,000)	-
Roads – Black Spot						
<i>An annual program that delivers targeted safety improvements at high-risk road locations.</i>						
	300300	Blackspot Road Safety Program	Implement	150,000	-	150,000
	300623	Blackspot – Mornington Area-Wide LATM	Implement	410,390	(410,390)	-
	300624	Blackspot – Tucks Road and Shands Road	Implement	634,350	(634,350)	-

Program	Project No.	Project Name	Project Stage	Cost 2026/27 \$	External Funding 2026/27 \$	Net Cost to Council 2026/27 \$
	300625	Blackspot – Capel Sound Area-Wide LATM	Implement	992,920	(992,920)	-
	300626	Blackspot – Wilsons Road LATM	Implement	338,570	(338,570)	-
Roads – Roads to Recovery						
<i>An annual program that supports the construction, maintenance, and improvement of local road infrastructure, enhancing safety and accessibility.</i>						
	300760	R2R Holdings Project	Design	665,000	(665,000)	-
	300596	R2R Bungower Rd, Somerville – Road Rehab	Implement	1,300,000	(1,300,000)	-
	300541	R2R Eramosa Road E, Somerville – Road Rehab	Implement	1,000,000	(1,000,000)	-
Signage						
<i>Annual program for signage upgrades and renewals, including regulatory, directional and corporate signage, and safety-related sign improvements.</i>						
	300111	Corporate Signage upgrade/renewal	Implement	20,000	-	20,000
	300078	Regulatory and Directional Signage	Implement	50,000	-	50,000
	300450	Traffic VMS Sign – Wildlife & School Program	Implement	26,000	-	26,000
	300302	Safer Speed Limits	Implement	60,000	-	60,000

Program	Project No.	Project Name	Project Stage	Cost 2026/27 \$	External Funding 2026/27 \$	Net Cost to Council 2026/27 \$
Streetscapes						
		<i>Annual program for streetscape renewal and public lighting improvements.</i>				
	300106	Urgent Lighting Requests	Implement	20,000	-	20,000
	300751	Streetscape Renewal Program	Implement	150,000	-	150,000
	300598	Non Standard Lightpoles	Implement	150,000	-	150,000
Waste and Landfill Management						
		<i>Annual budget for waste and landfill management, including facility upgrades, kerbside service transitions and regulatory compliance activities.</i>				
	300434	Mornington Resource Recovery Centre – Green Waste Disposal Area Upgrade	Implement	300,000	-	300,000
	300772	Kerbside Transition Bin Procurement	Implement	4,500,000	-	4,500,000
Water Sensitive Urban Design						
		<i>Funding for water-sensitive urban design initiatives, encompassing asset renewal, stormwater basin redevelopment and catchment sediment-reduction measures.</i>				
	300484	David MacFarlan Stormwater Basin Redevelopment	Planning	69,000	-	69,000
	300681	Balcombe Sediment Reduction Assets	Design	50,000	-	50,000
	300486	Water Sensitive Asset MP Implementation	Implement	100,000	(100,000)	-
Total Capital Works Program 2026/27				47,455,789	(13,260,339)	34,195,450

Appendix C – Operating Projects FY2026/27

Project Title	Project Scope	Cost	External Funding	Net Cost to Council
		2026/27	2026/27	2026/27
		\$	\$	\$
300229: Community Facilities Strategy	This strategy will provide Council with the framework to support and maintain a network of community facilities that meet the community needs now and into the future. A key outcome will be the development of tangible Action Plans for each township.	150,000	-	150,000
300750: Streetscape Audits and Future Works Planning	Conduct audits of streetscape assets in major precincts to inform prioritised annual programs for future streetscape improvement works.	140,000	-	140,000
300752: Urban Forest Strategy Implementation	Implement Urban Forest Strategy by planting trees in streetscapes and activity centres and support community programs to boost canopy cover.	300,000	-	300,000
300770: Coastal Asset Data Collection	Collecting, validating and recording information on coastal assets, including condition assessments, to support future planning.	210,000	-	210,000
Total Operating Projects 2026/27		800,000	-	800,000

Contact Mornington Peninsula Shire

Phone: 1300 850 600 (24 hours)

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TIS: 131 450

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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

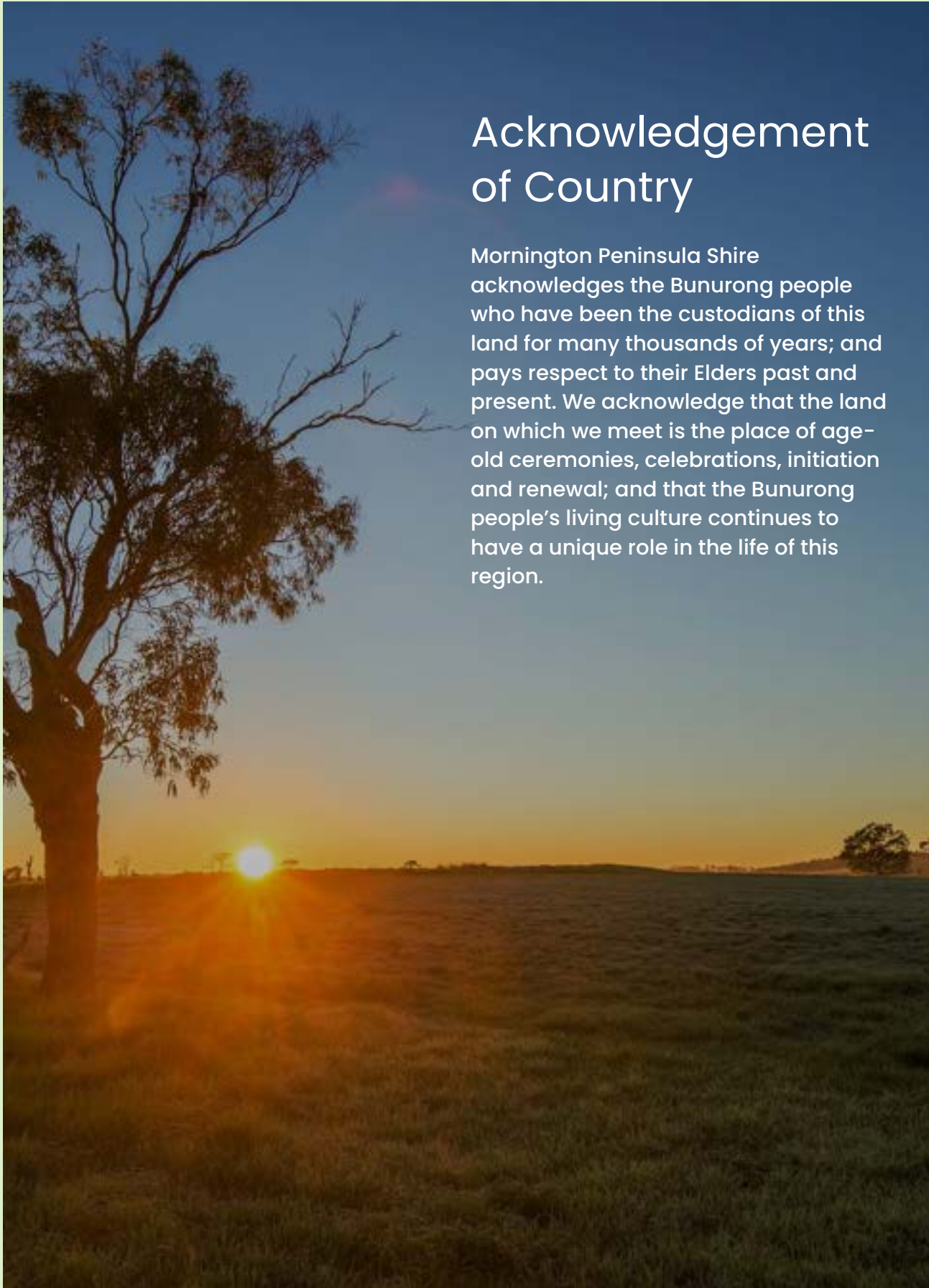
Draft Long Term Capital Works Plan



Mornington
Peninsula Shire

2026-27 to 2035-36





Acknowledgement of Country

Mornington Peninsula Shire acknowledges the Bunurong people who have been the custodians of this land for many thousands of years; and pays respect to their Elders past and present. We acknowledge that the land on which we meet is the place of age-old ceremonies, celebrations, initiation and renewal; and that the Bunurong people's living culture continues to have a unique role in the life of this region.

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Purpose

The Long-Term Capital Works Plan sets out Mornington Peninsula Shire's proposed approach to capital investment over the next 10 years.

It is informed by a range of Policies, Strategies and Masterplans that have been developed with the community and adopted by Council. The Long-Term Capital Works Plan seeks to balance the essential renewal of existing infrastructure and mandatory requirements, while also delivering on strategic objectives and responding to critical emerging priorities identified by the community.

The benefits of a long-term approach to capital works planning include:

- Realistic planning for future capital works funding within a financially constrained environment, supporting structured and strategic decision-making.
- Improved transparency of planned programs and projects across the municipality, strengthening the Shire's preparedness for grant funding.
- A forum for the community to provide feedback on the allocation of future capital works funding.
- Providing a foundation for the annual capital works portfolio development process, improving efficiency and enabling greater focus on proactive analysis and investigation.

The overarching goal of this plan is to provide investment where and when it is needed most, within financial constraints.

The Long-Term Capital Works Plan is intended to be a **"living document"** which is updated throughout the year then reviewed and endorsed in each budget adoption cycle. This first iteration will become a basis for the following year where the focus will switch to broadening the list of project considerations as more projects are refined to a consistent standard, and strategic documents are reviewed and adopted.

Project Delivery Efficiency

The Long-Term Capital Works Plan supports efficient project delivery by providing Council with greater flexibility to respond when projects are delayed due to unforeseen circumstances, such as planning approvals, site conditions, or market availability. By identifying a pipeline of priority projects ready to progress, the LTCWP allows Council to activate funding for alternative projects when delays occur, helping maintain continuity of works and making effective use of available capital funding while aligning with community priorities.

External Funding Opportunities

The Long-Term Capital Works Plan also helps Council respond quickly to external funding opportunities, such as grants or election commitments, by identifying a pipeline of priority projects. This improves Council's ability to seek additional funding that supports community priorities while remaining consistent with long term financial planning.

The overarching goal of this plan is to provide investment where and when it is needed most, within financial constraints.

Inputs to the Plan

The Long Term Capital Works Plan has been developed using a range of inputs to help guide Council's investment in infrastructure.

Key documents include:

- The Financial Plan 2025–26 to 2035–36
- The Asset Plan 2025–26 to 2035–36
- Council's adopted strategies and masterplans
- Service and community needs
- Legislative and compliance requirements
- Council Resolutions to Implement

Additionally, all project submissions go through an internal submission and evaluation process using an established prioritisation methodology. The portfolio is then workshopped with Councillors prior to Community consultation as part of the budget process.

What's Included

This is the first year the Mornington Peninsula Shire has published a 10-year Long-Term Capital Works Plan and marks a step forward from the previous 1–2 year approach.

The increased work required from project teams to investigate, scope and cost project priorities over the next decade has meant that not all known priorities are considered in this first iteration.

The projects proposed in this plan have focussed on the highest priorities in adopted documents, immediately critical capital works that address safety, compliance, asset failure risk or service continuity, and projects that have already been substantially progressed.

Future iterations of this plan will look to increase the number of projects included for consideration.

Planning Outlook

The Long-Term Capital Works Plan outlook is built on the assumption of available council funding for capital works (taken from the Long-Term Financial Plan), and other known funding streams. The outlook is further broken into three main planning periods:

- **Year 1** of the Long-Term Capital Works Plan is proposed to be adopted as part of Council's Annual Budget in the upcoming budget adoption cycle.
- **Years 2–4** provide a forward works plan but are subject to significant change before they are adopted in future years. This funding is indicative only. Feasibility investigations may warrant changes to priorities, and other critical infrastructure needs will arise requiring funding over time.
- **Years 5–10** are shown at the portfolio level in the financial context section to provide a realistic outlook of what is already required for essential capital projects.

How Capital Works are Funded

The Capital Works Portfolio is funded through four main sources:

Council Funding:

The primary funding stream available after operational expenses are accounted for through the annual budget process. This also includes income generated by the Waste Services Charge that is allocated towards capital projects related to the management of household and municipal waste.

Other Funding:

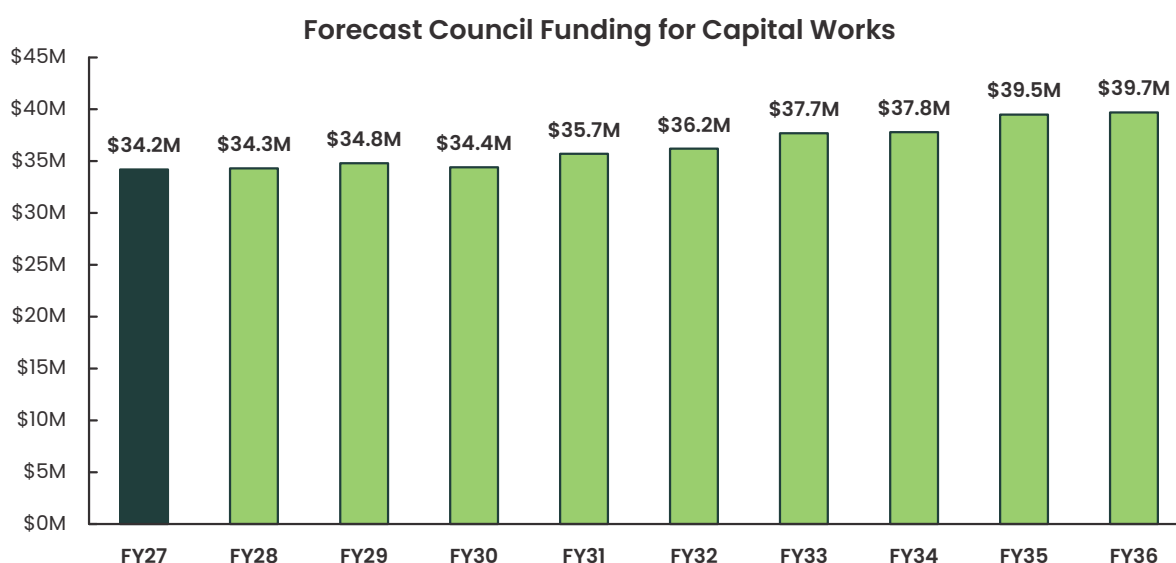
- **Grants:**
Funding from State and Federal programs or election commitments.
- **Contributions:**
Including Open Space Contributions (for improving or activating open space areas) and Community contributions towards infrastructure on Council land.
- **Borrowings:**
Used selectively where there is a strong return on investment or cost savings that offset interest costs.

Council Funding Available

The Council funding available for capital works is set by the Shire's Long-Term Financial Plan. This provides a 10-year outlook of the investment Council plans to make.

The Long-Term Capital Works Plan focuses on the allocation of Council funding due to its ability to be directed towards the Community's greatest needs. Other funding generally involves meeting eligibility criteria, working within timing constraints, and accommodating a degree of uncertainty.

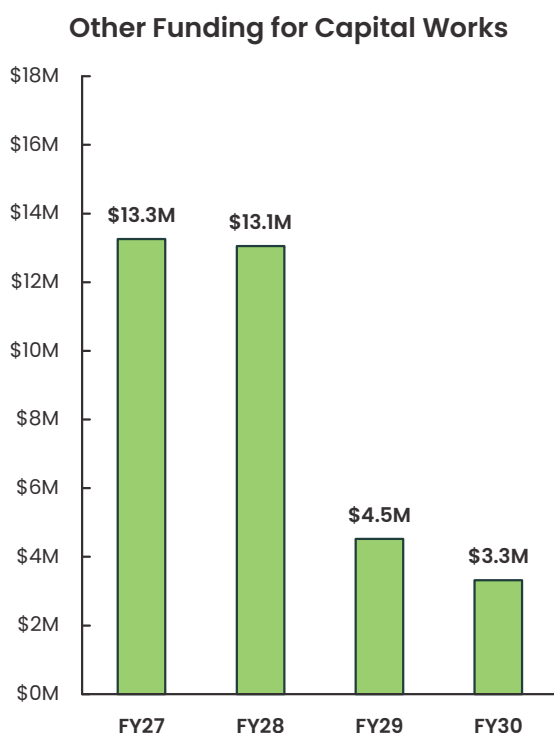
The graph below shows the forecast total amount of Council funding available for Capital Works over the next 10 years.



Other Funding Available

Other funding consists of grants, contributions and borrowings, which are shown separately to Council funding throughout this document. As mentioned previously, these funding streams are harder to direct towards the highest priorities. They are also difficult to predict long-term as the grant funding environment changes, contributions become available and borrowing capacity is managed.

This document shows all **known** other funding opportunities. As such, the amount of other funding in future years is expected to grow as opportunities become known. The following graph shows all known other funding over the next 4 years.



How Capital Funding is Allocated

Whilst Council funding remains the most important input due to the flexibility Council has in its allocation, it is important to consider the entirety of the Capital Works Portfolio when looking at what is proposed to be delivered for the Community.

Year 1 represents the proposed Capital Works Portfolio to be adopted in the upcoming budget cycle, therefore the entire amount of available council funding for capital works has been allocated.

Due to the dynamic nature of long-term capital works planning, **years 2-10** incorporate a portion of unallocated Council funding to be allocated towards future project considerations. This allows space for priorities that arise between budget cycles, and the inclusion of known project considerations that are currently being costed, scoped and investigated.

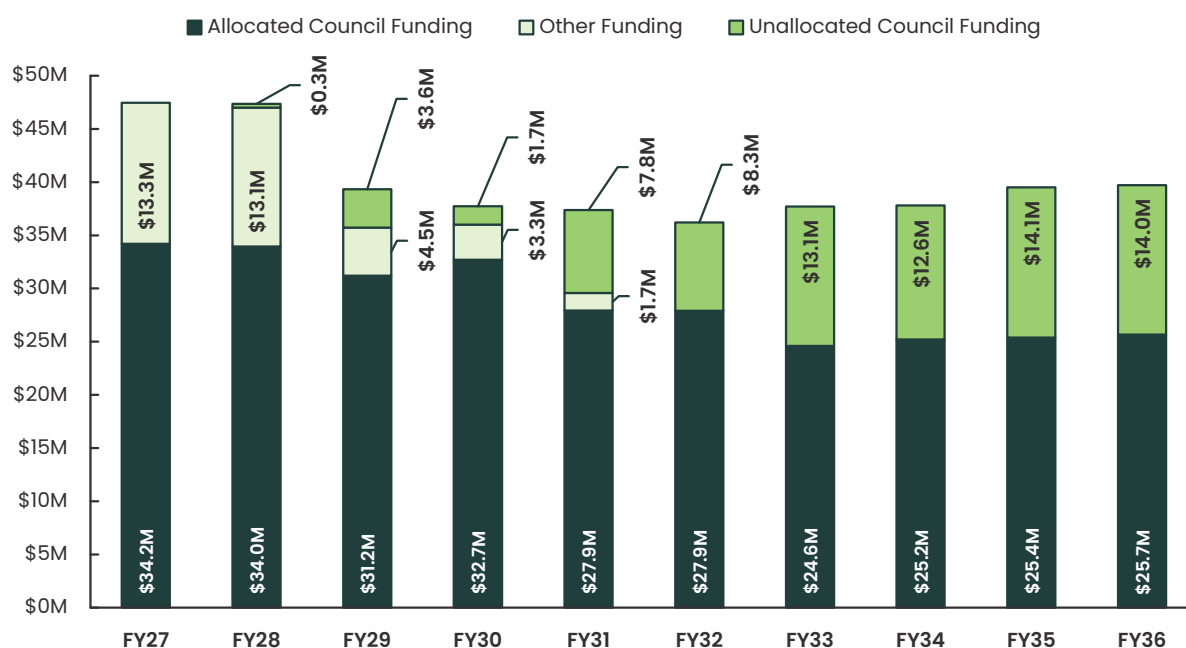
Project Prioritisation

All projects considered within the Long-Term Capital Works Plan are initially prioritised based on the following criteria:

- Importance; strategic alignment, service benefits, strategic benefits and risk mitigation
- Deliverability; readiness, complexity and delivery risk
- Asset Portfolio Sustainability; renewal of existing assets
- Financial; return on investment, cost savings and offsets

The internal evaluation panel reviews the prioritised portfolio and applies other strategic considerations before workshopping with Council and exhibiting to the Community for consultation.

Proposed Funding Allocation for Capital Works



Allocated Funding by Program

Program	FY27 (\$,000)	FY28 (\$,000)	FY29 (\$,000)	FY30 (\$,000)	Total (\$,000)
Buildings - Community Facilities	2,170	490	337	461	3,458
Buildings - General Works	5,167	4,185	4,880	4,610	18,842
Buildings - Pavilions	4,025	4,475	225	175	8,900
Buildings - Public Amenities	220	700	-	-	920
Drainage	2,301	3,596	5,872	5,881	17,649
Footpaths, Trails and Streetscapes	2,720	3,100	2,850	2,850	11,520
Foreshore and Coastal Assets	500	735	730	765	2,730
Library Resources and Public Art	620	690	690	690	2,691
Major Facilities - Briars	-	300	1,200	2,800	4,300
Major Facilities - Foreshore Camping	1,227	1,285	1,328	1,370	5,210
Major Facilities - Mornington Peninsula Regional Gallery	275	25	30	30	360
Major Facilities - Mount Martha Public Golf Course	220	-	-	50	270
Major Facilities - Recreation & Aquatic Centres	1,350	2,174	700	720	4,944
Parks, Reserves and Playgrounds	1,505	1,310	1,300	1,300	5,415
Project Design and Delivery Services	520	570	570	570	2,230
Roads	16,883	16,329	8,960	9,140	51,313
Signage and Lighting	326	391	466	468	1,651
Sports Fields and Courts	2,626	1,493	1,075	4,135	9,329
Waste and Landfill Management	4,800	5,160	4,500	-	14,460
Allocated Funding	47,456	47,009	35,713	36,015	166,192
Unallocated Funding	-	346	3,608	1,706	5,660
Total Funding	47,456	47,355	39,321	37,721	171,507

Key Terminology

Term	Description
Plan	Refers to the concept planning stage of a project. The aim of planning is to ensure the project is feasible and identify any risks that should be considered through the design and implementation stages. The output of this stage may be a concept design or detailed business case.
Design	Refers to the design stage of a project. At the completion of this stage the project will have detailed design documentation and be ready for implementation.
Implement	Refers to the implementation (delivery) stage of a project. The output of this is a functional asset ready for community use. Implementation may span multiple years for complex projects.
Project	May refer to a stand-alone project (plan-design-implement etc.) or a works package that delivers multiple smaller projects.
Works Package	Refers to projects that deliver a range of smaller projects. Examples of this include Minor Building Renewal Works and Footpath Renewal Works.
Program	A grouping of projects related to a similar asset type, work type or service area. The list of programs has been developed to group projects into logical areas to align with strategic investment.
Portfolio	The overarching Capital Works Portfolio encompasses all Capital Programs and Projects.
Work Types	Refers to the type of works being delivered and is broken into Renewal, Upgrade, Expansion and New. "Work types" help align the portfolio with forecast renewal requirements in the Asset Plan and determine where works may increase ongoing operating costs.
Renewal	Replacement or restoration of an existing asset to its original condition or performance level without changing its capacity or function.
Upgrade	Improvement of an existing asset to enhance performance, safety, compliance, or efficiency beyond its original standard.
Expansion	Increase in the capacity, size, or scope of an existing asset to meet growing demand or service needs.
New	Creation and construction of a completely new asset where none previously existed.

Proposed Projects

Proposed Projects
Buildings – Community Facilities

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope	FY27 Funding (\$)	FY28 Funding (\$)	FY29 Funding (\$)	FY30 Funding (\$)
300689	Community Animal Shelter Stage 2 & 3	Mornington	Design and construct new compliant kennels and upgrade administration and large animal bays to meet OH&S requirements and Council Animal Management Plan.	Design	Prepare detailed designs for Stages 2 and 3, including large animal holding, office space and additional kennels.	250,000	0	0	0
300109	Community Halls – Equipment Renewal	Shirewide	Replace end-of-life equipment in community halls to maintain safe, reliable and functional facilities for users.	Implement	Replacement of dishwasher, oven, stove, canopy, hot water boiler unit and storage cupboards at Red Hill Mechanics Hall and Hastings Hall.	190,000	150,000	150,000	150,000
300213	Dromana Community Hub	Dromana	Prepare long-term infrastructure planning for community facilities in Dromana, including an action plan and hub concept to guide future service needs.	Design	Progress design for the Dromana Community Hub, including assessing the preferred option, legal advice on land-acquisition requirements, and defining the best management and service delivery model.	50,000	0	0	0
300767	Fenton Hall Activation	Merricks North	Develop a concept plan for the future use and activation of Fenton Hall in collaboration with the local community.	Plan	Develop a concept plan.	50,000	0	0	0
300079	Replacement of library assets	Shirewide	Annual program to renew library fixtures, fittings and furniture across the Shire to maintain functional, welcoming community spaces.	Implement	Renew outdated library fixtures and fittings, including minor furniture items, upgrades to the Mornington Library sorter/chute and shelving replacement.	310,000	300,000	147,000	271,000
300321	Replacement of MCH Assets	Shirewide	Replace unsafe or outdated Maternal & Child Health equipment and furniture to ensure safe and compliant service delivery.	Implement	Undertake minor OHS upgrades across MCH facilities in Mornington, Rye, Mount Eliza, Balnarring and Rosebud.	40,000	40,000	40,000	40,000
300753	Rosebud Library Building Renewal	Rosebud	Renew the Rosebud Library building to address maintenance issues and ensure the facility remains safe, accessible and fit for community use.	Implement	Comprehensive assessment of building condition and functionality to identify feasible, cost-effective renewal options.	150,000	0	0	0
300289	Rosebud Memorial Hall – Improvements	Rosebud	Renew and upgrade the existing building to ensure it is safe, functional and fit for community use.	Implement	Structural repairs, interior upgrades, accessibility improvements and ESM compliance works.	500,000	0	0	0
300700	Sorrento Community Centre Main Switch Board	Sorrento	Upgrade of main switchboard.	Implement	Install a new main switchboard with RCD protection.	80,000	0	0	0
300684	Red Hill Reserve – Show Sheds & Water Supply / Water Storage	Red Hill	Renew roofing, drainage and cladding for the Alpaca and Arts & Crafts sheds, install high-capacity rainwater storage and reinstate the bore to support site operations.	Implement	Undertake planning investigations for the Alpaca and Arts & Crafts sheds, including bore reinstatement options, CHMP requirements, structural and hydraulic assessments, and building permits.	550,000	0	0	0

Proposed Projects
Buildings – General Works

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope	FY27 Funding (\$)	FY28 Funding (\$)	FY29 Funding (\$)	FY30 Funding (\$)
300110	Connect Shire Facilities to Sewerage	Shirewide	Connect Shire buildings currently on septic systems to the mains sewer network.	Implement	Connect two MPSC facilities from septic to SEW main sewer: - Police Point Dwelling One - Police Point Dwelling Two	270,000	300,000	680,000	540,000
300134	Minor Renewal Works Community Facilities	Shirewide	Deliver urgent minor repairs and renewal works across community facilities to maintain safety, compliance and functionality.	Implement	Deliver minor renewal works at the following Shire facilities (subject to change): - Balcombe Estuary Reserve camping laundry - Balnarring Preschool minor works - Canteen non-compliance remediation works - Rosebud Toilet Block 174 1B minor renewal - Rosebud Toilet Block T1223 refurbishment - Crib Point Tennis Club roof and water service renewals - Sorrento carpark fence - Oakhill Gallery renewal works - Cook Street Reserve Mornington Toilet Block minor renewal - MMPGC Pro Shop – Central Counter & Backroom Upgrade - Reactive projects – various	2,400,000	2,300,000	2,900,000	2,770,000
300316	Roof Renewal Works	Shirewide	Renew roofs at priority sites identified through assessments, focusing on facilities with significantly deteriorated roof conditions.	Implement	Roof renewal works at the following Shire facilities (subject to change): - Tootgarook Seniors Centre - Beleura Pre School - The Studio at PCT - Rye Seniors Centre - Somerville Tennis Club - Sorrento Mechanics Institute Museum - Reactive projects – various	1,600,000	1,205,000	1,000,000	1,000,000
300699	Facility LED Lighting Upgrades	Shirewide	Replace outdated halogen and fluorescent lights with energy-efficient LED lighting across priority Shire facilities.	Implement	Replace outdated halogen and fluorescent lights with energy-efficient LED lighting at priority sites.	80,000	80,000	0	0
300688	Solar & Battery Systems for Shire Facilities	Shirewide	Install behind-the-meter solar and battery systems at selected facilities to reduce operating costs and emissions.	Implement	Install battery systems at 16 sites and combined solar-battery systems at an additional four sites.	385,000 Other – 385,000	0	0	0
300548	HVAC Renewal Program	Shirewide	Replace end-of-life heating, ventilation and air-conditioning systems at Shire buildings to maintain safe, reliable and efficient operation.	Implement	Replace end-of-life HVAC systems at the following Shire facilities: - Studio at Mornington Community House - Seawinds Community Centre - Balnarring Community Hall - Mt Eliza Community Hall	310,000	300,000	300,000	300,000
300680	Hot Water Efficiency Renewal	Shirewide	Replace gas hot water systems at 16 Shire buildings with high-efficiency heat pump units to reduce energy use and emissions.	Implement	Replace gas hot water systems at 16 Shire buildings with high-efficiency heat pump units.	121,795 Other – 121,795	0	0	0

Proposed Projects

Buildings – Pavilions

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope	FY27 Funding (\$)	FY28 Funding (\$)	FY29 Funding (\$)	FY30 Funding (\$)
300130	Emil Madsen Reserve – Western Pavilion	Mount Eliza	Development of a new Western Pavilion to provide modern, accessible spaces for local football and cricket clubs.	Implement	Year 1 of 2 construction of new double storey football and cricket pavilion.	2,300,000	4,300,000	0	0
300647	Graham Myers Reserve – Bittern Memorial Stadium	Bittern	Investigate and plan future expansion options for Bittern Memorial Stadium, including feasibility, site assessments and concept design.	Plan	Initiate planning and feasibility work to explore future expansion options for Bittern Memorial Stadium.	0	0	50,000	0
	Hastings Park Upgrades	Hastings	Deliver a fully enclosed 4-lane cricket training facility, improve car-park drainage, and prepare design documentation for future reserve and pavilion upgrades.	Implement	Deliver new cricket nets, improved drainage around the car park and concept and detailed design for pavilion upgrades.	1,300,000 Other – 1,300,000	0	0	0
300068	Portable Change Facilities	Shirewide	Relocate existing portable change rooms to priority locations that currently lack suitable facilities.	Implement	Relocate existing portables at either: – Graham Myers for Westernport Soccer who don't have change facilities other than the basketball ones at Bittern Memorial Centre or – Cyril Fox Crib Point for Oval 2 facilities without crossing the road	175,000	175,000	175,000	175,000
300713	Somerville Netball Portable Upgrade	Somerville	Demolish existing portables and toilets, install new fit-for-purpose portables including 2 changerooms, 2 toilets and a storage/umpire area.	Implement	Demolish old portables and install new fit-for-purpose facilities including changerooms, toilets and storage.	250,000 Other – 250,000	0	0	0

Buildings – Public Amenities

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope	FY27 Funding (\$)	FY28 Funding (\$)	FY29 Funding (\$)	FY30 Funding (\$)
300264	Fishermans Beach South Amenity Renewal	Mornington	Renew the public amenity block at Fisherman's Beach South to improve safety, accessibility and functionality.	Implement	Complete CHMP and detailed design. Design work will consider both modular and bespoke construction options.	140,000	650,000	0	0
300521	Sorrento Foreshore Public Amenity	Sorrento	Renew Public Amenity Block T33 and address broader accessibility and universal-design needs, including its location relative to parking and key foreshore facilities.	Plan	Develop a concept plan to guide renewal of the public amenity, improving accessibility and connections to accessible parking.	80,000	0	0	0
300477	WE Newton Reserve Public Toilet Renewal	Portsea	Plan and deliver modern, accessible public toilet amenities to replace the existing facilities at WE Newton Reserve.	Plan	Plan a new public toilet block at an alternative location in line with the Portsea Coastal and Marine Management Plan.	0	50,000	0	0

Proposed Projects
Drainage

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope	FY27 Funding (\$)	FY28 Funding (\$)	FY29 Funding (\$)	FY30 Funding (\$)
300606	Beleura Cliff Drainage Project	Mornington	Design and construct upgraded stormwater infrastructure in the Caraar Creek Lane area to reduce stormwater incursion and improve drainage performance.	Design	Complete CHMP application, geotechnical investigations and finalise design with vegetation offsets for drainage works at Kalimna Drive and Caraar Creek Lane, including a drainage easement between 11, 11A, and 13 Caraar Creek Lane to the stormwater outlet behind 7 Caraar Creek Lane.	50,000	0	400,000	0
300696	Flood Mitigation Design and Delivery - Stage 1	Shirewide	Prepare detailed designs and deliver priority flood-mitigation projects using updated 2026 flood mapping data.	Design	Prepare design for priority flooding hotspots informed by flood mapping modelling.	0	0	300,000	3,000,000
300705	Flood Mitigation Design and Delivery - Stage 2	Shirewide	Design and deliver nine priority flood mitigation projects over multiple years, starting with detailed design for the top three in 2028/29, guided by 2026 flood mapping.	Design	Prepare design for priority flooding hotspots informed by flood mapping modelling.	0	0	0	300,000
300682	Stormwater Pipe Renewal	Rosebud	Renew or reline drainage assets based on CCTV survey findings.	Implement	Renew or reline stormwater pipes in the Rosebud area.	204,000	200,000	200,000	200,000
300761	Shire Hall Beach Water Flow Management	Mornington	Investigate feasibility of upgrading foreshore pit outflow to 1800mm, assess South East Water impacts, explore alternative routes and flood management to protect foreshore dunes.	Design	Design and permits for management of excess overland stormwater flow.	90,000	280,000	0	0
300007	Bike Safe Pit Lids Replacement	Shirewide	This annual activity proactively upgrades existing pit lids to bike-safe grates across high-priority cycling routes and locations with damaged lids.	Implement	Upgrade existing pit lids to bike-safe grates in accordance with condition audit findings.	120,000	120,000	120,000	120,000
300027	Drainage design and investigation	Shirewide	Verify drainage asset conditions and undertake investigations and concept planning to support future drainage improvements and flood-mitigation planning.	Design	Complete drainage design and investigation work.	50,000	50,000	50,000	50,000
300242	Drainage Flood Mitigation	Shirewide	Proactively address drainage issues that have resulted from extreme weather event flooding. Projects will be prioritised by the Drainage Action Working Group to ensure collaboration and the quick outcomes for impacted Shire residents.	Implement	Deliver major & minor upgrades at: - 6, 8 and 34 Shanns Avenue Mount Martha: construct new pits and pipes - 351 Bayview Road Rosebud: construct new pits and pipe to connect the existing network across the road - 3 Archers Drive Mornington: construct new pits and pipe to connect the existing network across the road - 25 and 27 Benton's Road Mornington: construct new pits and pipe to connect the existing network across the road	400,000	300,000	300,000	300,000
300028	Drainage Soak Pit Renewal	Shirewide	Annual program to renew soak pits that have reached end of life or been identified as damaged through inspections or community requests.	Implement	Renew 4–5 soak pits each year, replacing them with upgraded crate systems.	200,000	200,000	200,000	200,000

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope	FY27 Funding (\$)	FY28 Funding (\$)	FY29 Funding (\$)	FY30 Funding (\$)
300031	Emergency Drainage Works	Shirewide	Repair damaged pits and pipes identified through inspections to reduce residential flooding, while also responding quickly to issues raised by the community.	Implement	Repairs and minor upgrades to existing drainage systems (outside the road corridors maintenance contract).	500,000	750,000	1,000,000	1,000,000
300617	Emergency Drainage Works (Contract)	Shirewide	Investigate flood-related drainage damage and renew pits and pipes as required, with additional proactive renewals guided by routine inspections.	Implement	Repairs and minor upgrades to existing drainage systems within the road corridors maintenance contract.	468,399	482,034	496,065	510,505
300488	Second Avenue Drainage, Rosebud	Rosebud	Deliver drainage upgrades to address identified flood risk affecting nearby properties, in line with Water Act 1989 requirements.	Implement	Raise kerb levels at Teatree Place and Third Avenue and install a new grated pit with upgraded 450 mm and 600 mm pipes to improve drainage and reduce flooding.	0	0	815,000	0
300489	Shoreham Drainage: Marine Parade	Shoreham	Design and deliver drainage upgrades along Marine Parade and Fisher Street to address flooding hotspots affecting low-lying properties and foreshore areas.	Implement	Delivery of drainage works along Marine Parade and Fisher Street to address runoff issues affecting low-lying properties and the foreshore camp sites.	0	0	570,770	0
300490	Warranilla Ave Drainage, Rosebud	Rosebud	Upgrade stormwater drainage infrastructure to reduce flooding impacts on surrounding residential properties.	Implement	Delivery of stormwater drainage enhancement works.	0	0	450,000	0
300681	Balcombe Sediment Reduction Assets	Mount Martha	Develop WSUD measures to improve water quality by reducing sediment in Balcombe Estuary. Includes community consultation with the Balcombe Estuary Residents Group.	Design	Prepare detailed design for WSUD treatment options.	50,000	118,500	0	0
300484	David MacFarlan Stormwater Basin Redevelopment	Sorrento	Investigate design options for a new stormwater-harvesting basin, including site assessments and concept planning.	Plan	Undertake planning and concept design for the stormwater basin, including site investigations, assessment of water demand and reuse options, evaluation of redesign versus rectification, development of concept designs and cost estimates, stakeholder engagement, and preparation of required documentation.	69,000	95,000	770,000	0
300486	Water Sensitive Asset MP Implementation	Rosebud	Progress one priority Water Sensitive Urban Design (WSUD) asset from the Master Plan into community consultation, detailed design and construction, starting with Olympic Park.	Design	Complete detailed design for WSUD at one of three top priority sites (i.e. Olympic Park).	100,000 Other – 100,000	800,000 Other – 800,000	0	0
300192	WSUD Rectification Works	Shirewide	Deliver priority renewal works identified in the Water Sensitive Urban Design (WSUD) asset audit to improve stormwater quality and reduce pollutants entering waterways and the bay.	Implement	Renewal and rectification of high priority WSUD assets outlined by the WSUD asset audit report.	0	200,000	200,000	200,000

Proposed Projects

Footpaths, Trails and Streetscapes

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope	FY27 Funding (\$)	FY28 Funding (\$)	FY29 Funding (\$)	FY30 Funding (\$)
300585	Beleura Cliff Path Reinstatement	Mornington	Make safe works within the existing footprint of the path.	Implement	Install moisture monitors and complete upgrade works on the following sections: - Section 5, 6 & 7 Path reorientation - Section 19 & 20 Bluff demolition and make safe - Section 20 footpath repairs - Section 24 Beach Stairs	350,000	350,000	0	0
300748	Mt Martha CMMP – Hawker Beach, North Access	Mount Martha	Deliver pathway works as identified in the Coastal and Marine Management Plan to improve northern access to Hawker Beach.	Design	Undertake a Cultural Heritage Management Plan (CHMP), Marine and Coastal Act (MACA) consent process, detailed design, and geotechnical investigations for the proposed pathway works.	70,000	450,000	0	0
300008	Boardwalk Replacement Program	Shirewide	Annual Program to perform routine assessments on public boardwalk structures across the Shire and performing renewal or upgrade works as detailed by the assessments.	Implement	Repair various components of boardwalks and renew timber planks with fibre-reinforced polymer board.	200,000	200,000	200,000	200,000
300743	Capel Avenue, Capel Sound – Footpath	Capel Sound	Deliver new footpath along Capel Avenue in Capel Sound.	Implement	Construct new footpath from Calvary Capel Sands Aged Care to Eastbourne Road.	150,000	0	0	0
300112	Footpath Renewal for Risk Management	Shirewide	Renewal of sections of footpaths identified through inspections and community requests to reduce safety risks. This is a reactive works budget and does not include renewal of whole footpaths.	Implement	Remove and replace defective path sections outside the road corridors maintenance contract.	400,000	400,000	400,000	400,000
300155	Footpath Renewal Program	Shirewide	Annual program to renew sections of footpaths to ensure the integrity and safety of the Shire's existing pathway network is maintained.	Implement	Renew following sections of existing footpaths (subject to change): - Point Nepean Road, Dromana - Point Nepean Road, Tootgarook - High Street, Hastings - Railway Road, Baxter - Empire Street, Mornington - Nepean Highway, Mount Eliza - Sydney Street, Somerville - Pembroke Drive, Somerville - Baldrys Road, Main Ridge - Stony Point Road, Bittern	1,400,000	1,300,000	1,750,000	1,750,000
300751	Streetscape Renewal Program	Shirewide	Renew priority streetscapes in major precincts with upgraded pavements, landscaping, street furniture and tree-related hazard mitigation.	Implement	Deliver priority streetscape upgrades at key precincts, including pavements, landscaping, furniture and hazard-related tree removals.	150,000	400,000	500,000	500,000

Proposed Projects

Foreshore and Coastal Assets

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope	FY27 Funding (\$)	FY28 Funding (\$)	FY29 Funding (\$)	FY30 Funding (\$)
300756	Coastal Infrastructure Renewal	Shirewide	Renew and upgrade Shire-managed coastal assets, including beaches, walkways and open spaces, to maintain safety, accessibility and resilience.	Implement	Allowance for urgent reactive works and if budget permits, progression of the following planned works: - Safety Beach – Yacht Club Access - Sorrento – Lentell Avenue Stairs - Investigate Safety Beach Path Relocation Options - Investigate Safety Beach Tassel Cove Path Reinstatement	200,000	350,000	200,000	200,000
300054	Marine Structure Renewal	Shirewide	Renew jetty and boat-ramp components identified through annual assessments, with additional reactive works following storm damage or boating incidents.	Implement	Assess and renew Shire-managed jetties and boat ramps, including hydrographic surveys, minor repairs (e.g. concrete, fender and decking renewal) and routine sand clearing as required.	100,000	135,000	130,000	165,000
300762	Land Susceptibility and Erosion Risk Remediation Projects	Shirewide	Deliver specialist assessments, monitoring and targeted remediation works to manage erosion and land-stability risks early and prevent major future failures.	Implement	Deliver specialist assessments and monitoring of erosion-risk sites, along with temporary and permanent remediation works such as protective structures or retaining walls.	200,000	250,000	400,000	400,000

Library Resources and Public Art

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope	FY27 Funding (\$)	FY28 Funding (\$)	FY29 Funding (\$)	FY30 Funding (\$)
300050	Library Book Stock Non Print Materials	Shirewide	Purchase non-print materials such as DVDs, CDs and audiobooks to keep the library collection current and responsive to community needs.	Implement	Purchase non-print materials (DVDs, CDs and audiobooks) to maintain a relevant library collection.	100,000	100,000	100,000	100,000
300051	Library Book Stock Print Materials	Shirewide	Purchase new print materials to maintain a relevant and up-to-date library collection that supports education, information and recreational reading.	Implement	Purchase print materials to keep the library collection current and responsive to community needs.	500,000	570,000	570,000	570,000
300116	Premier's Reading Challenge	Shirewide	Purchase library books funded through the Premier's Reading Challenge program to support children's literacy and participation in the annual initiative.	Implement	Purchase materials to support the annual Premier's Reading Challenge.	20,314 Other - 20,314	20,314 Other - 20,314	20,314 Other - 20,314	20,314 Other - 20,314

Proposed Projects

Major Facilities – Briars

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope	FY27 Funding (\$)	FY28 Funding (\$)	FY29 Funding (\$)	FY30 Funding (\$)
300245	Briars Homestead refurbishment works	Mount Martha	Upgrade the Homestead to meet occupancy requirements and support community use, including planning for amenity, car park and landscaping improvements.	Implement	Address non-compliance issues including fire safety, accessibility, structural integrity and car parking.	0	300,000	500,000	0
300284	Briars Boardwalk Replacement	Mount Martha	Plan and design the replacement of the flood-damaged boardwalk linking Mt Martha to the Briars.	Design	Complete detailed design and permit approvals to support future grant applications.	0	0	400,000	2,800,000
300243	Briars Recycled Water Irrigation	Mount Martha	Install recycled-water irrigation infrastructure at the Briars, delivered in stages to support agricultural, horticultural and high-amenity landscape areas.	Implement	Stage 1 will deliver water supply to high-value areas, including agricultural and horticultural sites and key visual amenity areas such as lawns.	0	0	299,634	0

Major Facilities – Foreshore Camping

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope	FY27 Funding (\$)	FY28 Funding (\$)	FY29 Funding (\$)	FY30 Funding (\$)
300244	Foreshore Camping Amenity Renewal	Shirewide	Renew and upgrade toilet and shower amenities across foreshore campgrounds, including asbestos removal, improved lighting, new fixtures and security and safety enhancements.	Implement	Concrete roof replacement and refurbishment of Amenity Block T572.	335,000	620,000	620,000	620,000
300039	Foreshore Camping Renewal & Improvement	Shirewide	Deliver annual upgrades to foreshore camping amenities, including improvements to laundry facilities, drinking water points and campsite infrastructure to enhance the camper experience.	Implement	Funds support foreshore camping pre-season and shutdown activities, along with minor upgrades and maintenance to amenity blocks and campgrounds throughout the year.	100,000	150,000	150,000	150,000
300247	Foreshore Camping Electrical Renewal	Shirewide	Renew aged and non-compliant electrical infrastructure to ensure a safe and reliable power supply for campground users.	Implement	Electrical upgrades to Section 11. This project will run in conjunction with the fire services upgrades.	396,000	257,500	279,000	200,000
300189	Foreshore Camping Fire Services Project	Shirewide	Upgrade fire services at foreshore campgrounds, including new high-pressure water supply, tanker refill points and replacement of ageing water mains.	Implement	Delivery of new fire services and water main upgrades to Section 11.	396,000	257,500	279,000	400,000

Proposed Projects

Major Facilities – Mornington Peninsula Regional Gallery

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope	FY27 Funding (\$)	FY28 Funding (\$)	FY29 Funding (\$)	FY30 Funding (\$)
300301	MPRG – Artworks acquisition	Mornington	Purchase artworks annually to grow the Mornington Peninsula Regional Gallery’s permanent collection and support the biennial National Works on Paper exhibition.	Implement	Acquisition of artworks to enhance the Shire’s permanent art collection. FY27 will include purchase of pieces from the biennial National Works on Paper exhibition.	25,000	25,000	30,000	30,000
300578	MPRG Amenities Upgrade	Mornington	Upgrade staff and community amenities with water-efficient fixtures and improved accessibility features, including automated doors and a widened main entry.	Implement	Upgrade amenities with water-efficient fixtures, refreshed finishes, a new hot water system, improved accessibility and a Tier-2 compliant kitchen upgrade.	250,000	0	0	0

Major Facilities – Mount Martha Public Golf Course

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope	FY27 Funding (\$)	FY28 Funding (\$)	FY29 Funding (\$)	FY30 Funding (\$)
300709	MMPGC – 4 bay practice net renewal	Mount Martha	Construct four new practice nets and reconfigure the practice range to safely support long-club use.	Implement	Install four new practice nets, complete site preparation and slab works, reconfigure the practice range for safe long-club use and relocate practice activities to the designated range area.	70,000	0	0	0
300733	MMPGC– extension of cart storage facility and proshop deck	Mount Martha	Expand the cart storage facility and extend the proshop deck to increase storage capacity, event space and visitor amenities.	Implement	Extension of cart storage facility and proshop deck, installation of improved lighting, drainage, CCTV and lockable gates, and expansion of the front deck.	150,000 Other – 150,000	0	0	0
300720	MMPGC Shelter Shed Renewal	Mount Martha	Renew 11 player’s timber shelters at Mount Martha Public Golf Course (MMPGC) to improve safety, condition and usability.	Implement	Assess shelter sheds and complete required repairs or replacements to timber, roofing and structural elements, with drainage and turf reinstatement as needed.	0	0	0	50,000

Proposed Projects

Major Facilities – Recreation & Aquatic Centres

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope	FY27 Funding (\$)	FY28 Funding (\$)	FY29 Funding (\$)	FY30 Funding (\$)
300002	Aquatic & Recreation – Plant & Equipment	Shirewide	Annual program to renew pool plant and equipment across Shire-owned aquatic centres to ensure facilities remain safe, reliable and operational.	Implement	Renew pool plant and equipment at Pelican Park and Crib Point in line with asset management plans.	250,000	300,000	350,000	360,000
300734	Civic Reserve Stadium Flooring Renewal	Mornington	Replace end-of-life timber sports flooring at Civic Reserve Stadium, including subfloor preparation and line marking to Basketball and Netball Victoria standards.	Implement	Remove old timber flooring, prepare subfloor with moisture protection and install new professional-grade sports flooring.	350,000	0	0	0
300250	YAWA Pool Plant & Equipment Renewal	Rosebud	Renew and replace pool plant and equipment at YAWA based on asset lifespans from operating & maintenance manuals and condition audits to maintain operational efficiency, safety and reliability.	Implement	Renew pool plant and equipment at Yawa, including gel-coating slides and replacing boilers.	700,000	340,000	350,000	360,000
300728	Elements Eatery Counter Renewal (Yawa Cafe)	Rosebud	Replace the servery counter with a fit-for-purpose stainless-steel unit and provide temporary pop-up café infrastructure during construction to maintain service.	Implement	Upgrade the servery counter, fix flooring, refresh finishes, address compliance issues and provide a temporary pop-up cafe.	50,000	0	0	0
300487	Energy Efficient Pelican Park	Hastings	This project aligns with the Climate Emergency Plan by removing outdated gas infrastructure and installing heat pumps, solar panels, and upgraded insulation to reduce emissions.	Implement	Install hot water heat pumps and solar panels, remove old gas systems, upgrade the building management system and complete required structural, hydraulic, electrical and switchboard works.	0	1,534,444 Council – 767,222 Other – 767,222	0	0

Proposed Projects

Parks, Reserves and Playgrounds

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope	FY27 Funding (\$)	FY28 Funding (\$)	FY29 Funding (\$)	FY30 Funding (\$)
300100	Civil Structures Renewal Program	Shirewide	Renew end-of-life retaining walls, stairs and footbridges across the Shire to stabilise land prone to movement and maintain safe public access.	Implement	Renewal of end-of-life timber retaining walls, stairs, and footbridges, along with minor repairs carried out in response to community requests.	500,000	500,000	500,000	500,000
300672	WE Newton Reserve Precinct Revitalisation	Portsea	Prepare a concept design to revitalise WE Newton Reserve, improving amenities, accessibility and safety for community use.	Plan	Complete concept plan for re-development of WE Newton Reserve.	0	60,000	0	0
300766	David MacFarlan Playground	Sorrento	Construction of a new replacement playground for David MacFarlan Reserve.	Implement	Construction of new playground.	305,000 Other - 305,000	0	0	0
300666	Minor Open Space Works	Shirewide	Deliver small-scale public open space improvements across the Shire in response to community requests, ensuring alignment with open space standards and statutory requirements.	Implement	Deliver minor new assets in public open spaces.	100,000 Other - 100,000	0	0	0
300115	Playspace Component Renewal Works	Shirewide	Renew priority playspaces based on audit results and community use, ensuring safe, accessible and contemporary recreation spaces.	Implement	Updating playspace layouts, removing old equipment and installing new play components.	350,000	450,000	500,000	500,000
300776	Playspace Renewal Program	Shirewide	Renewal of identified playspaces based on audit assessments and community use data.	Implement	Renewal of existing playspace at Koopalanda Reserve, Red Hill South.	250,000 Other - 250,000	300,000	300,000	300,000

Project Design and Delivery Services

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope	FY27 Funding (\$)	FY28 Funding (\$)	FY29 Funding (\$)	FY30 Funding (\$)
300014	Capital Works Program Design	Shirewide	This program supports the internal design of infrastructure works, including open space, sports fields, roads, drainage, and other civil works to ensure successful project delivery and support grant funding applications.	Design	Internal design of infrastructure works, including open space, sports fields, roads, drainage, and other civil works to ensure successful project delivery and support grant funding applications.	150,000	200,000	200,000	200,000
300132	Community Capital Infrastructure Project	Shirewide	Provide coordination, planning and project management support to community groups delivering Community Capital projects, ensuring high-quality, community-driven outcomes.	Implement	Delivery of project management, engineering and design services and coordination of permit approvals.	350,000	350,000	350,000	350,000
300024	Priority Development Engineering Minor Works	Shirewide	Annual program to deliver minor improvements or repairs to Council infrastructure that arise during private development works.	Implement	Minor improvements or repairs to Council infrastructure during private development works.	20,000	20,000	20,000	20,000

Proposed Projects

Roads

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope	FY27 Funding (\$)	FY28 Funding (\$)	FY29 Funding (\$)	FY30 Funding (\$)
300118	Road Bridges and Major Culvert Renewal	Shirewide	Annual program for the renewal of damaged and outdated culvert and bridge infrastructure.	Implement	Minor repair to the road bridges and major culverts based on the conditions assessments.	150,000	150,000	150,000	150,000
300015	Car Park Accessibility Works	Shirewide	Annual program to upgrade car parks with accessible parking bays, pedestrian crossings, pram ramps and related civil works to improve access and safety.	Implement	Construct pram ramps, accessible parking bays, signage and associated civil and drainage works.	60,000	60,000	60,000	60,000
300128	Creswell Street East Crib Point – DCP	Crib Point	Construct new sealed road pavement, kerb, drainage and service infrastructure in line with the Development Contributions Plan.	Implement	Construct new asphalt pavement, kerb, drainage and service utilities.	2,700,000 Other – 2,700,000	3,645,000 Council – 1,625,000 Other – 2,020,000	0	0
300541	Eramosa Road E, Somerville – Road Rehab	Somerville	Road Rehabilitation and safety upgrade of Eramosa Road East, Somerville, Between Lower Somerville Road and Western Port Highway.	Implement	Full depth road rehabilitation including new asphalt, tactile line marking and targeted guard rail upgrades.	1,000,000 Other – 1,000,000	0	0	0
300619	Guard Rail Renewal (Contract)	Shirewide	Annual program of works to replace damaged or end-of-life guard rails to maintain safe roadside protection across the Shire.	Implement	Remove and replace damaged or end-of-life guard rail terminals within road corridors maintenance contracts.	341,819	351,769	362,008	383,390
300317	Guard Rail Terminal Upgrade Works	Shirewide	Upgrade guard rails to new compliant standards based on a prioritised list.	Implement	Replacement of identified guard rail terminals not covered under the road corridors maintenance contract.	0	100,000	100,000	100,000
300047	Kerb and Channel Renewal	Shirewide	Annual program of works to renew priority kerb and channel infrastructure across the road network to improve drainage, safety and asset condition.	Implement	Renew kerb and channel infrastructure across the network based on renewal modelling and priority needs.	1,400,000	1,250,000	1,600,000	1,600,000
300059	Minor Road Infrastructure Risk Reduction	Shirewide	Annual program focused on delivering small-scale road safety and access improvements, including parking upgrades, traffic and intersection treatments, and school-area safety enhancements.	Implement	Deliver small safety upgrades, including improved parking, clearer signage and line marking, minor intersection fixes and school-area improvements.	200,000	250,000	250,000	250,000
300621	Peacock Rd – Road Sealing Project	Tyabb	Seal Peacock Road from 14 Peacock Road to Mornington-Tyabb Road and provide improved drainage and on-street parking to enhance safety and road condition.	Implement	Sealing of Peacock Road and improvement to drainage and parking.	0	1,020,000 Other – 1,020,000	0	0
300120	Road Corridors Contract Works	Shirewide	Maintain and renew the Shire's local road network through annual patching, resurfacing and rehabilitation works to ensure safe and reliable roads.	Implement	Carry out road patching, rehabilitation and resurfacing.	5,932,132	6,083,155	6,238,033	6,396,865

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope	FY27 Funding (\$)	FY28 Funding (\$)	FY29 Funding (\$)	FY30 Funding (\$)
300105	Special Charge Schemes Investigations	Shirewide	Conduct investigations into the upgrade of existing unmade roads throughout the Shire in collaboration with the unmade roads construction matrix. The upgrade is to consist of a sealed asphalt surface including kerb and channel and associated drainage.	Design	Investigate and develop high-level concepts and cost estimates for future Special Charge Scheme projects raised by the community in the FY27 financial year.	50,000	50,000	50,000	50,000
300768	Accelerated Road Improvement Program	Shirewide	Plan, design and deliver targeted road renewal and improvement works at high-priority locations across the Shire.	Implement	Deliver targeted road improvement works at prioritised locations.	558,000	0	0	0
300625	Blackspot – Capel Sound Area-Wide LATM	Capel Sound	Introduce 40 km/h speed limits and install signage, pavement markings and traffic-calming treatments to improve safety across Capel Sound.	Implement	Install 40 km/h signage and supporting safety treatments, including raised platforms.	992,920 Other – 992,920	0	0	0
300623	Blackspot – Mornington Area-Wide LATM	Mornington	Introduce area-wide 40 km/h speed limits with signage, pavement markings, and speed reduction measures, including raised safety platforms, to complement existing treatments and improve safety.	Implement	Install signage, 40 km/h pavement markings and supporting speed-reduction treatments.	410,390 Other – 410,390	0	0	0
300626	Blackspot – Wilsons Road LATM	Mornington	Introduce splitter islands, kerb extensions, wombat crossings, lighting and signage, with parking adjustments and potential speed changes to enhance safety along Wilsons Road.	Implement	Install splitter islands and kerb extensions, add wombat crossings with green pavement and lighting, and consider reducing speeds to 50 km/h.	338,570 Other – 338,570	0	0	0
300300	Blackspot Road Safety Program	Shirewide	Analyse crash data and prepare designs and applications for annual Black Spot funding. The program also includes development of the Road Improvement Program.	Design	Investigate, design and prepare applications for FY28 Federal Black Spot funding.	150,000	150,000	150,000	150,000
300624	Blackspot Tucks Road and Shands Road	Main Ridge	Introduce raised intersection with safety platforms, LED RRPMS for night visibility, relocate speed limit signage, and seal Tucks Road south leg (approx. 50m).	Implement	Install raised intersection with safety platforms, upgrade RRPMS, relocate speed-limit signage and seal 50 m of Tucks Road (south leg).	634,350 Other – 634,350	0	0	0
300596	R2R Bungower Rd, Somerville – Road Rehab	Somerville	Rehabilitate Bungower Road to improve pavement condition, drainage and road safety between Tyabb–Tooradin Road and Western Port Highway.	Implement	Rehabilitate road pavement with line marking, table drain adjustments and guard rail works (as required).	1,300,000 Other – 1,300,000	1,200,000 Other – 1,200,000	0	0
300760	R2R Holdings Project	Shirewide	Temporary placeholder for R2R funds while future projects and budgets are prioritised and approved.	Implement	Temporary placeholder for R2R funds until future projects are approved.	665,000 Other – 665,000	2,019,290 Other – 2,019,290	3,219,290 Other – 3,219,290	3,000,000 Other – 3,000,000

Proposed Projects
Signage and Lighting

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope	FY27 Funding (\$)	FY28 Funding (\$)	FY29 Funding (\$)	FY30 Funding (\$)
300111	Corporate Signage upgrade/renewal	Shirewide	Renew and replace corporate and open-space signage across the Shire through proactive and reactive works.	Implement	Renew and replace corporate and open-space signage across the Shire.	20,000	20,000	20,000	20,000
300078	Regulatory and Directional Signage	Shirewide	Deliver annual proactive and reactive upgrades to regulatory and directional signage on Shire-managed roads.	Implement	Deliver annual proactive and reactive regulatory and directional signage works.	50,000	50,000	50,000	50,000
300450	Traffic VMS Sign – Wildlife & School Program	Shirewide	Purchase additional two Wildlife VMS signs for deployment under the Wildlife VMS program based on demand and need across the Peninsula.	Implement	Purchase additional two Wildlife VMS signs for placement at prioritised locations.	26,000	41,000	15,000	15,000
300302	Safer Speed Limits	Shirewide	Identify, assess and implement safe speed limits in line with the Towards Zero Road Safety Strategy and regulatory approval requirements.	Implement	Investigate required speed-limit changes, seek regulatory approval and implement the approved changes.	60,000	60,000	60,000	60,000
300106	Urgent Lighting Requests	Shirewide	Install new street lighting and upgrade existing lights in response to customer requests and safety needs.	Implement	Install new street lighting and light shields in response to customer requests and safety needs.	20,000	20,000	21,000	22,500
300598	Non-Standard Light Poles	Shirewide	Renew end-of-life non-standard light poles and fittings, particularly in residential areas where these poles were originally installed.	Implement	Renew end-of-life non-standard light poles and fittings as identified by United Energy.	150,000	200,000	300,000	300,000

Proposed Projects
Sports Fields and Courts

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope	FY27 Funding (\$)	FY28 Funding (\$)	FY29 Funding (\$)	FY30 Funding (\$)
300698	Anti-Theft Locking Devices – Sport Field Lighting	Shirewide	Install anti-theft locking devices on sports field lighting poles to prevent unauthorised access to copper cabling and control systems.	Implement	Manufacture, supply and install locking arm assemblies, including hinged angle arms, lock boxes, pad tags and galvanised components.	44,100	0	0	0
300526	Boneo Recreation Reserve Lighting	Boneo	Design and installation of 2 light poles with 100 lux LED lights to allow the oval to be used for AFL training and games.	Design	Cultural Heritage Management Plan (CHMP), including associated design requirements.	50,000	150,000 Other – 150,000	0	0
300524	Citation Reserve Oval 1 Reconstruction	Mount Martha	Renew the oval by removing the existing surface, installing irrigation and subsurface drainage, and laying new topsoil and warm-season turf.	Design	Prepare concept and detailed designs, specs, drainage/irrigation plans and cost estimates.	10,000	650,000 Other – 650,000	0	0
300021	Cricket Nets Renewal Program	Shirewide	Construct a new enclosed four-lane synthetic cricket training facility with retractable netting at RJ Rowley Reserve, Rye.	Implement	Construct new 4-lane cricket training facility with netting, slab, fencing and power.	0	0	450,000	450,000
300514	Dromana Rec Reserve Oval Reconstruction	Dromana	Renew the playing surface to meet senior AFL and cricket standards, including new irrigation, drainage and warm-season turf.	Design	Prepare designs for drainage and new irrigation system.	0	0	80,000	1,650,000 Other – 1,650,000
300665	Garden Square Reserve – Tennis Court Upgrade	Somers	Repair and upgrade asphalt courts with resurfacing, acrylic coatings and new line marking for tennis, pickleball and a basketball half-court.	Plan	Repair asphalt courts, apply acrylic surfacing and install new line marking.	0	0	80,000	0
300319	Irrigation Renewal Program	Shirewide	Renew priority irrigation systems or components identified through maintenance inspections.	Implement	Renew irrigation systems at: – Emil Madsen Rec Res Lower Ground – Emil Madsen Rec Res Main Football Ground – Olympic Oval 1 – Olympic Soccer, Baseball	285,000	285,000	285,000	285,000
300171	Main Ridge Tennis Courts and Drainage	Main Ridge	Prepare concept designs for renewing courts 4 and 5, including improved drainage in line with the Shire’s Tennis Strategy.	Design	Prepare design for court renewal and drainage upgrades.	0	0	80,000	0
300704	Narambi Reserve Drainage and Irrigation	Mornington	Install new spacing drainage and irrigation on Oval 1 at Narambi Reserve.	Implement	Install new spaced drainage and new irrigation on Oval 1.	650,000 Other – 650,000	0	0	0
300252	Netball Court Resurfacing	Shirewide	Repair and resurface the highest priority netball courts, including acrylic surface and line marking.	Implement	Resurfacing of 7 courts at Elsie Dorrington, Mornington.	262,000 Other – 262,000	0	0	0
300471	Olympic Park Senior Oval Rehab, Rosebud	Rosebud	Renew the senior oval by reshaping the ground, improving drainage and installing warm-season turf to reduce water use, lower maintenance costs and ensure a high-quality playing surface.	Design	Prepare design for drainage and new irrigation system.	0	0	0	100,000

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope	FY27 Funding (\$)	FY28 Funding (\$)	FY29 Funding (\$)	FY30 Funding (\$)
300716	RJ Rowley Reserve Renewal and Upgrades	Rye	Replace end-of-life oval irrigation, renew the cricket pitch and complete pavilion upgrade designs, including unisex change rooms, improved storage and an upgraded canteen.	Implement	Install new irrigation, renew cricket pitch and prepare design for senior pavilion upgrade.	450,000 Other - 450,000	0	0	0
300150	Settlers Cove Tennis Court Redevelopment	Sorrento	Reconstruct one recreational tennis court with upgraded fencing and drainage to better manage stormwater and improve playability.	Implement	Resurface recreational court with synthetic surface and upgraded fencing.	0	200,000 Other - 200,000	0	0
300646	Sorrento Tennis Club - Court Resurfacing	Sorrento	Resurface courts 1–6 and assess drainage performance to ensure the courts meet functional and safety standards.	Implement	Resurface courts 1–6 and assess drainage performance.	345,000 Other - 345,000	0	0	0
300692	Sports lighting LED Upgrades	Shirewide	Replace mercury-vapour globes with LED fixtures, remove outdated fittings, and ensure lighting meets AS/NZS 2560 standards through verification and commissioning.	Implement	Install new LED lighting at the following reserves: – Narambi Reserve Oval 1 – Citation Reserve Ovals 1 & 2 – Cyril Fox Reserve Ovals 1 & 2 – Graham Myers Recreation Reserve	530,000 Other - 530,000	0	0	0
300462	Stringer Rd Reserve Oval Redevelopment	Blairgowrie	Implement the Stringers Rd Reserve Master Plan to enlarge the oval, supporting junior football, women's AFL training, Auskick and lower-grade senior cricket.	Design	Develop designs for oval reconstruction, drainage and irrigation and prepare tender documentation.	0	0	100,000	1,650,000 Other - 1,650,000
300151	Stringer Road Multi Court Redevelopment	Blairgowrie	Reconstruct two multi-use courts with new acrylic surfacing and upgraded fencing.	Implement	Resurface two courts with new acrylic surface.	0	208,000 Other - 208,000	0	0
300645	Synthetic Wicket Cover Cages	Shirewide	Design and install secure, weatherproof storage cages for cricket wicket covers at multiple locations.	Implement	Supply and install 20x wicket cover storage cages across 20 ground locations.	0	0	165,000	0

Proposed Projects

Waste and Landfill Management

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope	FY27 Funding (\$)	FY28 Funding (\$)	FY29 Funding (\$)	FY30 Funding (\$)
300772	Kerbside Transition Bin Procurement	Shirewide	Manufacture and deliver 150,000 bins and lids to standardise kerbside bin colours across the Shire in line with DEECA's 4-bin system rollout.	Implement	Manufacture and deliver 150,000 bins and lids across the Shire.	4,500,000	4,000,000	0	0
300493	Tyabb Resource Centre – Green Waste Disposal Area Upgrade	Tyabb	Install a new concrete surface to replace the unsealed green-waste area, improving safety and functionality during wet conditions.	Design	Prepare design for a new concrete surface for the green waste disposal area.	0	60,000	0	0
300434	MRRC – Green Waste Disposal Area Upgrade	Mornington	Resurface the green-waste area at the Mornington Resource Recovery Centre with concrete and construct a firewall to improve safety and meet EPA compliance.	Implement	Construct a firewall between the green-waste and hard-rubbish areas to meet EPA compliance requirements and install concrete surfacing within the green-waste area.	300,000	0	0	0
300569	Mt Eliza Landfill Flare	Mount Eliza	Install new landfill-gas management infrastructure at Mt Eliza Landfill Northern Regional Park to control gas migration and improve environmental safety.	Implement	Construction of new flare.	0	750,000	0	0
300204	Rye Landfill – Cell 2 Capping Layer	Rye	Design and construct an EPA-approved landfill cap for Cell 2 using compliant materials, ensuring long-term environmental safety and regulatory compliance.	Implement	Complete EPA-approved cap works and final auditor sign-off in line with statutory requirements.	0	0	4,500,000 Other – 4,500,000	0
300492	Rye Resource Recovery Ctr Redevelopment	Fingal	Expand and upgrade waste and materials-handling facilities at the Rye Transfer Station to improve safety, efficiency and service capacity.	Plan	Preliminary site investigations including environmental, geotechnical, survey and planning assessments.	0	350,000	0	0

Future Considerations

Future Considerations
Major Projects

ID	Project Name	Township	Project Scope	Next Stage	Next Steps
300780	Peninsula Trail Mornington-Moorooduc	Mornington/Moorooduc	Construction of an 8.3 km shared path connecting Mornington to the Peninsula Link Trail at Moorooduc, identified as the next priority section.	Implement	Design work is underway. Funding for delivery will be sought in future budgets, with advocacy for external funding to continue.
300782	Peninsula Trail Anthony's Nose	McCrae	Construction of a 750-metre shared path, including boardwalk sections, extending from the Anthony's Nose boat ramp and wrapping around Anthony's Nose towards McCrae.	Design	Design work to be completed. Funding for delivery will be sought in future budgets, with advocacy for external funding to continue.
300781	Peninsula Trail Blairgowrie Yacht Squadron	Blairgowrie	Construction of a shared path featuring boardwalk sections weaving through the Blairgowrie foreshore sand dunes, connecting the Peninsula Trail past the Blairgowrie Yacht Squadron to Hughes Road.	Design	Design work to be completed. Funding for delivery will be sought in future budgets, with advocacy for external funding to continue.
300322	Future Workplace	TBD	Identify the facilities, technology, locations and funding needed to ensure the Shire's workplaces continue to meet the future needs of our staff and community.	Design	Preferred options and detailed recommendations are being developed. Progress and funding will be guided by future Council decisions.
300213	Dromana Community Hub	Dromana	Deliver a Community Infrastructure Action Plan and a Community Hub Concept Plan to guide future service delivery needs and inform strategic investment priorities.	Design	Concept design is funded for FY27. Detailed design and implementation will be scheduled once a preferred facility option is confirmed and funding is identified.
300226	Performing Arts Centre/Precinct	TBD	Prepare a detailed business case and concept design for a new performing arts centre and broader arts precinct on the Mornington Peninsula.	Design	Preferred options are being reviewed and detailed recommendations developed. Progress and funding will be guided by future Council decisions.

Future Considerations

Buildings – Pavilions

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope
300779	Somerville Rec Res Masterplan Implementation	Somerville	Plan and deliver staged upgrades at Somerville Recreation Reserve subject to the adoption of the Somerville Recreation Reserve Masterplan.	Plan	Complete concept designs, site investigations, stakeholder engagement, cost estimates and staging for Somerville Recreation Reserve (subject to Masterplan adoption).

Buildings – Public Amenities

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope
300074	Sorrento Park Toilets	Sorrento	Refurbish the public toilet facility to provide equal male and female cubicles and improve accessibility with upgraded paths and accessible parking.	Implement	Deliver upgraded cubicle toilets, stainless-steel fixtures, structural design and permits, service connections, covered entry, non-slip flooring and external site improvements including water tank, pathways, bin area, bike parking, drinking fountain and dog bowl.
300558	Northern Hastings Foreshore Toilet Block	Hastings	Design and deliver a new public toilet block at the Northern Hastings Foreshore in line with the Hastings Foreshore Master Plan.	Design	Design the new toilet block and its connection to surrounding infrastructure.
300069	Public Toilet – Flinders Park	Flinders	Design and construct new public amenities at Flinders Park, including upgraded access paths, bike parking, drinking fountain, picnic facilities, planting and accessible parking.	Implement	Construct a new modular public amenity facility with 2–3 pans, services and utility connections, and minor civil access works.

Future Considerations

Footpaths, Trails and Streetscapes

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope
300719	Austin Road Somerville Footpath	Somerville	Design and construct a new 650 metre footpath between Graf Road and Bungower Road to improve accessibility, pedestrian safety and local amenity.	Design	Footpath design works for Austin Road Somerville.
300003	Baden Powell Footpath	Mount Eliza	Construct a 2.5 metre-wide footpath along Baden Powell Drive between Humphries Road and Erang Drive.	Implement	Continue CHMP assessments and deliver Stage 1 construction, with planning for Stage 2.
300715	Bruce Road Footpath, Mount Martha	Mount Martha	Design and construct an 825 metre footpath on Bruce Road between Pebble Way and Binnacle Court to improve access to Marine Drive.	Design	Prepare concept and detailed designs for the 825 m Bruce Road footpath.
300726	Bungower Road Footpath, Somerville	Somerville	Construct a new footpath between Austin Road and Jones Road to improve pedestrian connection and safety.	Implement	Construct the Bungower Road footpath between Austin Road and Jones Road, with minor additional design near the bus stop.
300447	Civic Court Footpath, Balnarring	Balnarring	Construct a 1.5 metre footpath linking Balnarring Village with the skate park, preschool and primary school, as identified in the Pedestrian Access Strategy.	Design	Complete detailed designs for the proposed footpath.
300286	Dromana Shared Path	Dromana	Investigate and design a shared path connecting Dromana township to Dromana Secondary College along Boundary Road. This project is listed as "Boundary Road, Dromana" in the Principal Pedestrian Network (PPN) and ranked 2nd highest priority.	Design	Prepare detailed design for the selected Dromana Shared Path route (Boundary Road).
300724	Esplanade Mornington Footpath	Mornington	Design and construct a new footpath along the Esplanade between Bath Street and Beleura Hill Road.	Design	Prepare design documentation for the Esplanade, Mornington footpath.
300545	Flinders Foreshore Pedestrian Safety	Flinders	Improve safe pedestrian access to the Flinders Foreshore through upgraded paths and supporting safety treatments.	Implement	Construct Stage 1 works: - Footpath from hilltop to foreshore - Road upgrades: speed humps, wombat crossing, rumble strips - Improved DDA-compliant disabled parking - Additional parking along the Esplanade and Lacey Way
300165	Footpath Nepean Hwy Mornington-Mt Eliza	Mount Eliza	Construct approximately 2.5 km of new footpath along the Nepean Highway between Volitans Avenue and Mornington Secondary College.	Implement	Deliver Stage 1 footpath works from Shandon Rd to Sunnyside Rd.
300707	Governors Road Footpath, Crib Point	Crib Point	Design and construct a new footpath along Governors Road between Orotava Street and Martin Street, including connections to Collin Parade and Loch Street.	Design	Design the Governors Road footpath, including connections to Collin Parade and Loch Street.
300131	Hotham Road Footpath	Sorrento	Provide a safe and accessible pathway along Hotham Road, as identified by the Principal Pedestrian Network Maps of Portsea and Sorrento.	Implement	Construct Stage 1, design Stage 2 and plan Stage 3.
300449	Hughes Road Footpath, Blairgowrie	Blairgowrie	Construct a new footpath connection linking Koonya Beach to Coppins Track.	Plan	Prepare a concept plan for the Hughes Road footpath.
300456	Nepean Hwy New Footpath, Dromana	Dromana	Construct a new footpath and safe pedestrian crossing at the Ponderosa Place / Country Club Drive / Nepean Highway intersection to provide a safe connection between Dromana Holiday Village and the broader pedestrian network.	Design	Prepare design for pedestrian-crossing footpath at the Ponderosa Place / Country Club Drive / Nepean Highway intersection and ramps, linking Dromana Holiday Village.

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope
300731	Pickings Road Footpath, Safety Beach	Safety Beach	Design and construct a new footpath along Pickings Road between Dromana Parade and Clipper Quay to improve pedestrian access.	Design	Prepare detailed designs for the 1230 m Pickings Road footpath.
300186	Safety Beach Access Upgrades	Safety Beach	Construct new ramps and viewing platforms to provide safe access from the Bay Trail down to Safety Beach.	Implement	Construct access upgrades on the foreshore opposite Prescott Avenue.
300091	Small Missing Pathlink Projects	Shirewide	Deliver missing-link footpaths, shared paths and crossings across the Shire to complete the pedestrian network in line with the Pedestrian Access Strategy.	Implement	Construct a new 250 m footpath on the northern side of Tower Hill Road, connecting two existing sections.
300513	Somers Traffic Study Implementation	Somers	Install a zebra crossing and raised safety platform on Camp Hill Road, and construct upgraded footpaths with drainage and landscaping on South Beach Road, Tasman Road, Parklands Ave & Lord Somers Road connecting the eastern side of town.	Implement	Install a zebra crossing and raised safety platform on Camp Hill Road (Stage 1).
300706	Somerset Drive Footpath, Mount Martha	Mount Martha	Design and construct a new footpath along Somerset Drive between Forest Drive and Dominion Road to improve pedestrian safety and connectivity.	Design	Design a footpath on one side of Somerset Drive, Mount Martha, including CHMP requirements.
300735	Tallis Drive Footpath, Mornington	Mornington	Construct a new footpath along Tallis Drive. This missing link is ranked 7th on the Principal Pedestrian Network List.	Design	Prepare detailed designs for the 720 m Tallis Drive footpath.
300443	Wimborne Avenue Footpath, Mt Eliza	Mount Eliza	Construct a 450 metre footpath from Wimborne Avenue along Wimbledon Avenue to connect Mt Eliza Preschool with Mt Eliza Village.	Design	Prepare detailed designs for the proposed 450m footpath.

Future Considerations

Foreshore and Coastal Assets

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope
300555	Priority Coastal Adaptation Actions	Shirewide	Deliver priority coastal adaptation actions identified in the Our Coast, Our Future Coastal Strategy to improve the resilience of vulnerable coastal areas.	Design	Design priority coastal adaptation actions identified through planning process.

Library Resources & Public Art

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope
300740	Public Art Program	Shirewide	Deliver timber artwork installations and associated landscaping at Rye Pier and Flinders Pier in line with the Shire’s Public Art Policy.	Implement	Deliver timber artwork installations at Rye Pier and Flinders Pier, including design and modelling, materials, installation, landscaping, engineering requirements and site investigations.

Future Considerations

Major Facilities – Mount Martha Public Golf Course

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope
300730	MMPGC Asphalt Pathway Upgrades	Mount Martha	Upgrade pathways at Mount Martha Public Golf Course by replacing crushed rock with asphalt and repairing worn asphalt to provide safer, more durable access for golfers and visitors.	Implement	Upgrade pathways by removing old surfaces, improving drainage, laying new asphalt, repairing worn sections, reinstating turf and completing quality assurance.
300722	MMPGC – Community kitchen upgrade to commercial kitchen	Mount Martha	Upgrade the community kitchen at Mount Martha Public Golf Course to a commercial standard, including new appliances and an improved layout to support community programs and events.	Implement	Upgrade community kitchen with commercial-grade appliances, ventilation, compliance upgrades and required structural and utility works.
300711	MMPGC – course toilet facilities (back 9 holes)	Mount Martha	Install and connect a new modular toilet block on the back nine holes, providing male, female and accessible facilities.	Implement	Plan, install and commission a modular toilet facility for the back 9 holes.
300567	Mt Martha Public Golf Course Expansion	Mount Martha	Plan the future redevelopment of the course, including a new driving range, mini-golf facilities and an upgraded clubhouse with expanded food and beverage services.	Plan	Progress to concept design and community consultation.
300732	MMPGC Landscaping earthworks	Mount Martha	Deliver landscaping earthworks at Mount Martha Public Golf Course to improve drainage, surface stability and overall course usability.	Implement	Complete site preparation, earthworks, drainage improvements and turf reinstatement as part of landscaping works.
300721	MMPGC Tee Reconstruction	Mount Martha	Reconstruct tees at Mount Martha Public Golf Course with improved levelling, drainage and turf to enhance playability and safety.	Implement	Reconstruct tees, including site surveys, detailed design, demolition, drainage installation and turf works.

Major Facilities – Recreation & Aquatic Centres

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope
300694	Recreation and Aquatic Outdoor Spaces Program	Shirewide	Upgrade outdoor spaces at Yawa Aquatic Centre and Civic Reserve Recreation Centre to meet demand, improve accessibility and strengthen community engagement, and upgrade the Crib Point Pool outdoor area for school carnivals and community events.	Implement	Upgrade outdoor space at Yawa Aquatic Centre to support capacity, retention and membership growth.

Future Considerations
Parks, Reserves and Playgrounds

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope
300084	Rye Township Plan – Growing Suburbs	Rye	Deliver minor design works and construct the Public Open Space crossing identified in the Rye Township Plan.	Implement	Undertake minor design works and construct the POS crossing (including authority fees).
300496	Sorrento Foreshore Precinct Revitalisation	Sorrento	Improve beach access and public amenities through upgraded access paths, toilet facilities, pedestrian connections, rotunda and cenotaph enhancements, accessible parking and improved picnic areas.	Design	Deliver detailed design for the Sorrento Foreshore Masterplan (MP1), including upgrades to amenities, cenotaph plaza, pathways, rotunda, beach access, picnic areas, cyclist rest spots, drinking fountain, signage and pedestrian crossing.
300539	Southern Hastings Foreshore Enhancement	Hastings	Deliver actions from the Hastings Foreshore Master Plan for the southern foreshore, enhancing the ‘Nature Lovers’ precinct with improved paths, seating, landscaping and nature-based elements.	Design	Prepare detailed design for Southern Hastings Foreshore, including seating, vegetation, path connections, access improvements, sensory garden and nature-based elements.
300497	Sullivan Bay Precinct Renewal (S.MP5)	Sorrento	Implement Sorrento Master Plan actions including upgraded car parking and picnic areas, new showers and water fountains, interpretive signage, a cultural trail and improved site access and viewing areas.	Design	Complete detailed design for Sullivan Bay Masterplan (MP5), including Bay Trail upgrades, signage, carpark improvements, accessible parking, beach access, picnic facilities, cyclist rest spot, drinking fountain, erosion-buffer planting and bus stop connections.
300668	The Baths to Websters Corner Precinct Revitalisation	Sorrento	Prepare detailed design for revitalising the precinct, including Bay Trail upgrades, improved signage, car park enhancements, food-truck provisions, accessible parking and coastal landscaping.	Design	Deliver detailed design for The Baths to Websters Corner Masterplan (MP2), including Bay Trail upgrades, signage, carpark improvements, food-truck provisions, accessible parking and coastal landscaping.
300498	Websters Corner Precinct Revitalisation	Sorrento	Deliver new playground and toilet facilities, interpretive signage, cultural-trail elements, picnic areas, shade structures and seating as part of the precinct renewal.	Design	Deliver detailed design for Websters Corner Masterplan (MP3), including Bay Trail upgrades, signage, carpark improvements, beach access, picnic and cyclist rest areas, playground upgrades, relocated amenity block, all-weather shelter, erosion-control planting and improved access.
300499	Western Sister Precinct Renewal (S.MP4)	Sorrento	Deliver upgrades including improved car park and picnic layouts, an all-abilities beach access ramp, new bike racks, a feature boardwalk and an Indigenous cultural meeting space.	Design	Complete detailed design for the Western Sister Masterplan (MP4), including viewing platform, car park upgrades, accessible parking, beach access, cultural meeting place, picnic area, bollards, stairs, cyclist rest spot and interpretive signage.
300019	Civic Reserve Mornington Wetland/Garden	Mornington	Implement wetland improvements at Civic Reserve, enhancing visual amenity through a well-designed wetland system aligned with the broader master plan.	Design	Progress Year 1 detailed design for one northern-lake segment to inform design & construct procurement for remaining wetland sections.
300540	French St Reserve Leash Free Dog Park	Rye	Design and construct a fenced off-leash dog park with picnic facilities and a perimeter path at French Street Reserve, Rye.	Implement	Design and construct a fenced off-leash dog area, picnic area and perimeter path.
300553	Hastings Pier Precinct Enhancement	Hastings	Deliver a new water and nature-play space that reflects Bunurong stories and the surrounding natural landscape, located adjacent to the existing play space at the Hastings Foreshore.	Design	Design water and nature-play space, including connections to the existing play space and path network.
300749	Mt Eliza CMMP – Jackson Road to Freemans Rd Access	Mount Eliza	Upgrade pathways between Daveys Bay Road and Jacksons Road to improve beach access at both Jacksons Road and Freemans Road.	Design	Design fencing, gravel paths, beach-access upgrades, wayfinding signage and foreshore revegetation, including permits and CHMP requirements.

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope
300199	Playground access improvements	Shirewide	Implement access upgrades at district-level playgrounds in Hastings Foreshore, Sorrento Park and Rye Foreshore, with remaining funding directed to detailed design at Rye in response to strong community feedback.	Implement	Implement access improvements at the Rye Foreshore Playground.
300695	BA Cairns Reserve Bike Park	Flinders	Deliver a local-level community dirt jump facility at BA Cairns Reserve in line with Council's Mountain Bike and BMX Strategy.	Implement	Coordinate delivery of a local-level dirt jump facility, including community engagement, concept planning, contractor coordination, signage/seating installation and risk management.
300702	Curlew Drive Reserve Bike Park	Capel Sound	Deliver a local-level community dirt jump facility aligned with Council's adopted Mountain Bike and BMX Strategy.	Implement	Coordinate delivery of a local-level dirt jump facility, including community engagement, concept planning, contractor coordination, signage/seating installation and risk management.
300532	French Street Reserve Bike Park	Rye	Design and construct a new district-level bike park featuring a UCI-standard bitumen pump track, dirt jumps, gravel car park, amenities, shelter and seating.	Implement	Design and construct Stage 1 works, including UCI-spec pump track, community dirt jumps and shelter.
300172	RW Stone Recreational MTB & BMX Park	Somers	Construct a dog off-leash area and community-delivered bike park with dirt jumps, seating and an access path in line with the adopted master plan.	Implement	Design and construct a leash-free dog-fenced area and local dirt jump facility.
300290	Rye Skate Park Renewal and Upgrade	Rye	Renew and upgrade the Rye skate park to provide safe, accessible facilities for users of all ages and abilities.	Implement	Deliver Stage 2 works — playground upgrade north of the skate park.

Future Considerations
Roads

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope
300518	Mt Eliza Parking Study – implementation	Mount Eliza	Stage 1 – extend 3P parking areas at John Butler Reserve and Ranelagh Drive and introduce wayfinding signage to improve navigation and accessibility.	Implement	Install wayfinding signage and extend 3P parking at John Butler Reserve and Ranelagh Drive.
300287	Mt Martha Village Parking and Footpath	Mount Martha	Upgrade the existing gravel car park to a sealed surface, redesign the central island on Watson Road and improve footpath connections between the residential area and the foreshore.	Implement	Seal the car park and construct part of the Mirang Avenue footpath (Stage 1).
300017	Carpark Balnarring Road Balnarring	Balnarring	Deliver an upgraded car park with clearly marked parking spaces and improved footpath connections to the Balnarring shopping precinct and nearby bus stop.	Implement	Construct and seal the car park, including footpath, drainage and lighting works.
300738	Watt & Racecourse Road Intersection Upgrade	Mornington	Construct a raised, signalised intersection at Watt Road and Racecourse Road to improve traffic management and safety.	Design	Completion of detailed design.
300727	Watt Road, Mornington Parking Upgrade	Mornington	Design and construct indented parking bays along Watt Road between Kenji Street and Bayport Court to enhance safety and provide accessible parking.	Design	Design and construct indented parking bays along Watt Road between Kenji Street and Bayport Court.
300778	Morce Avenue car Park Upgrade	Sorrento	Design and construct 95 additional car parking spaces staged over three financial years. Stage 1 Detailed Design of 95 spaces, Stage 2 Construction of 44 additional space and Stage 3 Construction of 51 additional spaces.	Design	Complete detailed design for 95 additional car parking spaces, including investigations, permits and consultation.
300504	Virtual Wildlife Fencing	Shirewide	Install Virtual Wildlife Fencing (VWF) devices 25 meters apart on alternating sides of the road to reduce vehicle-wildlife collisions by alerting animals to oncoming traffic.	Implement	Purchase and installation of VWF devices.

Future Considerations

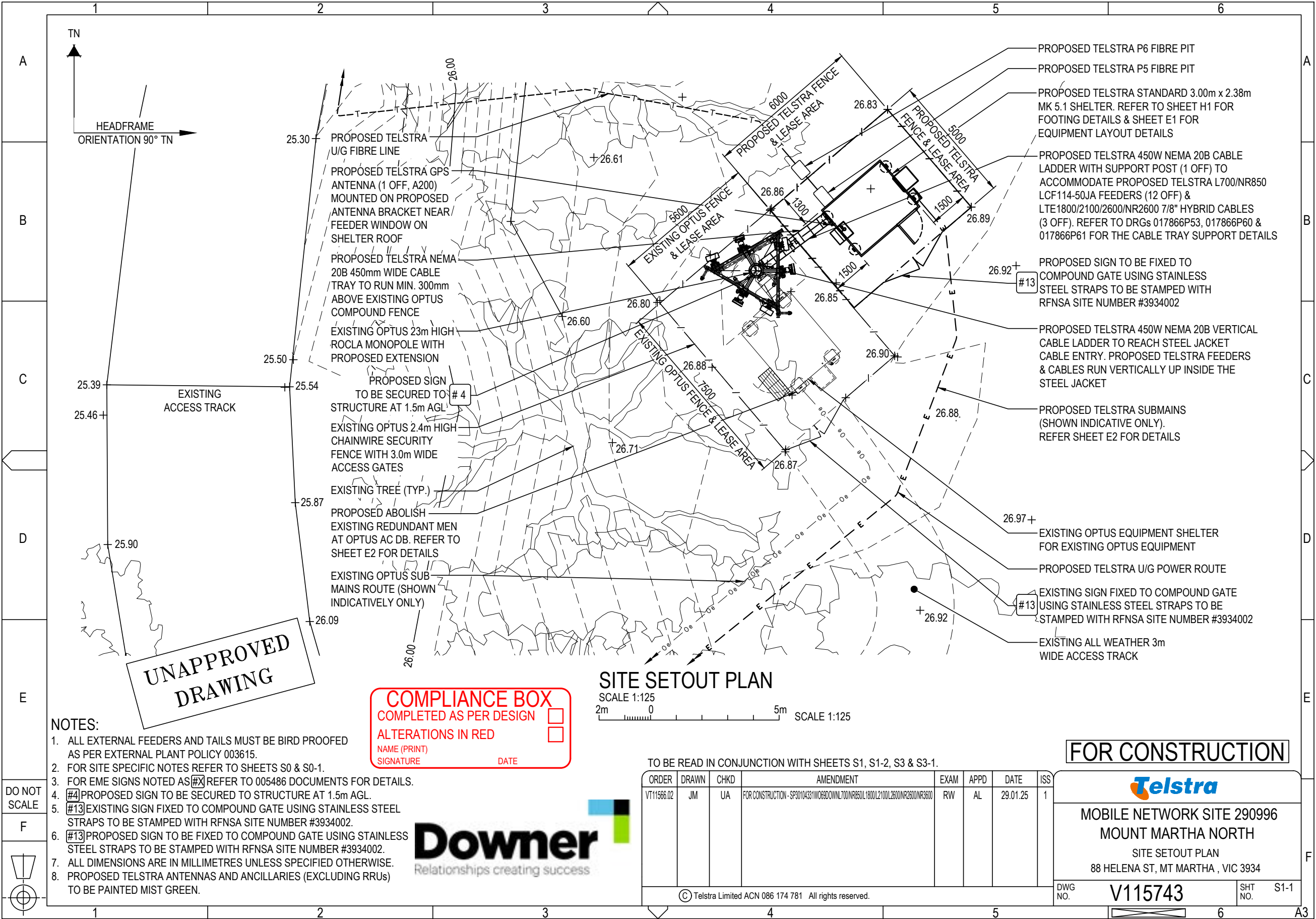
Sports Fields and Courts

ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope
300535	Civic Reserve Athletics Infield Project	Mornington	Investigate improvements to upgrade the athletics infield to a certified standard suitable for competitive field events such as shot put and discus.	Design	Audit and survey the athletics infield, then prepare design documentation and cost estimates for certified competition-standard upgrades including earthworks, drainage and irrigation.
300652	West Rosebud Bowls Club Pickleball	Capel Sound	Repurpose one green into six pickleball courts with shared facilities, creating a multi-sport precinct at Capel Sound.	Implement	Plan, design and construct six pickleball courts with shared facilities, surfacing, drainage, lighting and universal access.

Waste and Landfill Management

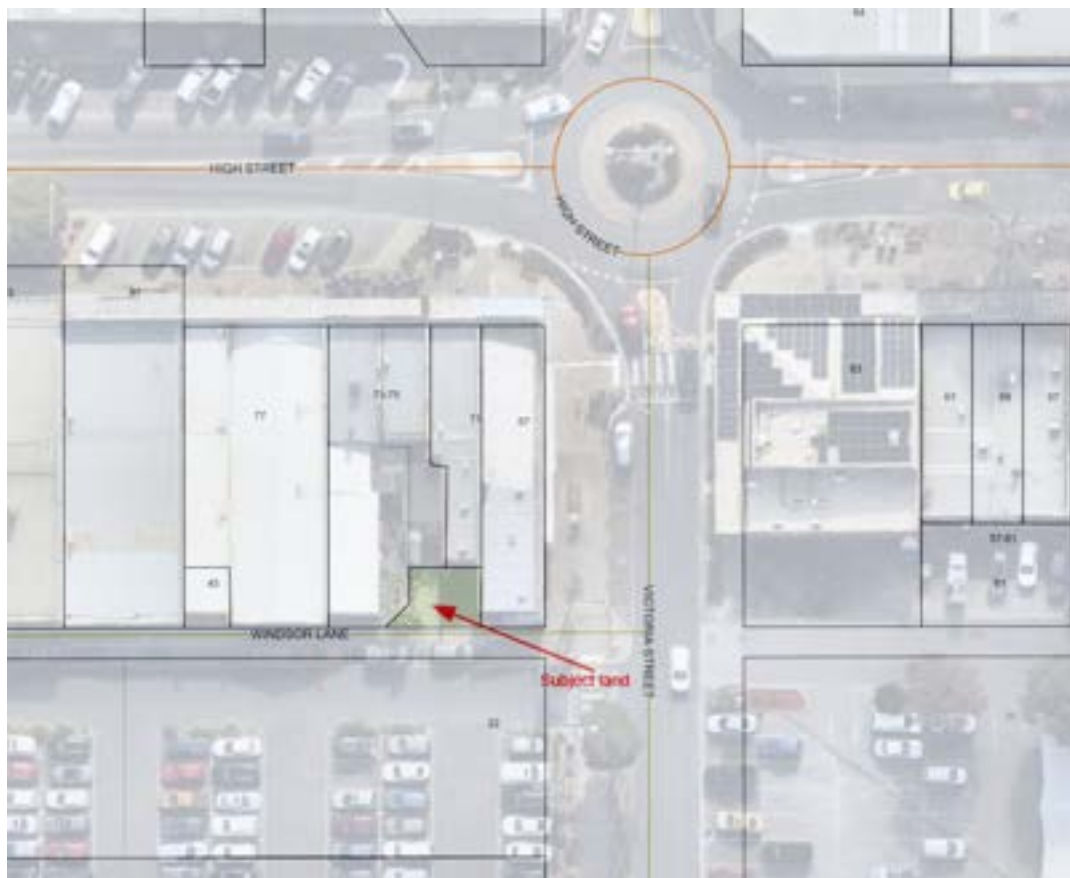
ID	Project Name	Township	Project Scope	Next Stage	Next Stage Scope
300577	Former Rosebud West Landfill (Trueman's Rd Reserve) – Development Feasibility Study	Capel Sound	Undertake an environmental assessment and feasibility study to determine future development options for the former Rosebud West Landfill at Trueman's Road Reserve.	Plan	Undertake high-resolution cap, waste-extent and groundwater/leachate assessments to confirm site conditions and inform next-stage feasibility work.







Site Location - Council Land abutting 71 and 73-75 High Street Hastings



Council Land abutting 71 and 73-75 High Street Hastings



PLAN OF SUBDIVISION UNDER SECTION 24A OF THE SUBDIVISION ACT 1988				EDITION 1		PS 931615T	
LOCATION OF LAND PARISH: TYABB TOWNSHIP: --- SECTION: --- CROWN ALLOTMENT: --- CROWN PORTION: 94 (PART) TITLE REFERENCE: VOL 9505 FOL 436 LAST PLAN REFERENCE: LP 70877, RESERVE No.1 POSTAL ADDRESS (AT TIME OF SUBDIVISION) 45 WINDSOR LANE HASTINGS 3915 MGA2020 COORDINATES: (OF APPROX. CENTRE OF PLAN) E: 341 770 ZONE: 55 N: 5 758 450 GDA 2020				CERTIFYING AUTHORITY MORNINGTON PENINSULA SHIRE COUNCIL			
VESTING OF ROADS AND/OR RESERVES							
IDENTIFIER		COUNCIL/BODY/PERSON					
N I L		N I L					
NOTATIONS							
PURPOSES OF PLAN 1. REMOVAL OF THE RESERVE STATUS AND EASEMENTS FROM CERTIFICATE OF TITLE VOL 9505 FOL 436 <u> GROUND'S FOR REMOVAL </u> PLANNING PERMIT No. --- 2. TO SUBDIVIDE THE LAND INTO 2 LOTS				DEPTH LIMITATION - DOES NOT APPLY THIS IS NOT A STAGED SUBDIVISION THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK No. 356 IN PROCLAIMED SURVEY AREA No. 17			
EASEMENT INFORMATION							
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited or in favour of			
---	---	---	---	---			
MGA 2020 ZONE 55 88°46' 7.16 3.69 3.47 3.66 3.47 358°49' 6.10 43°48' 3.45 268°46' 9.60 6.13 3.47 6.59 178°49' 178°49' 6.10 25.5m² 21.2m² 1 2 WINDSOR LANE VICTORIA STREET							
THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF SUPPORTING AN APPLICATION FOR A TOWN PLANNING PERMIT AND IS SUBJECT TO SURVEY AND CONSENT OF STATUTORY AUTHORITIES							
SURVEYORS REF: 13717sec24A_v2		CHKD -		1 0 2 4 LENGTHS ARE IN METRES		ORIGINAL SHEET SIZE: A3	
Speedie Development Consultants Pty. Ltd. SURVEYORS, ENGINEERS, PLANNERS AND DEVELOPMENT CONSULTANTS 55 Marine Parade, Hastings, Vic 3915 (03) 5979 5000 Email: reception@speedies.com.au		ANDREW M. LOVELOCK LICENSED SURVEYOR		SCALE 1:100		SHEET 1 OF 1 SHEETS	

ATTACHMENT 1: Background to Amendment C247morn

The subject land

The Amendment is a privately led proposal by town planning consultancy A Different City for proponent Tango Development No. 6 Pty Ltd (Tango). The Amendment seeks to facilitate a new residential estate in Woodbyne Crescent and Albany Way, Mornington in an area known as the Woodbyne Residential Precinct (the Precinct).

The Precinct comprises 11 parcels of land at 2, 4, 5, 6, 7, 8 and 10 Woodbyne Crescent, 1-4 Albany Way and a part of a Council reserve, Mornington (see Figure 1). The Precinct is bound by Racecourse Road and Watt Road in Mornington and is located about 3.9 kilometres from the Mornington town centre.

The Precinct is about 11.3 hectares in size, and all 11 properties are currently used for residential purposes and have dwellings with associated outbuildings. A few properties contain stables and horse facilities associated with the racing industry. There are medium-high value canopy trees (of various health and condition) scattered across the Precinct and located along title boundaries as windrows.

There are also two small existing Council reserves within the Precinct, including:

- a 10-metre-wide reserve between 8 and 10 Woodbyne Crescent providing a pedestrian link between Woodbyne Crescent and Racecourse Road and reducing to approximately 5-metre-wide along Racecourse Road; and
- a 5-metre-wide reserve along Watt Road, for the length of the southern boundary.



Figure 1: Woodbyne Residential Precinct - Subject land

The 11 residential lots are currently zoned Low Density Residential Zone (LDRZ) and the 10-metre-wide reserve is currently zoned Public Park and Recreation Zone (PPRZ).

The Precinct is surrounded by the Carbine Way industrial estate to the north, Mornington Racecourse to the east (across Racecourse Road) and the Mornington Resource Recovery Centre, the Mornington Peninsula Shire (the Shire) depot and Community Animal Shelter and Pound to the south (across Watt Road). The adjacent residential area to the west is linked to the Precinct via a pedestrian lane to Katherine Court.

Details of Amendment C247morn

The Amendment is a combined amendment with two concurrent subdivision Permit Applications made under section 96A of the P&E Act. In addition to the Amendment, the proponent is seeking concurrent approval of a Development Plan to meet the requirements of a proposed Development Plan Overlay for the precinct.

In summary the Amendment seeks to:

1. Amend local Planning Policy 11.03-6L Regional and Local Places - Mornington North by including a strategy for residential development including medium density housing in this precinct.
2. Rezone the land from LDRZ to Neighbourhood Residential Zone - Schedule 42 (NRZ42).

The NRZ42 allows for standard-sized residential lots (300m² and above) and medium density sites (with lots generally less than 300m², subject to separate planning permit application approval) with no mandatory minimum lot size. Development is limited to two storeys with higher density development located centrally within the Precinct, away from existing sensitive residential interfaces.

3. Remove the PPRZ from the Council owned Watt Road plantation reserve to facilitate its sale and rezone to NRZ42.

The 10 metre Council owned Watt Road plantation reserve (between 8 and 10 Woodbyne Crescent) is also proposed to be rezoned to NRZ42 and no longer be in the PPRZ. This reserve is shown in the photo in Figure 2:



Figure 2: Photo of Watt Road plantation reserve facing east. Photo taken from entry in Woodbyne Crescent.

This re-zoning is intended to facilitate a 'land swap' wherein the public land will be consolidated into a single, more usable and embellished public open space located centrally within the Precinct (protecting existing significant trees), with the former, linear reserve area to be incorporated into residential lots. This plan does not result in a loss of public open space.

4. Apply a new Schedule 25 to the Development Plan Overlay (DPO25) to comprehensively master plan the Precinct with the following planning principles:
 - A single vehicular entry point via Watt Road.
 - Landscaped buffers along Watt Road and Racecourse Road similar to the existing buffers in the Mornington North Outline Development Plan which applies to the Precinct and some surrounding properties.
 - Location of sites for medium density dwellings within the Precinct.
 - A central open space park and three pocket parks.
 - Retention of significant vegetation where practicable.
 - Provision of a bus bay in Racecourse Road for a future bus route.
 - Provision of usable public open space and landscaped linkages throughout the Precinct and connecting to adjacent residential and industrial areas.

The draft DPO25 contains the following Development Concept Plan to illustrate these objectives (Figure 3).

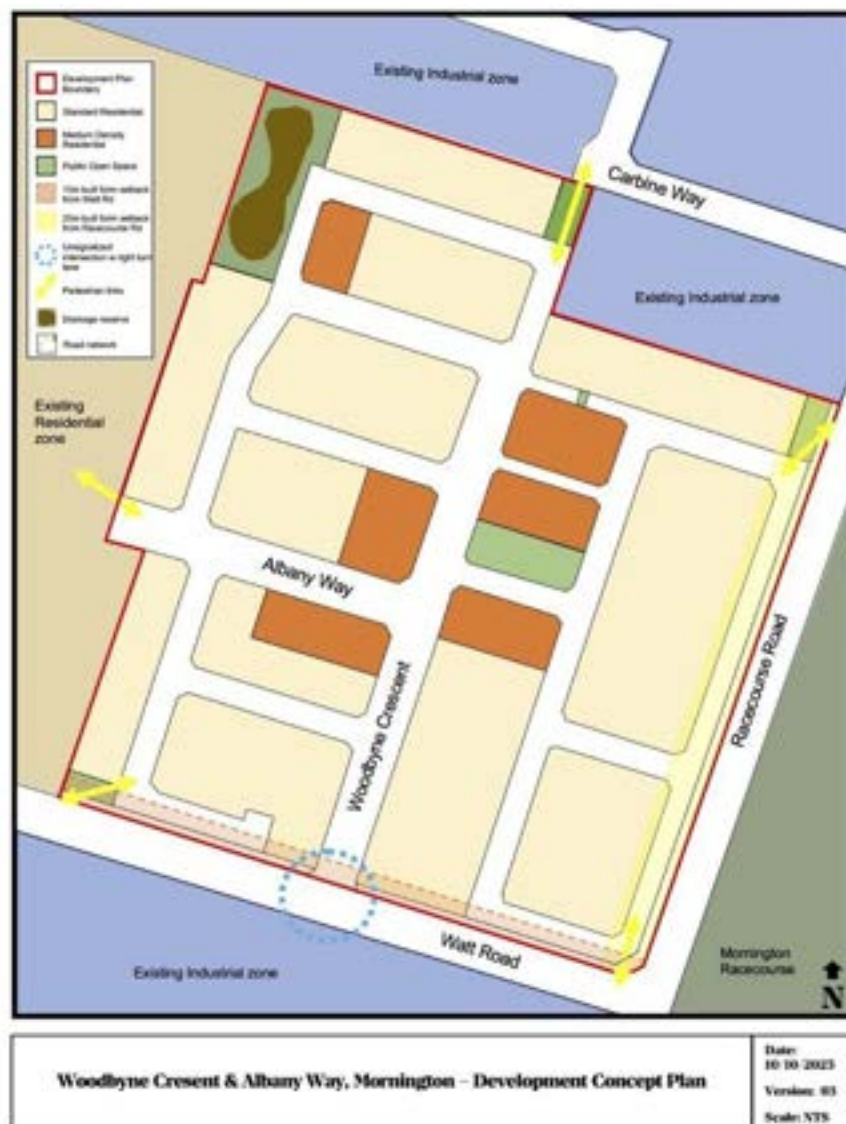


Figure 3: Draft Woodbyne Precinct - Development Concept Plan

The requirements of the DPO25 also include residential standards that must be included in the Memorandum of Common Provisions (MCPs) to be attached to each title. The standards are for front setbacks, lot widths, rear setbacks, walls on boundaries, private open space and front fence height. These standards are additional to any prevailing standards in the Planning Scheme for one or more dwellings.

5. Remove Design and Development Overlay (DDO6) from the land and translate relevant design provisions into proposed DPO25.
6. Approve two Planning Permit Applications:
 - Planning Permit Application P 3/ 00 - 53 residential lots three medium density lots and one lot for a central reserve.

- Planning Permit Application P 3/ 0 - 56 residential lots three medium density lots and one lot for a drainage reserve.

These Permit Applications do not include properties at 7 Woodbyne Crescent, and 3 and 4 Albany Way. Separate subdivision applications for these sites can be sought in future, if the Amendment is ultimately approved.

The draft permit conditions require that MCPs be registered on the title of each new lot. The MCPs must include the following requirements specified in the DPO25:

- Residential lot design - minimum front and rear setbacks minimum lot width an area for canopy tree in front setback e tent of walls on boundary private open space for single dwellings and front fences.
- Sustainable subdivision requirements - 5-star energy rating a solar photovoltaic system all-electric houses energy storage capacity model stormwater treatment rainwater collection tanks on larger lots and no black roofs.

7. Endorsement of the draft Development Plan

The Development Plan will provide the Master Plan for the precinct, outlining land use, built form, open space, connectivity, and servicing provision for the precinct in accordance with the requirements of the DPO25.

It is important to note that the DPO25 exempts third party notification and appeal rights for subsequent permit applications that are generally in accordance with the approved Development Plan. Therefore, the opportunity for neighbours or any interested community members to raise concerns was through the exhibition process and the subsequent Planning Panel process (as detailed later in this report). Submitters will be invited to the Submissions Meeting prior to Council meeting on the 14 April 2026.

The Development Plan was exhibited concurrently with the Amendment. If the Amendment is ultimately adopted by Council, it is intended to also request a Council resolution that the Development Plan has been prepared 'to the satisfaction of the responsible authority'.

Local planning policy context

The existing Policy Regional and Local Places - Mornington North' implements the Mornington North Outline Development Plan (ODP). This ODP was adopted by Council in 2013 and the subject site is located in 'Precinct 6' with the following strategies

Support low-density residential development that complements the housing diversity of the residential area to the west.

Minimise potential conflicts between residential uses and nearby non-residential uses through setbacks and other design measures.

Enhance the landscaped character for the precinct, including the provision of landscaped fringes along Watt Road and Racecourse Road.

The site is also recognised in Council's adopted Housing and Settlement Strategy Refresh 2020- 2036 (2020) (HSS) as an 'investigation area' which is a site that should be investigated for additional housing supply, subject to detailed investigations. Council's adopted Amendment C 111 implements the HSS (alongside Council's adopted Neighbourhood

Character Study and Guidelines (01) (NCSG) confirming the site's status as an 'investigation area' in the local Planning Policy Framework. The Amendment and supporting technical and strategic assessment documents therefore represent a detailed planning proposal for the site to achieve additional housing supply having regard to the precinct's opportunities and constraints. As such, the Amendment will amend this Local Planning Policy (11.03-6L Regional and Local Places Mornington North) by including a strategy for residential development including medium density housing in this precinct.

Ministerial authorisation and public exhibition

The proponent lodged the Amendment request with Council in 2023. Council received authorisation from the Minister to prepare and publicly exhibit the Amendment on 9 October 2024. The Amendment was publicly exhibited for a period of 9 weeks, from 21 November 2024 to 24 January 2025. Notice of exhibition was extensive as per the details provided in the 'Engagement' section later in this report.

In total, 152 submissions were received by the close of exhibition.

Post-exhibition changes to documentation in response to submissions

Most submissions objected to the proposal on the basis of increased residential density, traffic and movement, design of the Precinct, interface and environmental impacts, administration and governance.

There were a few submissions stating no objection from public authorities, with some seeking inclusion of preferred conditions for the planning permits and clarifications for the DPO25 and Development Plan. For example, the Department of Energy, Environment, and Climate Action (DEECA) advised that native flora on Council land adjacent Woodbyne Crescent requires an application for removal or protection under the *Flora and Fauna Guarantee Act 1988*. This was resolved with conditions on P23/2402 and edits to the DPO25 and the draft Development Plan.

Because most of the remaining submissions could not be resolved with the proposed post-exhibition changes to the Amendment, Council resolved at its meeting on 22 July 2025 to request that the Minister appoint an independent Planning Panel (the Panel) to consider all submissions (including any late submissions).

Council also resolved to include in its submissions to the Panel a series of proposed changes to the Amendment in response to issues raised in submissions.

**Planning
Panels
Victoria**

**Mornington Peninsula Planning Scheme
Amendment C247morn
Woodbyne Precinct Neighbourhood Residential Zone**

Panel Report

Planning and Environment Act 1987

17 November 2025



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 may also recommend to the Minister that the permits that apply to the adopted Amendment be granted. The Minister may grant or refuse the permit subject to certain restrictions [sections 96G and 96I of the PE Act].

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 C247morn

Woodbyne Precinct Neighbourhood Residential Zone

17 November 2025



Michael Ballock, Chair



Peter Edwards, Member

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Glossary and abbreviations

Council	Mornington Peninsula Shire Council
dB	Decibel
DDO	Design and Development Overlay
DEECA	Department of Energy, Environment and Climate Action
DPO	Development Plan Overlay
DTP	Department of Transport and Planning
EPA	Environment Protection Authority
GRZ	General Residential Zone
HSS	Housing and Settlement Strategy Refresh 2020-2036
LDRZ	Low Density Residential Zone
NRZ	Neighbourhood Residential Zone
ODP	Mornington North Outline Development Plan 2013
PE Act	<i>Planning and Environment Act 1987</i>
PPRZ	Public Park and Recreation Zone
Proponent	Tango Development No 6 Pty Ltd

Overview

Amendment summary	
The Amendment	Mornington Peninsula Planning Scheme Amendment C247morn
Permit Applications	P23/2400 and P23/2402
Common name	Woodbyne Precinct Neighbourhood Residential Zone
Brief description	The amendment proposes to create a new residential estate in Mornington known as the 'Woodbyne Precinct' by: - rezoning the land from Low Density Residential Zone to Neighbourhood Residential Zone Schedule 42, - applying a new Schedule 25 to the Development Plan Overlay for the site master planning, - remove the Public Park and Recreation Zone from the Council owned plantation reserve, - associated planning policy changes. The two planning permit applications P23/2400 and P23/2402 are for subdivision into 57 lots and 59 lots respectively and the provision of associated infrastructure.
Subject land	2, 4, 5, 6, 7, 8 and 10 Woodbyne Crescent 1, 2, 3 and 4 Albany Way Council owned Watt Road plantation reserve between 8 and 10 Woodbyne Crescent (part of Reserve No. 1, PS346179)
The Proponent	Tango Development No 6 Pty Ltd
Planning Authority	Mornington Peninsula Shire
Authorisation	9 October 2024, with conditions
Exhibition	21 November 2024 to 24 January 2025
Submissions	Number of Submissions: 152 Opposed: 145

Panel process	
The Panel	Michael Ballock (Chair), Peter Edwards
Directions Hearing	By video, 25 August 2025
Panel Hearing	Council Chamber 90 Besgrove Street, Rosebud and by video, 8 and 9 October 2025
Site inspections	Unaccompanied, 8 October 2025

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Parties to the Hearing	- Mornington Shire Council represented by Xander Nguyen-Meachem of Harwood Andrews, who called expert evidence on: - acoustics from Tom Evans of Resonate Consultants - traffic engineering from Hillary Marshall of Ratio Consultants - Tango Development No 6 Pty Ltd represented by David Passarella of Colin Biggers & Paisley, who called expert evidence on - acoustics from Ross Leo of Clarity Acoustics - traffic from Valentine Gnanakone of Onemilegrid - planning from Marco Negri of Contour Consultants - Chris Crewther
Citation	Mornington Peninsula PSA C247morn [2025] PPV
Date of this report	17 November 2025

Executive summary

Tango Development No 6 Pty Ltd requested a combined Amendment and two permit applications under section 96A of the *Planning and Environment Act 1987* to enable a new residential estate in Mornington known as the 'Woodbyne Precinct' (the subject land).

Mornington Peninsula Planning Scheme Amendment C247morn (the Amendment) seeks to:

- rezone the land from Low Density Residential Zone (LDRZ) to Neighbourhood Residential Zone Schedule 42 (NRZ42)
- apply a new Schedule 25 to the Development Plan Overlay (DPO25) for the master planning of the site
- remove the Public Park and Recreation Zone (PPRZ) from the Council owned plantation reserve
- make associated planning policy changes.

The two planning permit applications P23/2400 and P23/2402 are to subdivide the subject land into 57 lots and 59 lots respectively and to provide associated infrastructure.

The Amendment was exhibited from 21 November 2024 to 24 January 2025 and received 152 submissions. Key issues raised in submissions included:

- the new Neighbourhood Residential Zone and increased density
- traffic and movement
- the design of the precinct development plan
- the interface and environmental impacts
- acoustic impacts from the activities to the north, south and east of the subject land
- administration and governance.

The Panel agrees with the evidence and submissions that the Amendment is strategically justified, particularly in the context of recent State housing policy changes. The Panel recognises that the Council adopted Housing and Settlement Strategy Refresh 2020-2036 (HSS) identified the subject land as an investigation area which effectively initiated a process which has led to this Amendment.

Accepting that the Amendment is strategically justified and its intent is to allow higher densities on the subject land, the Panel agrees that the NRZ42 and the DPO25 provide an appropriate framework to guide its redevelopment.

The proposed suite of pedestrian and cycling facilities will provide safety, amenity, permeability and access improvements, particularly the additional linkages from the estate onto Racecourse Road shared path network and into the industrial estate to the north. The Panel agrees that the proposed suite of works provide an appropriate response to the need for vehicle access and safe pedestrian and cyclist's accessways.

The Panel acknowledges the expert findings that there are measures that can be implemented to protect residents and mitigate noise to an acceptable level in accordance with applicable acoustic criteria.

There is strong strategic support for the Amendment to facilitate the development of the subject land for increased density of residential dwellings. The DPO25, draft development plan and the two planning permit applications provide a net community benefit with an urban design outcome

for the Woodbyne Precinct that is safe, healthy, functional, connected, attractive, liveable and sustainable. Both permits include a provision for a contribution to affordable housing and will provide for housing diversity.

The Panel concludes that the proposed changes to Clause 11.03-6L and the application of the NRZ42 is appropriate. However, Council should revise the ODP to ensure its consistency with the revised 11.03-6L.

The following shared path arrangements for site frontages are acceptable:

- 3.0 metre (with localised narrowing to 2.5 metres) along Watt Road
- retain the existing 2.0 metre shared path along Racecourse Road.

The application of the DPO25 is appropriate with the following amendments:

- state that the bus bay location is indicative
- the exact location of the bus bay to be determined in conjunction with Department of Transport.
- the last dot point under the heading Transport and movement plan should be amended by deleting the text after the word mitigation and replacing it with the following
 - “, if any, to address any unsatisfactory impacts if the site accommodates more than 216 dwellings.”

A roundabout is not required in the foreseeable future at Watt Road/Racecourse Road intersection. A second vehicular access on Racecourse Road is not essential and would be contradictory to the Mornington North Outline Development Plan, 2013 traffic management requirements of restricting vehicular access points onto Racecourse Road [south of Carbine Way].

The potential for risk of harm from noise associated with industrial uses, traffic and music events at Mornington Racecourse can be adequately managed.

Permits P23/2400 and P23/2402 are consistent with the provisions of DPO25 but the wording of conditions should be reviewed to ensure they are consistent with the Practitioner's Guide to Victoria's Planning Schemes.

Recommendations

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

- 1. Mornington Peninsula Planning Scheme Amendment C247morn be adopted as exhibited with the following changes:**
 - a. Replace Neighbourhood Residential Zone Schedule 42 with the Panel recommended version in Appendix B of this report.**
 - b. Replace Development Plan Overlay Schedule 25 with the Panel recommended version in Appendix C of this report.**

Issue planning permit P23/2400 for the subdivision of the land into 57 lots, removal of reserve, creation of reserves, removal of vegetation and associated works subject to the permit conditions in the Panel recommended version in Appendix D of this report.

Issue planning permit P23/2402 for the subdivision of the land into 59 lots, creation of reserves, removal of vegetation and associated works subject to the permit conditions in the Panel recommended version in Appendix E of this report.

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Prior to the issue of the permits review the wording of the conditions to ensure consistency with Practitioner's Guide to Victoria's Planning Schemes.

1 Introduction

1.1 The Amendment

(i) Amendment description

The purpose of the Amendment is to create a new residential estate in Mornington known as the 'Woodbyne Precinct' by:

- rezoning the land from the Low Density Residential Zone (LDRZ) to NRZ42
- applying a new DPO25 for the master planning of the site
- removing the PPRZ from the Council owned plantation reserve
- associated planning policy changes.

Specifically, the Amendment proposes to:

- amend local planning policy 11.03-6L (Regional & Local Places - Mornington North)
- rezone the land from LDRZ to NRZ42
- apply a new DPO25
- remove Design and Development Overlay (DDO6)
- remove the PPRZ from the Council owned Watt Road plantation reserve between 8 and 10 Woodbyne Crescent (part of Reserve No. 1, PS346179).

(ii) Permits description

The two planning permit applications P23/2400 and P23/2402 are for subdivision into 57 lots and 59 lots respectively and the provision of associated infrastructure.

Planning permit application P23/2400 applies to 4, 6, 8 and 10 Woodbyne Crescent, and the Council owned Watt Road plantation reserve between 8 and 10 Woodbyne Crescent (part of Reserve No. 1, PS346179), Mornington and seeks to:

- subdivide the land into 57 lots
- remove a reserve
- create reserves
- remove vegetation
- make associated works.

Planning permit application P23/2402 applies to 2 and 5 Woodbyne Crescent and 1 and 2 Albany Way, Mornington and seeks to:

- subdivide the land into 59 lots
- create reserves
- remove vegetation
- make associate works.

(iii) The subject land

As shown in Figure 1 and Table 1, the Amendment applies to:

- 2, 4, 5, 6, 7, 8 and 10 Woodbyne Crescent
- 1, 2, 3 and 4 Albany Way
- Council owned Watt Road plantation reserve between 8 and 10 Woodbyne Crescent (part of Reserve No. 1, PS346179).

Figure 1 **Aerial photo of the subject land**



The current subdivision layout are shown in Figure 2 and detailed in Table 1.

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Figure 2 Subject land current subdivision layout

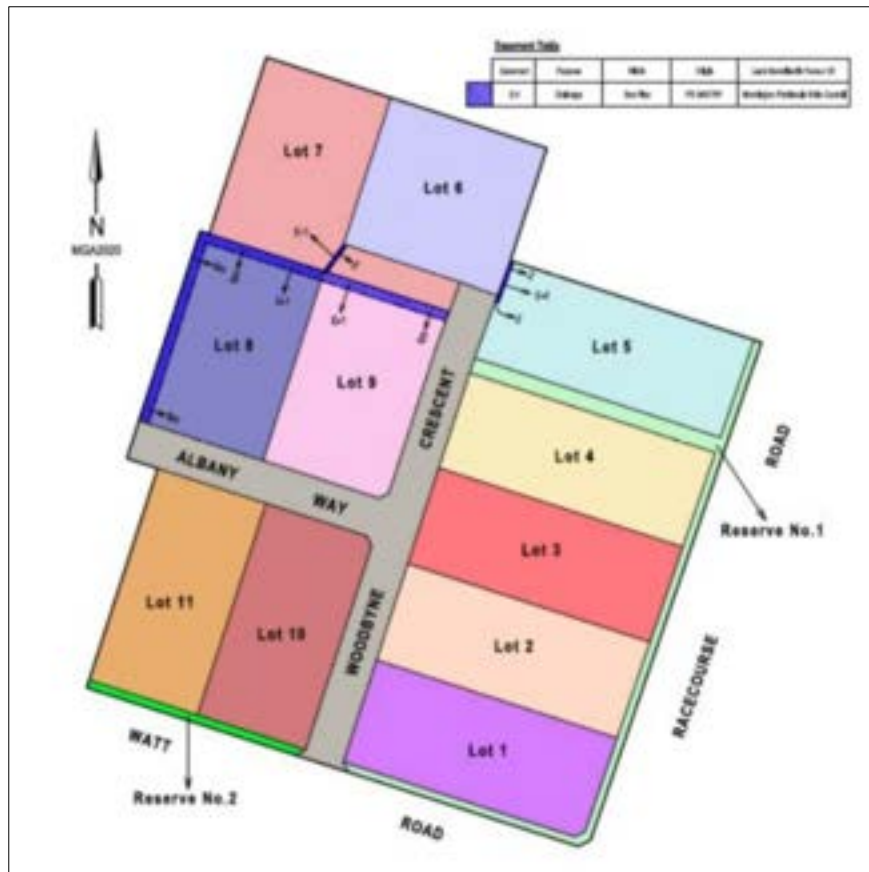


Table 1 Subject land lot information and permit application

Plan Ref	Address	Title details	Relevant Permit Application
Lot 1	2 Woodbyne Crescent, Mornington	Vol 10330 Fol 363	P23/2402
Lot 2	4 Woodbyne Crescent, Mornington	Vol 10330 Fol 364	P23/2400
Lot 3	6 Woodbyne Crescent, Mornington	Vol 10330 Fol 365	P23/2400
Lot 4	8 Woodbyne Crescent, Mornington	Vol 10330 Fol 366	P23/2400
Lot 5	10 Woodbyne Crescent, Mornington	Vol 10330 Fol 367	P23/2400
Lot 6	7 Woodbyne Crescent, Mornington	Vol 10330 Fol 368	N/A
Lot 7	5 Woodbyne Crescent, Mornington	Vol 10330 Fol 369	P23/2402
Lot 8	4 Albany Way, Mornington	Vol 10948 Fol 669	N/A
Lot 9	2 Albany Way, Mornington	Vol 10330 Fol 371	P23/2402
Lot 10	1 Albany Way, Mornington	Vol 10330 Fol 372	P23/2402
Lot 11	3 Albany Way, Mornington	Vol 10330 Fol 373	N/A
Reserve No. 1	93 Watt Road, Mornington	Vol 10330 Fol 375	P23/2400
Reserve No. 2	93 Watt Road, Mornington	Vol 10330 Fol 376	N/A

1.2 Background

Council resolved to seek authorisation for the Amendment on 11 July 2023. The Amendment and permit applications were publicly exhibited by Council for 9 weeks, from 21 November 2024 to 24 January 2025. The extended exhibition period accounted for the 2024/2025 summer holiday period. Council held three in-person community information sessions at the Mornington Council office.

On 22 July 2025, Council considered submissions to the Amendment and, in response, adopted a number of changes to the exhibited documents and resolved to refer the Amendment to a Panel.

1.3 The Panel's approach

Key issues raised in submissions were:

- the new Neighbourhood Residential Zone and increased density

- traffic and movement
- the design of the precinct development plan
- the interface and environmental impacts
- acoustic impacts from the activities to the north, south and east of the subject land
- administration and governance.

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, 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
- Changes to the Planning Scheme
- Movement network and traffic
- Acoustics
- Other matters raised in submissions
- The planning permits.

1.4 Versions of the Amendment

The Panel directed Council to circulate a 'Day 1' version of the Amendment documentation before the commencement of the Hearing and a final version with its closing submission. Council circulated:

- Day 1 Amendment documents (Document 13)
- final version Amendment documents (Document 24).

The Day 1 version incorporated changes in response to submissions. The final version incorporated further changes in response to matters raised during the Hearing.

Except where stated otherwise, the Panel supports the changes in the Day 1 and final versions, which provide greater clarity and improve the operation of the controls.

The Proponent was given the opportunity to provide written comments on the final versions following the close of the Hearing. The Proponent advised that it supported Council's final version.

The Panel has had regard to all comments on the final version in developing its recommended version.

The following Panel's recommended versions all use Council's final version as the starting point:

- Neighbourhood Residential Zone Schedule 42 in Appendix B of this report.
- Development Plan Overlay Schedule 25 in Appendix C of this report.
- Woodbyne Precinct Mornington Development Plan
- Planning permit P23/2400 in Appendix D of this report.
- Planning permit P23/2402 in Appendix E of this report.

2 Strategic issues

2.1 Planning context

This chapter identifies planning context relevant to the Amendment.

Table 2 Planning context

	Relevant references
Victorian planning objectives	- section 4 of the PE Act
Municipal Planning Strategy	- Clause 2
Planning Policy Framework	- Clause 11.01-1L-01 (Settlement – Mornington Peninsula), Clause 11.02 (Managing Growth), Clause 11.02-1S (Supply of urban land), Clause 11.02-3S (Sequencing of development), Clause 11.03-4S (Coastal settlement), Clause 11.03-5S (Distinctive areas and landscapes), Clause 11.03-6S (Regional and local places), Clause 11.03-6L (Regional and local places - Mornington North) - Clause 12.01-2S (Native vegetation management), Clause 12.05-1S (Environmentally sensitive areas), Clause 12.05-2S (Landscapes) - Clause 13.01-1L (Natural hazards and climate change – Mornington Peninsula), Clause 13.05-1S (Noise abatement), Clause 13.06-1S (Air quality management), Clause 13.07-1S (Land use compatibility), Clause 13.07-1L (Land use compatibility - Mornington Peninsula) - Clause 15.01-1S (Urban design), Clause 15.01-1L (Urban design - Mornington Peninsula), (Clause 15.01-3S – Subdivision design), Clause 15.01-4S (Healthy neighbourhoods), Clause 15.01-5S (Neighbourhood character) - Clause 16.01-1S (Housing supply), Clause 16.01-2S (Housing affordability) - Clause 17.03-1S (Industry and supply), Clause 17.03-2S (Sustainable industry) - Clause 18.01-1S (Land use and transport planning), Clause 18.02-1S (Sustainable personal transport), Clause 18.02-3S (Road system) - Clause 19.03-2S (Infrastructure design and provision), Clause 19.03-3S (Integrated water management), Clause 19.03-3L (Integrated water management – Mornington Peninsula), Clause 19.03-4S (Telecommunications), Clause 19.03-5S (Waste and resource recovery) - Clause 18.02-2S (Public Transport)
Other planning strategies and policies	- Plan for Victoria - Victoria's Housing Statement: The decade ahead 2024 – 2034 - Mornington Housing and Settlement Strategy (Refresh 2020-36) - Mornington Peninsula Neighbourhood Character Study & Design Guidelines - Mornington North Outline Development Plan
Planning scheme provisions	- Neighbourhood Residential Zone

	Relevant references
	- Development Plan Overlay - Vegetation Protection Overlay - Clause 52.06 (Car parking) - Clause 52.17 (Native vegetation) - Clause 52.29 (Land Adjacent to a Road Zone) - Clause 52.34 (Bicycle facilities) - Clause 53.01 (Public open space contribution and subdivision) - Clause 53.10 (Uses and activities with potential adverse impacts) - Clause 53.18 (Stormwater management in urban development) - Clause 56 (Residential Subdivision) - Clause 65 (Decision Guidelines)
Planning scheme amendments	- Amendment C219morn - Amendment C228morn - Amendment VC267 - Amendment VC268 - Amendment VC283
Ministerial directions	- Ministerial Direction No.1 – Potentially Contaminated Land - Ministerial Direction No. 9 – Metropolitan Strategy - Ministerial Direction 11 – Strategic Assessment of Amendments - Ministerial Direction No. 15 – The planning scheme amendment process - Ministerial Direction No. 17 – Localised Planning Statements - Ministerial Direction No. 19 – Amendments that may result in impacts on the environment, amenity and human health

2.2 Strategic justification

(i) The issue

The issue is whether the Amendment is strategically justified.

(ii) Evidence and submissions

Council submitted that the Amendment's strategic justification is founded on a number of recently released State planning policies intended to deliver more housing on underutilised land within the Urban Growth Boundary. These aligned with the Council's adopted HSS which identified the subject land as an investigation area.

The Mornington North Outline Development Plan, 2013 (ODP) contained goals that were appropriate at the time but which predate:

...the Statewide strategic planning associated with the Plan for Victoria, Plan Melbourne and the Victorian Housing Statement, as well as Council's more recent strategic planning work.

Council added that current planning policy places a greater emphasis on the creation of infill housing and consequently, the actions recommended in the ODP were no longer relevant.

The Proponent submitted that the site is well placed for the proposed rezoning. In addition, the development of the land will provide for affordable housing and a superior open space outcome.

Mr Negri gave evidence on behalf of the Proponent. He concluded that there:

...is strong strategic support for the proposed planning scheme amendment to facilitate the development of the subject land for increased density residential dwellings.

In summary his reasons for this conclusion were because:

...the land is located in an urban area, in an existing settlement and within the Urban Growth Boundary, with convenient access to jobs, services, infrastructure and community facilities, where State and local policy directs future growth to be directed (Clause 02.03-1 Settlement, Clause 11 Settlement).

He added that the development plan, exhibited as part of the Amendment, provided dwelling diversity and had considered and mitigated potential adverse amenity impacts.

(iii) Discussion

The Panel agrees with Mr Negri's evidence and Council and the Proponent's submissions that the Amendment is strategically justified, particularly in the context of recent State housing policy changes.

The Panel recognises that the HSS identified the subject land as an investigation area which effectively initiated a process which has led to this Amendment. In effect, the Proponent has undertaken that investigation through the commissioning of a number of background reports to support the rezoning of the land. These investigations, in addition to the further and more recent work on traffic management and noise issues, in the Panel's view, demonstrate the suitability of the land for more intensive redevelopment and also, provides further strategic justification.

(iv) 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 and Practice Notes
- is 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:

Mornington Peninsula Planning Scheme Amendment C247morn be adopted as exhibited with the changes recommended in this report.

3 Changes to the Planning Scheme

3.1 Clause 11.03-6L

(i) The issue

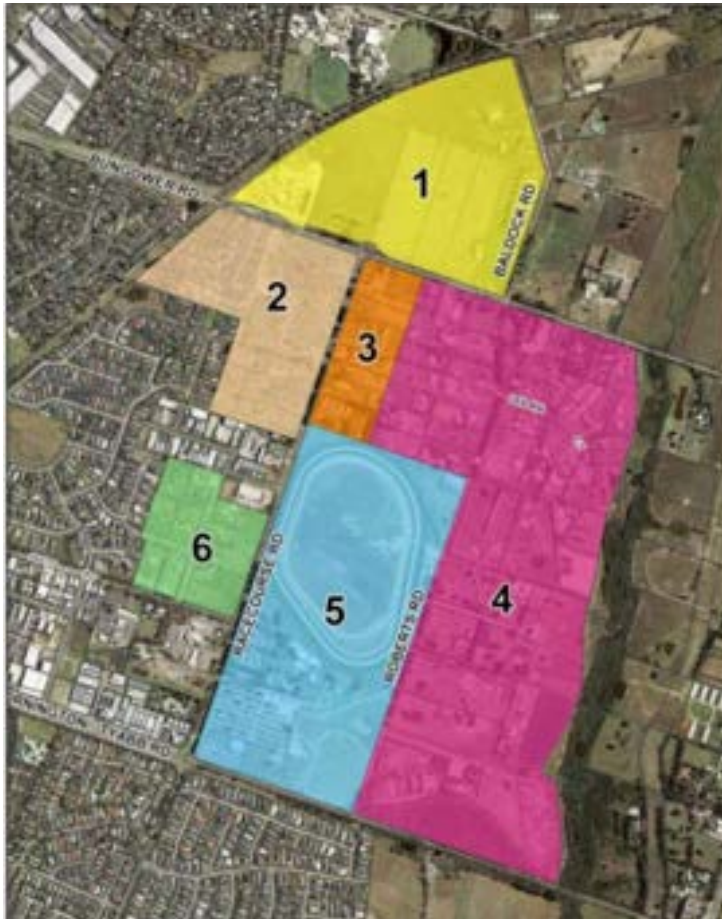
The issue is whether the changes proposed to Clause 11.03-6L are appropriate.

(ii) **Background**

Mornington North Outline Development Plan

In Clause 11.03-6L, the reference to the ODP sits under the 'Policy document' heading and the precincts map from the ODP (Figure 3) is included in Clause 11.03-6L but with a different background.

Figure 3 **The ODP precincts map**



For all precincts, the strategies in 11.03-6L are largely taken from the ODP's Land Use Framework.

In the Land Use Framework, the ODP contains the following policies for Precinct 6 (the subject land):

- Retain the area in the low density section of the township, to minimise potential conflicts between residential uses and nearby non-residential uses, including established industrial uses to the north, the Mornington Racecourse to the east and the transfer station and animal shelter to the south.
- Support low density residential development that complements the housing diversity of the residential area to the west.
- Ensure new development maintains adequate setbacks to nearby non-residential uses and minimises potential conflicts between residential uses and nearby non-residential uses.
- Ensure new development enhances a well-landscaped low density character for the precinct, including the provision of landscaped fringes along Watt Road and Racecourse Road.

Section 7 – Implementation: Review of Planning Controls, contains the following:

- Retain the existing low density residential zoning.
- Retain the existing Design and Development Overlay, unless it can be shown that changing development controls will achieve both the objectives of the ODP and provide a significant net community benefit. Any change must require adequate and well-landscaped setbacks from land in an industrial zone and from adjoining roads.
- Include in any change to the DDO provisions the application of a Development Plan Overlay to ensure coordinated planning for the development of the land.

Changes to Clause 11.03-6L

The changes proposed to in Clause 11.03-6L (Regional and local places – Mornington North) are:

- Inclusion of the following objective:
 - To ensure urban residential development in Precinct 6 retains landscape setbacks to Racecourse Road and Watt Road and responds to sensitive environmental interfaces with non-residential uses to the north, east and south.
- In the Strategies section of the clause, under the heading 'For land in Precinct 6 – Woodbyne Crescent/Albany Way' area replace the following text:
 - Support low density residential development that complements the housing diversity of the residential area to the west.

with the following text:

- Support residential development, including medium density housing, that complements the housing diversity of the residential area to the west.
- Under the *Policy document* heading include the HSS.

(iii) Evidence and submissions

Council advised the Panel that one of the conditions of authorisation required changes to Clause 11.03-6L to reflect the increased density expectations of the site as a result of the application of the DPO25 and NRZ42. In response, Council stated that it had updated the clause with changes made to Precinct 6 – Woodbyne Crescent/Albany Way area.

Several submissions considered the higher densities proposed by the Amendment were inconsistent with current housing policy.

Council submitted that its adopted housing policy is the HSS which Amendment C219morn has sought to implement. Amendment C219morn was adopted by Council on 6 August 2024 and is with the Minister for Planning for approval. Council added that:

The subject land is nevertheless identified in Council's HSS as an 'investigation area' where additional housing supply may be provided in the future, subject to proper planning to strategically justify a rezoning.

The HSS anticipates investigations will be conducted before a 'change category' to higher density residential development can be applied. Those investigations have been undertaken by the Proponent and have demonstrated that the site is appropriate for a higher density residential development.

Council submitted that the ODP is a "*background policy document*" referenced in clauses 11.03-6L, Design and Development Overlay Schedule 22 and Design and Development Overlay Schedule 19. It stated that the:

...ODP provides a strategic planning framework guiding decisions on land use, development, transport and infrastructure within its area. It identifies key issues and opportunities for the area, and provides a vision and objectives statement, as well as framework plans for land use, built form, transport and infrastructure. The amendment land comprises the whole of Precinct 6.

Mr Negri observed that the only strategy proposed to be changed by the Amendment was the one dealing with support for low density housing. He added that the following precinct strategies would be unchanged by the Amendment:

- Minimise potential conflicts between residential uses and nearby non-residential uses through setbacks and other design measures.
- Enhance the landscaped character for the precinct, including the provision of landscaped fringes along Watt Road and Racecourse Road.

He supported the changes to the local planning policy because the strategic context of the precinct as described in proposed Clause 11.03-6L would be consistent with the ambition identified in the HSS investigation area.

(iv) Discussion

The Panel accepts the Council and Proponent's submissions as well as Mr Negri's evidence that the changes to Clause 11.03-6L are consistent with the HSS and strategically justified.

However, the changes to Clause 11.03-6L are fundamentally at odds with the Land Use Framework policies for Precinct 6 in the ODP which Council identified as a background policy document. The ODP is at least 12 years old and the planning and housing landscape has changed over that time and more so recently. Nevertheless, it creates a conflict between the clause and referenced background document which Mr Negri thought should have been addressed as part of the Amendment. The Panel agrees with Mr Negri.

The disparity between the two documents is not of an order to affect the progress of the Amendment, however, it is not good planning practice to create a conflict between the clauses in a planning scheme and a referenced background document. While the remainder of the ODP may very well remain relevant, Council should consider, at a minimum, revising the ODP Land Use Framework policies for Precinct 6.

(v) Conclusions

The Panel concludes:

- The exhibited changes to Clause 11.03-6L are appropriate.
- Council should revise the ODP to make it consistent with the revised 11.03-6L.

3.2 The Neighbourhood Residential Zone Schedule 42

(i) The issue

The issue is whether applying NRZ42 to the subject land is appropriate.

(ii) Background

The NRZ42 neighbourhood character objectives are:

- To ensure new development respects the predominant built form on residential land to the west of the precinct with simple building forms and low-pitched roofs with prominent eaves.
- To ensure new development respects and response to the valued character of the Mornington North Area through appropriate building siting and streetscape rhythm that provides space for native vegetation and contribute to the sense of openness.
- To encourage the formal garden setting of dwellings, characterised by large native canopy trees, bushes, shrubs and garden beds.
- To ensure new development does not dominate the streetscape and minimises the prominence of car parking structures and access.
- To retain the spaciousness of the streetscape, characterised by absent, or low and permeable, front fences with views to front garden areas.

(iii) Evidence and submissions

Some submitters opposed the application of the NRZ42 principally because it would allow higher densities. In a number of these submissions, the substantive issue was the proposed increase in residential densities rather than the specific elements of the NRZ42.

Other submitters considered a retirement village a suitable use for the land. Submitter 130 stated that the density allowed did not reflect the surrounding neighbourhoods and the scale and design of development should complement the existing residential area.

Council submitted that the NRZ42 is a new zone schedule and is similar to the proposed NRZ2 for the adjoining residential area to the west (Eden Park Drive residential estate) that was adopted by Council under Amendment C219morn. It added that the NRZ42 is based on the neighbourhood type 'Garden Court 1' identified in Council's *Neighbourhood Character Study and Guidelines, 2019*. The Amendment applied a similar zone to the proposed Woodbyne Precinct to ensure consistent built form and design outcomes to allow a relatively moderate increase in density within what is effectively a new and separate residential precinct.

Council added that the NRZ is the "second-most conservative zone (to the LDRZ)" and it limits development to two storeys and nine metres in height and has mandatory minimum garden area which will ensure that the increased development density will respond appropriately to its siting and surrounds.

Mr Negri considered that the NRZ was an appropriate zone for the subject land given:

- The NRZ is a residential zone and will facilitate use of the subject land for residential purposes, with 'Dwelling' being a Section 1 Use under this zone.
- The location and attributes of the site, including its location within the urban area of Mornington and proximity to existing conventional residential areas support the accommodation of a more intensive scale of development than permissible under the current low density zoning.
- The subject land is well located to nearby services and amenities, including the Mornington major activity centre, schools, local shops and recreation areas.
- While surrounding residential land is currently within the GRZ, it has been identified within the HSS as an area of incremental change with rezoning to the NRZ being pursued under Draft Planning Scheme Amendment C219morn. As an investigation area, the HSS did not allocate a change level to the subject land, but the pursuit of the NRZ through this Draft Amendment is consistent with the approach under the HSS and C219morn.
- The NRZ has a mandatory height control of two storeys and nine metres. This height is consistent with surrounding residential development and is reflected in the DPO25 and the draft development plan.

Mr Negri noted the Day 1 version revised the schedule to reflect the changes to Clause 55 under Amendment VC267 gazetted on 6 March 2025 but preceded the changes to Clause 54 under Amendment VC282 on 11 August 2025 and consequently, the Clause 54 standard references should be revised. He considered the variations appropriate in light of the schedule's proposed neighbourhood character objectives.

Mr Negri concluded that the proposal to rezone the subject land is a logical next step to the identification of the precinct as an investigation area.

(iv) Discussion

Accepting that the Amendment is strategically justified and its intent is to allow higher densities on the subject land, the choice is then which of the three primary residential zones is the most appropriate. The Panel accepts Mr Negri's evidence that the NRZ is the best fit for the site and Council's submission that there is logic in applying a similar zone to that proposed for the adjoining residential areas by recent amendments.

The choice of the NRZ is consistent with what is proposed for the adjoining residential area and consequently, the Panel supports the application of the NRZ42. In response to submissions and the changes made to Planning Schemes by Amendments VC267 and VC282, a number of post exhibition changes have been made to the NRZ42 which are contained in Council's final version (Document 24b). The Panel adopts this version of the NRZ42.

(v) Conclusion and recommendation

The Panel concludes applying the post-exhibition version of NRZ42 to the subject land is appropriate.

The Panel recommends:

Replace Clause 32.09 Schedule 42 with the Panel recommended version in Appendix B of this report.

3.3 Development Plan Overlay Schedule 25

(i) The issue

The issue is whether applying DPO25 to the subject land is appropriate.

(ii) Background

The purposes of DPO25 are:

- To provide new and diverse housing for the Mornington township that complements the character and diversity of housing on residential land to the west of the Mornington North precinct.
- To ensure that the built form, site coverage, setbacks and landscaping of new residential development respects and responds to the valued character of the Mornington North area.
- To minimise potential conflicts between residential uses and nearby non-residential uses, including industrially zoned land to the north and south of the precinct, and the Mornington Racecourse to the east and public land uses to the south including a municipal animal pound/shelter and waste and resource recovery centre.
- To respond to and enhance the landscaped character for the precinct, including the provision of landscaped buffers along Watt Road and Racecourse Road.

(iii) Evidence and submissions

Council advised that DPO25 included specific built form and siting design requirements to ensure an appropriate character and level of amenity is provided in and development of the subject land. These requirements include:

- 25-metre built form setback from Racecourse Road and 10-metre built form setback from Watt Road to provide landscape buffers
- minimum front setbacks to accommodate canopy tree planting and minimum 5-metre rear setbacks for gardens and canopy trees
- larger than standard private open space areas (i.e. not less than 40 square metres)
- lot widths for external-facing lots (Racecourse Road and Watt Road) or that adjoin the GRZ land to the west of no less than 12.5 metres
- lot widths for internal-facing lots of no less than 10.5 metres in width (not including medium density sites)
- low-rise and permeable front fencing to promote natural surveillance.

Because of recent changes to the Planning Scheme, the built form requirements that Council wishes to achieve will be implemented through an approved Memorandum of Common Provisions. In response to the requirements of Amendment C247morn and DPO25, the proposed permit applications provide for an average lot size of 443 square metres, with diversity of lot sizes ranging from 263 to 887 square metres, which is considered a 'standard' urban residential lot size having regard for current growth area standards and efficient land use.

Mr Negri outlined the DPO25 requirements that would apply to permits include:

- The preparation of a Memorandum of Common Provisions to be approved by the Responsible Authority, which must include the residential lot design requirements and a sustainable subdivision management plan per section 4.0 of this DPO25. The

Memorandum must subsequently be registered on the Certificate of Title of each new residential lot.

- Requirements related to the timing of the removal of reserve status from Reserve No. 1 PS 346179 with regard to replacement public open space.
- Section 173 Agreement dealing with:
 - requirements related to construction of transport mitigation works, drainage works and the transfer or vesting of roads
 - preparation of an acoustic report to provide for the implementation and maintenance of any acoustic attenuation measures.
- Preparation and implementation of a soil management plan for the construction phase of the development.
- The decommissioning of septic tanks as per Environmental Protection Authority (EPA) requirements.

He viewed the DPO as an appropriate overlay to be applied to the subject land given:

- It allows for a master planned outcome of a large site. Application of the DPO across the entirety of the site allows for orderly planning of the site and the coordinated management of these issues.
- Creation of a development plan provides certainty to surrounding residents, authorities and developers as to the outcomes for the subject land, while exemption from notice and review allows for the streamlining of development applications which are consistent with the development plan.

Mr Negri's view was that the draft development plan provided a framework for the use, built form, connectivity and servicing outcomes to be realised on the subject land and it provided *"a degree of certainty as to the broad outcomes anticipated throughout the site."* He concluded that the outcome is a residential precinct comprised primarily of standard residential lots and several medium density parcels, generally proximate to public open space.

While he supported the development principles in the development plan, he thought the fourth principle should be replaced with:

Respond to the western interface with a layout and form that complements with the character and landscape of the adjoining established residential neighbourhood.

He added that the eighth principle failed to reflect the concerns with the non-residential interface and should be replaced with the following:

Provide an interface to land in the Industrial 3 Zone to the north to manage potential amenity implications.

Mr Negri also identified an inconsistency between the Watt Road and Racecourse Road buffers as depicted on the Masterplan in the draft development plan and the concept plan contained within the DPO25.

He noted:

The concept plan shows the 10 metre buffer from the property boundaries of Nos. 1 and 3 Albany Way. The Masterplan depicts it from the edge of the Council Reserve. As a consequence, the buffer on the concept plan extends roughly the whole width of the indicative road while on the Masterplan it only extends approximately halfway through the road.

There were submissions that considered the scale and design of this development could better complement the existing area with improved housing diversity and more generous open spaces.

In response to submissions to the exhibited Amendment and the evidence and submissions made at the Hearings, Council made a number of post exhibition changes to the DPO25 which are contained in Council's final version (Document 24a).

(iv) Discussion

The Panel notes that Mr Negri's changes were incorporated into the final version of the draft Woodbyne development plan. In the Panel's view, both the DPO25 and the draft development plan provide appropriate and accessible open space and allow for a variety of housing types.

In this respect, the Panel accepts the evidence of Mr Negri that the DPO is an appropriate overlay to guide the development of the subject land and the DPO25 is an appropriate response to the local conditions and requirements.

The Panel adopts Council's post-exhibition version of the DPO25.

The Panel considers that the amended draft Woodbyne development plan, (Document 24c) is consistent with the requirements of the DPO25 and notes that it is not proposed to incorporate it into the Planning Scheme. While the Panel considers that the changes made to the document are appropriate and it is consistent with requirements of the final version of the DPO25, the Panel makes no recommendation about the *Woodbyne Precinct Mornington Development Plan*.

(v) Conclusions and recommendations

The Panel concludes:

- The application of the DPO25 to the subject land is appropriate.
- The changes made to the draft development plan are appropriate.

The Panel recommends:

Replace Development Plan Overlay Schedule 25 with the Panel recommended version in Appendix C of this report.

4 Movement network and traffic

4.1 Background

Traffic infrastructure issues related to:

- preferred treatment of Watt Road/Racecourse Road intersection
- shared path widths and connections to the broader network
- location of proposed Racecourse Road indented bus bay
- whether the development should provide a second road access at Racecourse Road
- other traffic and transport matters included:
 - validity of traffic survey data
 - ability of the surrounding road network to absorb traffic
 - operation of nearby arterial road intersections
 - pedestrian and cyclist safety
 - car parking
 - lack of public transport

What is proposed

The proposal consists of redeveloping 11 low density residential lots into around 200 conventional and medium density dwellings utilising a new fine grain road network to access Watt Road (see Figure 4).

Figure 4 Development concept plan



Source: Development Plan Overlay (DPO25)

The proposal's mitigating and ancillary works to support the development consists of:

- channelisation of Watt Road/Woodbyne Crescent/Mornington Resource Recovery Centre access road
- Watt Road splitter island at Racecourse Road to provide a refuge to improve safety and access for pedestrians and cyclists
- upgrade and or new shared paths fronting the development including linkages from the new estate to the broader pedestrian and bicycling network
- provide an indented bus stop on Racecourse Road adjacent to the subject land
- potential for a roundabout at Watt Road/Racecourse Road to address future traffic capacity issues.

Overarching this is a draft Development Plan Overlay (DPO25) which provides direction and guidance for development. Key movement and traffic components are:

- Traffic and Movement Plan (Traffic Impact Assessment) to be prepared to the satisfaction of the Responsible Authority including:
 - perimeter roadway along Racecourse Road boundary
 - appropriate traffic solution to Watt Road/Woodbyne Crescent/Mornington Resource Recovery Centre access road
 - concept plan for Watt Road/Racecourse Road intersection including the identification of any land to set aside for a future roundabout
 - provision of footpaths and shared paths
 - development's traffic impact assessment on the wider road network, including necessary mitigation work to address any unsatisfactory impacts.

Background documents

Mornington North Outline Development Plan 2013

The ODP is a background document which provides a strategic planning policy framework to guide decisions on land use, development, transport and infrastructure in the Mornington North area.

The key transport and infrastructure objectives are:

- ensure roads cater adequately and safety for increasing traffic flows
- shared paths connect to the wider network
- promote the provision of public transport
- new developments adequately contribute to the provision of infrastructure required for the proper development of the area.

4.2 Watt Road/Racecourse Road – preferred intersection treatment

(i) The issue

The issue is whether a roundabout should be installed at Watt Road/Racecourse Road intersection.

(ii) Evidence and submissions

Mr Gnanakone gave evidence on behalf of the Proponent and Ms Marshall on behalf of Council. Both experts in the joint statement agreed that:

- no intersection upgrade works (such as a roundabout) would be required except for the proposed Watt Road splitter island to enhance pedestrian and cyclist safety when crossing Watt Road
- initial analysis was conservative assuming 250 lots and traffic generation rate of 10 vehicles per day per dwelling [suggesting a roundabout would be required]
- the development will provide around 200 lots¹ and a traffic generation rate of eight vehicles per day per dwelling is more appropriate for this location
- utilising the revised assumptions, capacity analysis² identified the intersection would continue to perform satisfactorily into the future (for at least the next 10 years assessment window)
- there would be no requirement to contribute to a future roundabout
- signalising Mornington-Tyabb Road/Racecourse Road (currently a roundabout operating at or exceeding its capacity during peak hours) would improve the performance of Watt Road/Racecourse Road intersection by platooning the traffic stream. Creating gaps in the traffic stream would provide more opportunities for vehicles to turn out of Watt Road, in particular, the right turners, which is the critical movement at this intersection.

The Proponent supported the traffic expert meeting findings.

Council advised it:

- supported the experts' findings but would continue to pursue a voluntary contribution (for transport infrastructure works) separate to the Amendment process
- has been advocating to Department of Transport to signalise Mornington-Tyabb Road/Racecourse Road to treat congestion and improve pedestrian safety and accessibility.

Submitters flagged that upgrade works at Watt Road/Racecourse Road intersection and other locations would be required. These are discussed in more detail in Chapter 4.6.

(iii) Discussion

The Panel concurs with the traffic experts, Council and the Proponent that the Watt Road/Racecourse Road roundabout is not required in the foreseeable future and the proposed splitter island to enhance pedestrian and cyclist safety crossing Watt Road is appropriate.

The Panel notes that the initial conservative (more lots and higher traffic generation rates) analysis showed Watt Road/Racecourse Road would require intervention – leading to the roundabout proposal. However, utilising more contemporary data and refined development plans demonstrating a yield of 196 conventional and medium density dwellings showed Watt Road/Racecourse Road current layout (GIVEWAY control) would adequately service development traffic as well as ongoing growth on the surrounding road network.

Nevertheless, the concept plan includes a small splay on the south-east corner of the subject land to allow for a roundabout to be installed at some time in the future, should the need arise.

The Panel agrees that a financial contribution for a future roundabout is not required but acknowledges that Council and the Proponent may explore other funding arrangements for transport infrastructure works outside of the Amendment process.

¹ Revised plans show a total of 196 dwellings comprising a mix of houses and townhouses

² Intersection degree of saturation (DoS) 0.80, with a desirable maximum DoS less than 0.85 and an average delay 35 to 40 seconds

(iv) Conclusion

The Panel concludes that a roundabout is not required in the foreseeable future at Watt Road/Racecourse Road intersection.

4.3 Shared path widths

4.3.1 The issue

The issue is what are the acceptable shared paths widths for Watt Road and Racecourse Road fronting the subject land.

(i) Evidence and submissions

Mr Gnanakone and Ms Marshall agreed that:

- the minimum shared path width should be 2.5 metres wide
- the ODP recommends 3.0 metres wide
- Racecourse Road shared path is:
 - 2.0 metres in front of the subject land
 - 2.5 metres wide (between Booker Avenue and Bungower Road, approximately 250 metres north of the subject land)
- due to shared path width variations (3.0 metres proposed for Watt Road) and the existing Racecourse Road (2.0 metres), a shandy approach where both paths should be 2.5 metres wide is appropriate.

The Panel flagged with the experts that AustRoads³ permits a 2.0 metre minimum shared path width. Ms Marshall noted that Victorian Planning Authority and other bodies use a minimum of 2.5 metres wide which Mr Gnanakone agreed with, but he was more circumspect noting that this was not a greenfield site, and the Racecourse Road shared path was existing.

The Proponent and Council preferred:

- a 3.0 metre shared path along Watt Road, narrowing to 2.5 metres around utility poles
- to retain the existing 2.0 metre shared path along Racecourse Road
- not to widen this path to 2.5 metres because it would require the path to be demolished and replaced incurring considerable cost with limited benefit.

Submissions focused on safety concerns for vulnerable road users on the existing and proposed networks, particularly for school children riding to school.

(ii) Discussion

The Panel supports the Proponent's and Council's pragmatic solution to providing shared paths along the subject land's frontage.

The majority of existing footpath along Watt Road frontage will be lost due to the proposed road widening and providing a 3.0 metre shared path with localised narrowing at squeeze points is an appropriate and contemporary solution.

The Panel appreciates the experts' suggestion for a consistent 2.5 metre shared path along both frontages but accepts the Proponent and Council's proposition that the Racecourse Road shared

³ Guide to Road Design Part 6A: Paths for Walking and Cycling Table 5.3: Shared path widths

path would need to be removed and replaced with a slightly wider path, resulting in considerable cost and marginal benefit.

The Panel considers the proposed share path arrangement along the site frontages will provide a safe outcome for vulnerable users and is an appropriate solution.

(iii) Conclusion

The Panel concludes that the following shared path arrangements for site frontages are acceptable:

- 3.0 metre (with localised narrowing to 2.5 metres) along Watt Road
- retain the existing 2.0 metre shared path along Racecourse Road.

4.4 Racecourse Road – location of indented bus bay

(i) The issue

The issue is whether the proposed location of indented bus bay on Racecourse Road adjacent to the subject land, is appropriate.

(ii) Evidence and submissions

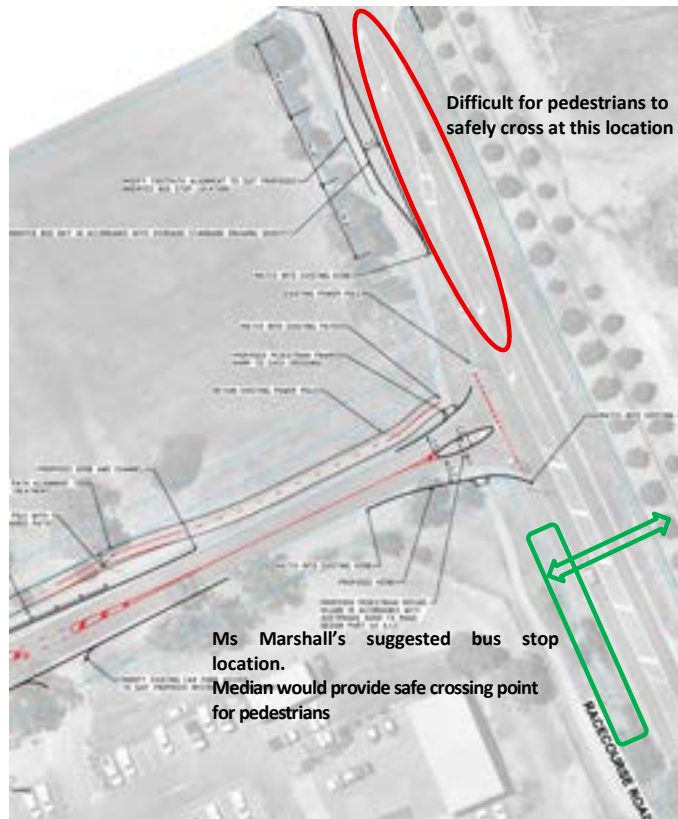
The experts joint meeting did not consider the location of the bus bay.

Ms Marshall noted in her evidence that consideration needs to be given to future pedestrian movements from the bus stop to the Racecourse grounds, although it is not the responsibility of the Amendment.

In light of Ms Marshall's evidence, the Panel explored how and where pedestrians would cross Racecourse Road, and where the companion bus stop on the east side of Racecourse Road would be located, in particular, for nearby residents and workers who may use the future bus service (and associated bus stops) regularly.

Ms Marshall acknowledged the current location would be problematic for pedestrians to cross Racecourse Road in this vicinity due to the back-to-back right turn lanes servicing the Racecourse and Watt Road. Locating the bus stop further north, midway along the subject land would allow for improved pedestrian access utilising the painted median [to accommodate a pedestrian refuge when crossing Racecourse Road] but would be further away from the racecourse entrance requiring more footpath to be constructed. As such, she opined that the bus stop could potentially be located on the south side of Watt Road, which would be also closer to a Racecourse access gate (see Figure 5).

Figure 5 Proposed Racecourse Road indented bus bay location



Source: Val Gnanakone Expert Report Appendix D with Panel annotations

Both experts agreed that the bus stop should be indicative, and the exact location determined in conjunction with the Department of Transport.

The Proponent and Council were generally satisfied with the proposed location of the bus bay and DPO25 which requires a transport and movement plan to be prepared by the Proponent and approved by Council which includes:

Provision of a bus bay on the west side of Racecourse Road adjacent to the development
[Panel emphasis]

(iii) Discussion

The Panel understands a more holistic assessment was not undertaken for the bus bay location and future pedestrian accessibility, in particular pedestrians being able to safely cross Racecourse Road as it was assumed that a roundabout would have been installed at Watt Road/Racecourse Road intersection. This would have provided an opportunity for pedestrians to safely cross Racecourse Road. As discussed in Chapter 4.2, a roundabout is no longer required in the foreseeable future.

The Panel agrees with:

- Ms Marshall's preliminary assessment that the bus stop could be potentially relocated to the south side of Watt Road which importantly provides safer and more proximate pedestrian crossing opportunities.
- the experts that the bus stop location should be shown as indicative and the exact location to be determined in conjunction with the Department of Transport.

Consequently, the seventh dot point under the heading 'Transport and movement' plan in the DPO25 should be amended to include the following text:

"or nearby, considering how pedestrians will be able to safely cross Racecourse Road. The bus bay location must be to the satisfaction of Department of Transport."

(iv) Conclusion

The Panel concludes the DPO25 should be amended to state that the bus bay location is indicative and the exact location is to be determined in conjunction with Department of Transport.

4.5 Second road access from Racecourse Road

(i) The issue

The issue is should the site provide a second road access at Racecourse Road.

(ii) Evidence and submissions

Experts

Mr Gnanakone's and Ms Marshall's evidence was that:

- a single access point from Watt Road is satisfactory considering site constraints and restricted access to Racecourse Road policy, however, Ms Marshall opined that a second access point may have been desirable from an emergency access perspective.
- a left in (with deceleration lane) – left out arrangement would minimise disruption to Racecourse Road through traffic but would contradict the ODP.

The Proponent and Council submitted:

- a single access point from Watt Road is satisfactory
- there had been extensive investigations over several years, including an assessment of the proposal providing an access point on Racecourse Road
- the ODP was still relevant, in relation to transport matters, and restricting access to Racecourse Road to maintain traffic flow and safety was still a pertinent consideration.

Submitters sought a secondary vehicular access to the new estate based on concerns regarding traffic flow and safety in an emergency. Council advised there were no issues with the single access arrangement as:

- Watt Road can accommodate future traffic flows
- there is no statutory requirement for a secondary access arrangement
- the single access point is not anticipated to increase risk
- it occurs in other residential developments and subdivisions
- it complies with the ODP:

development must not include any new vehicular access points to properties along Racecourse Road south of Carbine Way to protect the safety and efficiency of these roads having regard to the increasing traffic volume

(iii) Discussion

The Panel accepts that a single access arrangement at Watt Road for the development is satisfactory based on expert evidence and support from Council and the Proponent.

While a second vehicle access point may be desirable, the Panel acknowledges:

- capacity analysis demonstrates that the surrounding road network can accommodate future traffic flow without the need for a second access. In addition, there will be insufficient traffic generated by the development to justify a second access point.
- Council policy of limiting access to Racecourse Road (a higher order road compared to Watt Road) is generally consistent with sound traffic management principles to provide development vehicle access from the lower order road (Watt Road) to minimise disruption to traffic flow on the local arterial road (Racecourse Road)
- this matter was explored and tested by Council and the Proponent as part of the proposal's development
- Council, as the road manager, supports Watt Road providing the only vehicle access point to the subdivision.

(iv) Conclusion

The Panel concludes:

- There will be insufficient traffic volume or queuing at the Watt Road intersection to justify a second vehicular access to Racecourse Road.
- A second access point would contradict the ODP traffic management requirements of restricting vehicular access points onto Racecourse Road [south of Carbine Way].

4.6 Other transport and movement matters

Preamble

One submitter explained that he had consulted with his community and was providing a high-level overview of the key issues. The submitter acknowledged that there were a range of community views and was in part, acting as a community spokesperson on this matter.

The key traffic and movement issues are discussed below based on the submitter's and individual submissions received as part of the public consultation process.

4.6.1 Outdated traffic data

(i) The issue

The issue is whether the traffic data represent current conditions.

4.6.2 Evidence and submissions

Many submitters flagged that the earlier exhibited material utilised traffic survey data from 2019 and 2022 which some residents believed would not be representative of current conditions.

Mr Gnanakone submitted that his firm's traffic survey data collected in 2025 would be representative of typical operating conditions and as such, suitable for use in analysing the surrounding road network. Ms Marshall agreed.

Council submitted, that extensive new traffic surveys were carried out in 2025 by themselves and the Proponent.

(i) Discussion

The Panel considers that the recent traffic surveys carried out in 2025 would be representative of current conditions and suitable to be used for analytical purposes.

(ii) Conclusion

The Panel concludes the recent traffic surveys would be representative of current conditions.

4.6.3 Capacity of the surrounding road network to absorb traffic

(i) The Issue

The issue is whether the surrounding road network is capable of accommodating development traffic.

(ii) Evidence and submissions

Submitters were concerned that the existing road network was already becoming increasingly congested, and the surrounding road network would be unable to absorb development traffic. They requested the proposal be reduced to around 150 lots to reduce demand on the road network.

Mr Gnanakone and Ms Marshall identified:

- Watt Road currently carries around 6,100 vehicles each day with a theoretical capacity of at least 7,000 vehicles each day
- proposed channelisation of Watt Road/Woodbyne Crescent/Mornington Resource Recovery Centre access road intersection will enhance safety, capacity and operational characteristics at this location
- the Watt Road/Racecourse Road intersection would continue to operate satisfactorily into the future allowing for traffic growth and additional development traffic
- Non-local motorists are unlikely to circulate or 'rat run' through the Eden Park Estate (using Eden Park Drive and St Mitchell Circuit) to avoid congestion on Watt Road or Watt Road/Racecourse Road intersection as this route is circuitous and has been partially treated with traffic calming treatments.

Council and the Proponent advised they supported the traffic expert findings that the surrounding road network will continue to perform satisfactorily.

(iii) Discussion

The Panel is satisfied and agrees with Council and the Proponent, that the traffic analysis demonstrates the surrounding road network, with the proposed transport works, will continue to perform satisfactorily and consequently, there is no need to reduce the development density on traffic grounds.

In particular, detailed intersection analysis was undertaken by Mr Gnanakone and reviewed by Ms Marshall and Council which found that the subject site (accommodating around 200 dwellings) would not compromise the operation of the surrounding road network.

(iv) Conclusion

The Panel finds the surrounding road network is capable of accommodating development traffic.

4.6.4 Mornington-Tyabb Road and Bungower Road – operational and congestion issues

(i) The issue

The issue is whether existing congestion of nearby arterial roads would be further compromised by the development's traffic.

(ii) Evidence and submissions

Submitters were concerned that existing congestion on these arterial roads would be further compromised with development traffic.

Council and Mr Gnanakone and Ms Marshall identified both arterial roads intersecting with Racecourse Road are congested at peak times.

Mr Gnanakone submitted that his analysis and findings demonstrated that the developments' overall traffic contribution to these intersections is relatively small and is outside the responsibility for the Proponent to address these operational issues. Ms Marshall agreed.

Council advised that it has advocated for traffic signals to replace the roundabout at Mornington-Tyabb Road to improve capacity and pedestrian access. And noted, that the roundabout at the northern end (Bungower Road) currently operates satisfactorily but will become increasingly congested under the ten-year growth scenario.

Council also recommended that the Day 1 DPO25 be changed to require an assessment of the impact of the proposed use and development on the wider transport network, in particular the major intersections (Mornington-Tyabb Road and Bungower Road at each end of Racecourse Road) and proposed mitigation works to address any unsatisfactory impacts. Council advised it included this to future proof the Amendment in case of any unexpected development scenarios.

The Proponent advised it supported the traffic experts' findings but did not agree to Council's proposed change to DPO25.

(iii) Discussion

The Panel does not believe that nearby arterial road network would be adversely impacted by the proposed development.

The Panel agrees with Council and the Proponent, that it cannot be expected to resolve existing capacity constraints at the nearby major intersections where it is unlikely to materially exacerbate these issues.

The Panel appreciates Council's position in endeavouring to 'future proof' against a major increase in development yield but the suggested DPO25 clause as written, 'address any unsatisfactory

impacts' is wide ranging, creates potential uncertainty and does not provide sufficient guidance to a decision maker.

Mr Gnanakone and Ms Marshall both identified that there are no traffic engineering grounds as to why the proposed development should not proceed – this was also common ground with both parties. As such, the Panel considers a pragmatic trigger for reassessment of impacts on the broader network would be that if the site accommodates 10 per cent more dwellings [that is 216 dwellings]. This provides clarity and certainty as to when a further assessment would be warranted but provides flexibility if there are minor design changes which occur during detail design.

(iv) Conclusion

The Panel concludes that:

- The nearby arterial road network would not be adversely affected by the proposed development
- Council's proposed change to DPO25 is not supported but should be updated to provide greater clarity and certainty for parties.

The Panel recommends

The last dot point under the heading Transport and movement plan in the DPO25 should be amended to replace the text after the word mitigation with the following:

“, if any, to address any unsatisfactory impacts if the site accommodates more than 216 dwellings.”

4.6.5 Pedestrian and cyclists - connectivity and safety

(i) The issue

The issue is whether the proposed pedestrian and cycling facilities are satisfactory.

(ii) Evidence and submissions

Submissions focused on:

- safety concerns for vulnerable road users on the existing and proposed networks, particularly for school children riding to school
- anti-social behaviour along the existing footpath between Katherine Court and Albany Way.

Mr Gnanakone and Ms Marshall identified:

- the proposed Watt Road splitter island at Racecourse Road will improve safety for pedestrians and cyclists crossing Watt Road as part of the existing shared path along the west side of Racecourse Road
- Watt Road frontage will be upgraded to provide a 3.0 metre⁴ shared path
- the existing footpath between Albany Way and Katherine Court was considered acceptable.

Council submitted that DPO25 requires a transport and movement plan to be prepared by the Proponent and approved by Council and includes several requirements around:

⁴ Panel recommendation – see Chapter 4.3

- safe pedestrian crossing points
- shared paths providing an integrated and continuous network of safe and convenient footpaths
- provide a new pedestrian link between Woodbyne Crescent and Carbine Way
- retain the existing pedestrian link between Albany Way and Katherine Court.

In relation to the continued use of the pedestrian link between Albany Way and Katherine Court Council advised that:

- this link provides an important, convenient and direct route for Woodbyne Estate residents to enjoy the Narambi Station Reserve and sportsgrounds.
- the walkway provides pedestrian connectivity which promotes natural surveillance, and the pathway is relatively short and linear providing direct access and clear viewlines.

The Proponent supported Mr Gnanakone's evidence and that the proposed works appropriately respond to pedestrian and cyclists' needs.

(iii) Discussion

The Panel is satisfied that the proposed suite of pedestrian and cycling infrastructure is satisfactory.

The Panel considers that overall, there is safety, amenity, permeability and access improvements with the proposed suite of pedestrian and cycling facilities, in particular the additional linkages from the estate onto Racecourse Road shared path network and into the industrial estate to the north. The Panel agrees with Council and Proponent that the proposed suite of works provide an appropriate response to the need for safe pedestrian and cyclist's accessways.

In relation to the existing Albany Way/Katherine Court pedestrian link, the Panel agrees with the traffic experts and Council's findings.

(iv) Conclusion

The Panel concludes that the proposed pedestrian and cycling facilities are satisfactory.

4.6.6 Car parking

(i) The issue

The issue is whether the development will provide sufficient car parking.

(ii) Evidence and submissions

Submitters were concerned that the development may provide insufficient car parking leading to adverse impacts on on-street carparking within the local area including the neighbouring Watt Road industrial precinct.

The experts identified that the development's proposed road network would enable appropriate on-street parking to be provided and would be resolved during detail design.

Council added that the draft permits include a condition requiring the provision of on street parking for all lots at a rate of one car space per two dwellings and concurs with the experts that the car parking arrangements are appropriate.

(iii) Discussion

The Panel is satisfied that the development's car parking supply is appropriate and will ultimately be resolved during detail design. More generally, on-street car parking management is the responsibility of Council and is outside the scope of this Amendment.

(iv) Conclusion

The Panel is satisfied that the development will provide an appropriate level of car parking.

4.6.7 Other traffic issues

Localised traffic congestion associated with Resource Recovery Centre and Mornington Racecourse

The Panel accepts that periodic and localised congestion occurs on the nearby road network during Mornington Racecourse events and Resource Recovery Centre free voucher weekend.

The Panel considers that these are discrete localised events, and potentially appropriate traffic management plans could and would be implemented as the need arises and are separate to the Amendment process.

Lack of public transport

The Panel acknowledges submitters concerns regarding the lack of public transport in the immediate area of the proposed subdivision, with the nearest bus stop approximately 450 metres south of the site.

Council continues to advocate for improved public transport and notes that the Department of Transport has consulted on realigning the 784 bus route to run along Racecourse Road, past the site. The Panel considers this would be beneficial for the proposed subdivision and more generally the local community, however, at this stage there is no timing or commitment for the bus route enhancements [the Department advised there was significant community support however, any new bus services will be considered along with other public transport planning priorities and subject of future funding]⁵.

Nevertheless, some indented bus bays have already been installed along Racecourse Road which will be complemented by the additional bus stop as part of this Amendment.

⁵ <https://engage.vic.gov.au/hastings-and-mornington-bus>

5 Acoustics

5.1 Background

The Amendment seeks a greater density of residential uses adjacent to existing noise sources emanating from:

- light industrial and 'depot' style uses to the north and south
- Mornington racecourse – music events and use of the public address system
- Watt Road and Racecourse Road traffic noise.

The primary acoustic consideration relates to reverse amenity effects and how the proposed subdivision can provide appropriate amenity for future residents.

Acoustic engineers have carried out detailed investigations, identifying that a range of measures would be available to adequately address the noise issues impacting the site and prepared suggested conditions for the DPO25.

What is proposed

The draft DPO25 4.0 Requirements - Acoustic attenuation measures provide a framework and process to address the noise issues impacting the site.

Key features include:

- acoustic report to be prepared by a suitably qualified acoustic engineer to the satisfaction of the Responsible Authority
- assessment of existing noise sources and identification of mitigation measures required to ensure noise levels inside any future dwelling or other habitable building will be acceptable and comply with relevant requirements and standards
- specific permissible internal noise levels
- ameliorating measures along the northern boundary including:
 - five metre landscape reserve (for retention or replanting of significant vegetation)
 - 35-metre block lengths for greater separation of building form
 - two-metre high acoustic fence.

Background documents

Key legislation, policy and guidelines include:

- Environmental Protection Act 2017
- Environmental Reference Standards (for road noise)
- AS2107:2016 Acoustics - Recommended design sound levels and reverberation times for building interiors
- Sleep disturbance Criteria (New South Wales Road Noise Policy)
- Noise Protocol Part 1 (for industrial and depot uses land noise)
- Noise Protocol Part 2 and Clause 53.06 (Mornington Racecourse music noise)
- EPA publication 1254 (Mornington Racecourse public address system noise).

Authorities

EPA

The EPA advised:

- there is a potential for risk of harm from noise associated with industrial uses, traffic and music events at Mornington Racecourse
- there are measures available to ameliorate noise
- the proposed two-metre high acoustic fence along the northern interface would protect ground floor buildings and additional noise reduction measures may be necessary for the second storey sensitive rooms
- south and east interfaces are likely to be affected by traffic and Racecourse music noise and use of the public address system
- undertake post construction verification to confirm external noise impacts have been addressed.

5.2 Noise impacts

(i) The issue

The issue is whether the potential for risk of harm from noise associated with industrial uses, traffic and Mornington Racecourse music events can be adequately managed for future residents.

(ii) Evidence and submissions

Experts

Mr Evans gave evidence on behalf of Council and Mr Leo on behalf of the Proponent. Both experts agreed that:

- noise issues can be effectively addressed
- the proposed two-metre noise wall along the northern boundary is appropriate and will potentially protect the upper storey of dwellings
- industrial noise is predominately emanating from ground level and the proximity of the fence would potentially provide shielding to the second storeys
- no physical controls are likely to be required for industrial noise on the southern interface
- traffic noise be controlled through building design (i.e. thicker glass windows); acoustic barriers could also be considered
- Mornington Racecourse has an existing obligation that its music noise from outdoor concerts complies with the Noise Protocol (Part 2) at existing dwellings. This can be used as a design input for acoustic measures for dwellings along the eastern interface.
- Mornington Racecourse public address system noise can be assessed against EPA publication 1254.

In relation to submitters concerns regarding existing noise levels, Mr Leo explained:

- an industrial noise source being audible does not automatically suggest noncompliance – the test for compliance relates to whether a particular noise source does not exceed the relevant noise limit, rather than audibility
- the heavy stamping facility, 31 Carbine Way is approximately 100 metres from the closest proposed dwelling on the subject land and was not operational during the acoustic testing

- the operator would have a legal obligation to comply with the relevant noise limits
- increased traffic noise associated with the development would be less than 1 dB which is considered imperceptible.

Mornington Racecourse, suggested that all dwellings across the precinct should have acoustic protection, not just those in the south-east corner. Mr Leo advised:

- there is no need for additional noise attenuation across the rest of the precinct, as this would only occur if outdoor concerts events were exceeding their noise obligation limits
- future dwellings that are closer to the outdoor concert stage than existing dwellings should be designed for compliance with Clause 53.06. Potentially, sound insulation is likely to be higher than provided for a conventional dwelling.

The Proponent and Council advised they supported the findings of the acoustic experts.

The Proponent supported permit conditions (as shown in Day 1 version) which require the landowner to enter into a Section 173 agreement to give effect to the DPO25 noise attenuation requirements.

Mornington Racecourse advised it did not object to the Amendment but sought appropriate consideration and protection of land uses at the racecourse into the future. In particular, the proposed acoustic attenuation requirements should be extended to all precinct properties to ensure outdoor concert use is protected into the future. It considered responsibility for 'sound proofing' new dwellings rests with the developer rather than Mornington Racecourse in accordance with the agent of change principle.

Other submitters focused on general increase in noise and existing noise from traffic, industry and Mornington Racecourse.

(iii) Discussion

The proposal allows a greater density of sensitive residential development into an area which is exposed to noise sources from three sides. The fundamental issue is; can noise associated with industrial uses, traffic and Mornington Racecourse music events be adequately managed for future residents?

The Panel accepts the expert findings that there is a raft of measures that can be implemented to protect residents and mitigate noise to an acceptable level in accordance with applicable acoustic criteria. The key elements of the experts' findings have been incorporated into DPO25 and to provide greater certainty, planning permits require the land owner to enter section 173 agreements to give effect to the noise attenuation measures.

The Panel acknowledges that there are a range of existing noise issues in the local area. It is important to note that the test is not that new residents do not hear noise, rather audible noise from particular sources does not exceed their legislated obligations. In this regard, industry and the Mornington Racecourse should not be generating noise beyond their permitted levels – this would be a matter of enforcement and not that the proposed development should be providing a greater level of noise mitigating measures.

(iv) Conclusions

The Panel Concludes that the potential for risk of harm from noise associated with industrial uses, traffic and Mornington Racecourse music events can be adequately managed for future residents.

6 Other matters raised in submissions

(i) The issue

The issue is whether the issues raised in submissions have been addressed by the Amendment documents.

(ii) Evidence and submissions

Council noted that, 152 submissions were received by the close of exhibition. Most submissions objected to the proposal based on increased density and impacts on the local road network. Another key issue identified was the potential reverse amenity acoustic impacts with respect to the non-residential uses to the north and south of the subject land and the racecourse to the east.

Council added that issues identified in submissions from South East Water and the Department of Energy, Environment and Climate Action were addressed by revisions to the planning permit conditions.

Council provided the following summary of the submissions to the Amendment grouped by themes and in its Part B submission (Document 21) Council provided a detailed response to each theme.

Table 3 Submission themes and details

Theme	Details
Concerns about the new Neighbourhood Residential Zone and increased density	- the choice of the Neighbourhood Residential Zone - the proposed zone and subdivision plans will result in excessive density - consistency with local housing policies - supply of affordable housing - suggested alternative zones or uses - approval of the Amendment triggering similar rezoning
Concerns about traffic and movement	- efficiency and safety of the single access point to the Capacity of Watt Road, Racecourse Road and surrounding to absorb increase in traffic - existing constraints at Mornington-Tyabb Road / Road and Bungower Road / Racecourse Road intersections - the need to fix traffic issues before this proposal is accepted - provision of safe pedestrian and bicycle access ways crossing places and links - on-street and off street parking (existing and proposed) - heavy vehicles within the locality - traffic build up on Watt Road for events at Mornington Recovery Centre and Mornington Racecourse - lack of access to public transport - traffic data supporting the Amendment is out of date

Theme	Details
Concerns about the design of the precinct development plan	- lot design, neighbourhood character and site amenity - public open space – existing, relocated and embellishment - access to community services and facilities (infrastructure) - public lighting - security - drainage, stormwater and flood management infrastructure - potable water supply and pressure, and sewerage infrastructure
Concerns about interface and environmental impacts	- impacts of surrounding land uses - odour, dust and noise - threat to continuity of events at Mornington Racecourse - loss of native vegetation and landscaping
Administration and governance	- timing and process of public exhibition - cost of infrastructure development to Council
Other matters	- external project proposals – not site specific - Council will get increased rates - loss of property value

Council's Part B submission provided a detailed response to submissions based on the same themes.

The Proponent submitted that the concerns raised in submissions had effectively been addressed by the provisions and requirements of the NRZ42 and the DPO25 which were reflected in both planning permits.

Mr Negri stated:

The DPO25, draft development plan and planning permit applications demonstrate an urban design outcome for the Woodbyne Precinct that is safe, healthy, functional, connected, attractive, liveable and sustainable (Clause 15.01-1S Urban Design, Clause 15.01-2S Building Design, Clause 15.01-3S Subdivision Design, Clause 15.01-4S Healthy Neighbourhoods).

The development plan demonstrates a mixture of conventional size residential lots and medium density superlots which will provide for a range of dwelling types and sizes and therefore dwelling diversity. This is reflected in the planning permit applications, which depict lots sizes on the conventional lots ranging from 263 square metres to 887square metres (Clause 16 Housing).

He added that the permits:

- included a Section 173 agreement for an affordable housing contribution
- were supported by:
 - arboricultural reports, an ecological assessment and landscape plans that support the retention of vegetation, where appropriate
 - a preliminary site investigation which demonstrates that the site is not contaminated
 - acoustic reports assessing noise impacts from nearby sources
 - odour and dust emission reports
 - stormwater management addressed through the Stormwater Management Plan.

In addition, the DPO25 provided for:

- public footpaths within the precinct and connecting through to the surrounding areas

- an internal road network which provided for the safety of all road users and upgrades to Watt Road
- a centrally located reserve, with smaller pocket parks and a drainage reserve around the periphery of the precinct.

In summary, Mr Negri's evidence was that the DPO25, draft development plan and planning permit effectively addressed the issues raised in submissions.

One submitter considered the development of the subject land should provide for around 150 new dwellings rather than the 250 proposed. He identified the following issues with the Amendment:

- road infrastructure
- single entry exit point from the subject land
- improved public transport
- residential density
- more open space
- school capacity
- housing diversity and affordable and social housing.

(iii) Discussion

Most of the issues raised in submissions which effectively focus on the proposed increase in residential density and the traffic implications of more dwellings on the subject land have been discussed in detail in the preceding chapters of this report.

The Panel acknowledges that, in response to submissions, Council made changes to the exhibited versions of the Amendment documents and further changes in response to evidence and submissions at the Hearing. The Panel supports these changes and agrees with Mr Negri's evidence that the combination of the NRZ42, DPO25, draft development plan and planning permit effectively deal with the relevant issues raised in submissions. The Panel also accepts Council's detailed response to submissions. In addition, the following themes have been dealt with in previous sections of this Report:

- density and the NRZ42
- traffic and movement
- design of the precinct development plan
- interface and environmental impacts.

In terms of the administrative and other matters raised, the Panel notes that the exhibition period was nine weeks, more than double minimum one calendar month required under the PE Act. The cost of infrastructure to Council, the rates that it will receive and the impact on property values, if any, are not matters the Panel can consider as part of this Amendment.

(iv) Conclusion

The Panel concludes that the issues raised in submissions have been addressed by the final versions of the Amendment documents.

7 The planning permits

(i) Relevant considerations

Clause 71.02-3 of the Planning Scheme requires a Responsible Authority considering a permit application to take an integrated approach, and to balance competing objectives in favour of net community benefit and sustainable development.

Clause 65 of the Planning Scheme 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.

Clause 65.01 requires the Responsible Authority to consider:

- the Planning Policy Framework
- the purpose of the zone, overlay or other provision
- the orderly planning of the area
- the effect on the amenity of the area
- the extent and character of native vegetation, the likelihood of its destruction, and whether it can be protected, planted or allowed to regenerate.

The decision guidelines of the NRZ42 require an application for a permit to consider building siting setbacks and design and vegetation and landscaping to maintain and strengthen the formal garden setting of dwellings. These matters are also outlined in the objectives of the DPO25 in addition to minimising potential conflicts between residential and non-residential uses.

Other matters to be taken into account include:

- objections
- comments and decisions of referral authorities
- other matters a Responsible Authority must and may take into account under section 60 of the PE Act, including the Victorian planning objectives and the economic, social and environmental impacts of the proposed use and development
- adopted government policy.

(ii) Discussion

Mr Negri's evidence statement provided a helpful summary of the permit triggers, application requirements and key considerations for the two subdivisions under the Planning Scheme. Council's Part A submission provided a chronology of the Permit Applications. The Panel has been assisted by these in its deliberations.

The issues and impacts required to be considered in the decision guidelines have been discussed at length in the issue-specific chapters of this report. In essence the Panel considers:

- The issues of traffic management and potential amenity impacts are dealt with in the Woodbyne Precinct Mornington Development Plan and the draft permits P23/2400 and P23/2402.
- The draft permits provide an appropriate response to the requirements of the DPO25 and the objectives of the Woodbyne Precinct Mornington Development Plan.
- The applications also respond appropriately to Clause 56 of the Planning Scheme.

On balance, the Panel considers that the permits should be granted.

There is strong strategic support for the Amendment to facilitate the development of the subject land for increased density residential dwellings. The DPO25 sets the framework for the future development of the site and the Woodbyne Precinct development plan is an appropriate response to the DPO25. In turn, the two planning permits are consistent with the requirements of the development plan.

The DPO25, draft development plan and the two planning permit applications provide a net community benefit with an urban design outcome for the Woodbyne Precinct that is safe, healthy, functional, connected, attractive, liveable and sustainable. In addition, both permits include a provision for a contribution to affordable housing and will provide for a variety of housing.

The Panel notes that some of the wording of the conditions contained in the two permits is inconsistent with the Practitioner's Guide to Victoria's Planning Schemes and they should be reviewed prior to being issued.

(iii) Conclusions and recommendations

The Panel concludes:

- Permit P23/2400 is consistent with the requirements of the DPO25 and the Woodbyne precinct development plan.
- Permit P23/2402 is consistent with the requirements of the DPO25 and the Woodbyne precinct development plan.

The Panel recommends:

Issue planning permit P23/2400 for the subdivision of the land into 57 lots, removal of reserve, creation of reserves, removal of vegetation and associated works subject to the permit conditions contained in Appendix D.

Issue planning permit P23/2402 for the subdivision of the land into 59 lots, creation of reserves, removal of vegetation and associated works subject to the permit conditions contained in Appendix E.

Prior to the issue of the permits, review the wording of the conditions to ensure consistency with Practitioner's Guide to Victoria's Planning Schemes.

Appendix A Document list

No.	Date	Description	Provided by
1	26 Aug 25	Panel Directions and Hearing Timetable (version 1)	Planning Panels Victoria (PPV)
2	26 Aug 25	Email seeking correction to dates of directions	Council
3	1 Sep 25	Letter to Panel confirming expert witnesses	Proponent
4	1 Sep 25	Panel Directions and Hearing Timetable (version 2)	PPV
5	1 Sep 25	Letter to Panel Confirming expert witnesses and providing background reports: a) Town Planning Report-A Different City Revision C June 2023 b) Acoustic-Clarity Acoustic 12September 2022 c) Acoustic-Clarity Acoustic 8 February 2023 d) Acoustic-Renzo Tonin Associates 31 March 2023 e) Buffers-DRC Environmental 23 November 2021 f) Civil Engineering-Charlton Degg Development Plan Masterplan 14 June 2023 g) Buffer Constraint Assessment-PEC-Final Report June 2022 h) Ecology-Ecology Heritage Partners 23 November 2022 i) Environmentally sustainable design-Sustainable-Subdivisions Management Plan June 2023 j) Landscape masterplan-Plan E Development Plan June 2023 k) Stormwater Strategy-Incitis Development Plan 14 June 2023 l) Dust-PEC 5 October 2022 m) Dust-AOC Specialist February 2023 n) Site contamination assessment-AGS 2 February-2022 revised January 2023 o) Traffic Impact Assessment-One Mile Grid Development Plan 14 June 2023 p) Ecological Assessment-Ecology & Heritage Partners updated 16 June 2025 q) Site contamination assessment-AGS 2 February 2022 revised 3 March 2025 r) One Mile Grid Development Plan Report 30 May 2025 s) Clean Development Plan – June 2025 t) Development Plan showing changes tracked from the November 2024 version to the June 2025 version	Council
6	1 Sep 25	Map of the locations of submitters	Council
7	15 Sep 25	Part A submission	Council

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No.	Date	Description	Provided by
8	22 Sep 25	Expert Witness Statement - Tom Evans	Council
9	22 Sep 25	Expert Witness Statement Hillary Marshall	Council
10	23 Sep 25	Expert Witness Statement Marco Negri	Proponent
11	23 Sep 25	Expert Witness Statement Valentine Gnanakone	Proponent
12	23 Sep 25	Expert Witness Statement Ross Leo	Proponent
13	6 Oct 25	Day 1 versions of: a) Development Plan Overlay Schedule 25; b) Neighbourhood Residential Zone Schedule 42; c) Woodbyne Precinct Development Plan; d) Instruction Sheet; e) Planning Permit P23/2400; and f) Planning Permit P23/2402	Council
14	6 Oct 25	Statement of agreed issues between Council and the Proponent	Proponent
15	6 Oct 25	Request for an extension of time to submit the Part B submission	Council
16	6 Oct 25	No objection to extension of time	Proponent
17	6 Oct 25	Joint expert report – noise	Council
18	6 Oct 25	Joint expert report – traffic	Council
19	6 Oct 25	Supplementary traffic evidence	Proponent
20	7 Oct 25	Hearing submission	Proponent
21	7 Oct 25	Council Part B submission	Council
22	9 Oct 25	Oral submission notes	C Crewther
23	16 Oct 25	Request for an extension of time to submit the Part C submission	Council
24	17 Oct 25	Council Part C submission (closing version) with: a) Development Plan Overlay Schedule 25 b) Neighbourhood Residential Zone Schedule 42 c) Woodbyne Precinct Development Plan d) Instruction Sheet e) Planning Permit P23/2400 f) Planning Permit P23/2402.	Council

Appendix B Panel recommended version of the Neighbourhood Residential Zone Schedule 42

Proposed C247morn

SCHEDULE 42 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ42**

WOODBYSNE PRECINCT

1.0
Proposed C247morn

Neighbourhood character objectives

To ensure new development respects the predominant built form on residential land to the west of the precinct with simple building forms and low-pitched roofs with prominent eaves.

To ensure new development respects and responds to the valued character of the Mornington North area through appropriate building siting and streetscape rhythm that provides space for native vegetation and contribute to the sense of openness.

To encourage the formal garden setting of dwellings, characterised by large native canopy trees, bushes, shrubs and garden beds.

To ensure new development does not dominate the streetscape and minimises the prominence of car parking structures and access.

To retain the spaciousness of the streetscape, characterised by absent, or low and permeable, front fences with views to front garden areas.

2.0
Proposed C247morn

Minimum subdivision area

None specified.

3.0
Proposed C247morn
Proposed C247morn

Requirements of Clause 54 and Clause 55

3.0 Requirements of Clause 54 and Clause 55		
Minimum street setback	A3-and-B6	None Specified
	B2-1	None Specified
Site coverage	A5-and-B8	None ~~specified~~ . Specified
	B2-5	None Specified
Permeability	A6-and-B9	None ~~specified~~ . Specified
Landscaping	B43	~~None specified.~~
Side and rear setbacks	A10-and B47	~~A new building not on or within 200 mm of a boundary should be set back at least: 4 metre from a side boundary, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. 5 metres from a rear boundary.~~ None Specified
Walls on boundaries	A11-and B48	None specified.
Private open space	A17	~~A dwelling should have private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 40 square metres and a minimum dimension of 5~~

		~~metres at the side or rear of the dwelling with convenient access from a living room. None Specified~~
Front fence height	~~B28B3-5~~	~~A dwelling or residential building should have private open space consisting of an area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 5 metres and convenient access from a living room. None Specified~~

4.0

~~4.0~~
Proposed C247morn

Maximum building height requirement for a dwelling or residential building

None specified

5.0

~~5.0~~
Proposed C247morn

Application requirements

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan, drawn to scale and prepared by a suitably qualified landscape professional. The plan must contain the following information:
 - A survey that shows the location and botanical names of all existing vegetation to be retained and those to be removed.
 - A planting schedule of all proposed trees, shrubs and ground covers, including location, botanical names, common names, pot sizes, width and height at maturity, and quantity of each plant.
 - The per cent of species selection, by type and number, that is indigenous to the local Ecological Vegetation Class (EVC) – the indigenous component should be at least 50 per cent.
 - The pot size and height of all trees and shrubs during installation – trees should have a minimum pot size of 250 millimetres and minimum height of 1.5 metres while shrubs should have a minimum pot size of 200 millimetres.
 - The location of easements, both proposed and existing – trees with a mature height over 5 metres should not be planted over easements.
 - The delineation of all excavation, garden beds, paving, grassed areas, retaining walls, fences and other landscape works.
 - Details of landscaping and planting within all open areas of the site.
 - Details of any tree protection methods required in accordance with Australian Standard *AS 4970-2009 Protection of trees on development sites*.
 - Notes regarding site preparation, including the removal of all weeds, proposed mulch, planting instructions, plant establishment procedures and any specific maintenance requirements.

If the land is in a bushfire prone area, landscaping should be of a low-threat bushfire risk as defined in c2.2.3.2 of Australian Standard *AS 3959-2018 Construction of buildings in bushfire-prone areas*.

6.0

~~6.0~~
Proposed C247morn

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the height, form and siting of new buildings reflect the preferred character of the area.
- Whether the form and siting of new buildings in a multi-dwelling development detrimentally affect the preferred streetscape character.
- Whether the spacing between new buildings and setbacks from lot boundaries in a multi-dwelling development detrimentally affect the potential to accommodate new landscaping and private open space.
- Whether the siting of new buildings relative to the street and setbacks from lot boundaries contribute to the sense of openness.

- Whether the siting and setback of buildings from the side and rear boundaries of a lot maintain the predominant backyard character of the area.
- Whether the vegetation and landscaping maintain and strengthen the formal garden setting of dwellings.
- Whether the selection of plant species is compatible with the local EVC.
- Whether the landscaping is of a low-threat bushfire risk, if the land is in a bushfire prone area.
- Whether the siting and appearance of car parking access and structures detrimentally affect the spaciousness of the streetscape.
- Whether the design of fencing retains the spaciousness of the streetscape with views to front garden areas.

Appendix C Panel recommended version of Development Plan Overlay Schedule 25

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Proposed C247morn

SCHEDULE 25 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DOP25**

WOODBYPNE PRECINCT DEVELOPMENT PLAN

1.0

Objectives

To provide new and diverse housing for the Mornington township that complements the character and diversity of housing on residential land to the west of the Mornington North precinct.

To ensure that the built form, site coverage, setbacks and landscaping of new residential development respects and responds to the valued character of the Mornington North area.

To minimise potential conflicts between residential uses and nearby non-residential uses, including industrially zoned land to the north and south of the precinct, ~~and the Mornington Racecourse to the east~~ and public land uses to the south including a municipal animal pound/shelter and waste and resource recovery centre.

To respond to and enhance the landscaped character for the precinct, including the provision of landscaped buffers along Watt Road and Racecourse Road.

2.0

Requirement before a permit is granted

A permit may be granted for the following before a development plan has been prepared to the satisfaction of the Responsible Authority

- an extension or alteration to existing building
- the construction or carrying out of minor works including site preparation works
- removal of vegetation

Before granting a permit the Responsible Authority must be satisfied that the permit will not prejudice the future use and development of the land in an integrated and orderly manner.

3.0

Conditions and requirements for permits

Except for a permit granted before a development plan has been approved in accordance with Clause 2.0 of this Schedule, the following conditions and/or requirements apply to permits:

- ~~Prior to~~Before the certification of any plan of subdivision, a Memorandum of Common Provisions must be submitted to the Responsible Authority for approval. Once approved, the Memorandum of Common Provisions will be endorsed and form part of the permit. The Memorandum of Common Provisions must include the ~~Residential Lot Design Requirements, Acoustic Attenuation Measures~~Masterplan requirements and a Sustainable Subdivision Management Plan specified in section 4.0 of ~~this~~the Development Plan Overlay Schedule ~~25~~25 to the satisfaction of the Responsible Authority. The Memorandum of Common Provisions must be registered on the Certificate of Title of each new residential lot.

The land owner/s must pay the costs of the preparation, review, execution, and registration of the Memorandum of Common Provisions on each title.

- A plan to remove reserve status from Reserve No. 1 PS 346179 (or part thereof) must not be certified unless replacement public open space of equivalent area and in a location to Council's satisfaction has been, or will by registration of the same plan be, vested in Council, at no cost to Council
- Before a Statement of Compliance is issued under the *Subdivision Act 1988*, the land owner/s must enter into an agreement (or a number of separate agreements as appropriate) with the Responsible Authority pursuant to Section 173 of the *Planning and Environment Act 1987*. The agreement/s must be prepared to the satisfaction of the Responsible Authority and provide for:

- Construction of all transport mitigation works and measures recommended in the Transport ~~Impact Assessment~~ and Movement Plan forming part of the approved development plan as per the requirements of Clause 4.0 of this Schedule.
- Transfer to or vesting in the relevant road authority as a public road any land required to provide the transport mitigation works and measures recommended in the Transport ~~Impact Assessment~~ and Movement Plan forming part of the approved development plan as per the requirements of Clause 4.0 of this Schedule.
- Construction of all drainage works and measures recommended in the Drainage Strategy forming part of the approved development plan as per the requirements of Clause 4.0 of this Schedule.

The land owner/s must pay the reasonable costs of the preparation, execution, and registration of the Section 173 ~~Agreements and Memorandum of Common Provisions on each title.~~ Agreement.

- Before a Statement of Compliance is issued under the Subdivision Act 1988 or development starts for any dwelling or other building to be used for Accommodation (whichever occurs first), an acoustic report prepared by a suitably qualified acoustic engineer must be submitted to and be endorsed by the Responsible Authority. ~~The report must respond to the acoustic report approved as part of the Development Plan under section 4.0 of Development Plan Overlay Schedule 25 and prescribe the form of acoustic treatment mitigation measures required to apply to for any future dwelling on a lot that directly abuts industry to the north; or fronts Racecourse Road to the east; or fronts Watt Road to other building to be used for Accommodation on the south. The prescribed acoustic treatments recommended must be included within any memorandum of common provisions (MCP) prepared to be applied to these lots.~~ subject land.
- Before a Statement of Compliance is issued under the Subdivision Act 1988 or development starts for any dwelling or other building to be used for Accommodation (whichever occurs first), the land owner/s must enter into an agreement (or a number of separate agreements as appropriate) with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987. The agreement/s must be prepared to the satisfaction of the Responsible Authority and provide for the implementation and maintenance of the acoustic attenuation measures identified in the endorsed acoustic report.
The land owner/s must pay the reasonable costs of the preparation, review, execution, and registration of the Section 173 Agreement.
- A site-specific Soil Management Plan is developed and implemented for the construction phase of the development. This will ensure that all soils are handled appropriately and that any visual or olfactory evidence of contamination or unexpected finds (such as Underground storage or septic tanks, asbestos containing material or odorous/stained soils) are managed and/or remediated in accordance with the relevant standards and guidelines.
- Septic tanks must be decommissioned in accordance with EPA Publication 891.4 (July 2016)

4.0

Requirements for development plan

The Development Plan must be generally in accordance with the Development Concept Plan in this Schedule.

A development plan must include the following requirements to the satisfaction of the Responsible Authority.

Site plan and contextual analysis

A site context and survey plan noting the location of the site and incorporating:

- Existing easements, restrictions and reserves.
- Existing points of access to the site and adjoining sites.
- Existing connections to open space, road, bicycle and pedestrian networks.
- The identification of sensitive interface areas.

- Natural features such as vegetation, topography and drainage lines.

Masterplan

An indicative block grid layout for all land covered by the schedule showing:

- The block grid configuration, size and dimensions of all standard density residential blocks and medium density residential lots, should demonstrate ability to achieve ~~of~~ the following Residential Lot Design Requirements:
 - Front setbacks of a minimum 5.5 metres to the main building line (with areas capable of 4.5 metre by 4.5 metre for the planting of a canopy tree). This does not apply to:
 - Sites fronting Racecourse Road should achieve the built form setback of 25 metres from Racecourse Road.
 - Sites fronting Watt Road should achieve the built form setback of 10 metres from Watt Road.
 - Front porches, which may project 1.5 metres into the front setback.
 - Lot widths for external-facing lots (Racecourse Road & Watt Road) or that adjoin the General Residential Zone (GRZ1) land to the west no less than 12.5 metres.
 - Lot widths for internal-facing lots no less than 10.5 metres in width (not including medium density sites).
 - Rear building setbacks of 5 metres from a rear boundary.
 - Walls on boundary limited to one side unless developed for a duplex or medium density lot.
 - Private open space areas to achieve the following:
 - Area & dimensions for at least one canopy tree within each of the front and rear setbacks of each lot.
 - Secluded private open space (SPOS) oriented to the north, where possible, and conveniently accessed from a living area.
 - Single dwelling on a lot: A dwelling should have private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 40 square metres and a minimum dimension of 5 metres at the side or rear of the dwelling with convenient access from a living room.
 - Two or more dwellings on a lot: A dwelling or residential building should have private open space consisting of an area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 5 metres and convenient access from a living room.
 - Fences forward of the front building line should be no greater than 1.2 metres in height and 30% transparent.
 - The orientation of lots to maximise solar access.
 - Dwellings interfacing with public open space should achieve safety and passive surveillance.
 - Lots with a rear boundary adjoining public open space should be avoided.
 - The size and dimensions of all reserves and easements including:
 - The areas set aside for drainage, retarding basin and water sensitive urban design (WSUD) infrastructure.
 - The location and size of the retarding basin.
 - The retarding basin to have sufficient space around the periphery of the basin and treatment area to accommodate maintenance vehicles and landscaping.

- Details of any transfer or relocation of existing Council owned reserves.
- The areas set aside for public open space reserves.
- The areas set aside on public and/or private land for potential vegetation retention and landscape reserves.
- The internal road and movement network to promote a high degree of internal permeability for a variety of transport modes, including:
 - A single vehicular access point to Watt Road.
 - The width of all roads and laneways.
 - Retention of Woodbyne Crescent as the central north-south road internal connection for the precinct.
 - All medium density residential lots to have rear lane vehicular access, unless it can be demonstrated that front access is a preferable design outcome in the context.
 - No new vehicle crossovers or road access to Racecourse Road or Watt Road.
 - Shared path (pedestrian and bicycle) connections to adjoining land to provide an integrated and continuous network of safe and convenient footpaths.
 - Retain connection to existing pedestrian linkages at Albany Way/Katherine Court and provide a new pedestrian connection between Woodbyne Crescent/Carbine Way.
- The proposed treatment of site boundary interfaces to respond to sensitive interfaces, including:
 - A 25 metre landscaped buffer (including roads) along the full extent of the Racecourse Road boundary noting that no buildings or rear yards to be provided within the 25 metre landscape buffer required by the Mornington North Outline Development Plan.
 - A 10 metre landscaped buffer (including roads) along the full extent of the Watt Road boundary required by the Mornington North Outline Development Plan.
 - Provision of an appropriate physical buffer between residential lots and the Industrial 3 Zone (INZ3) land to minimise potential land use conflict.
- An area of unencumbered public open space in a central location and the provision of multiple smaller reserves that demonstrates net community benefit.

Open space plan

An open space plan showing public reserves and landscaped linkages including:

- The location of the open space to enable the retention of existing vegetation which contributes to the character of the area.
- Open space to be located centrally within the Precinct and proximate to the proposed medium density sites.
- Any fences abutting open space should provide a minimum 30% transparency.

Transport and movement plan

A ~~Traffic~~Transport and Movement Plan, including:

- Design details of vehicle ingress and egress, internal road network, internal intersections and kerbside parking bays.
- Pavement design for any necessary upgrades to existing roads, particularly for the section of Woodbyne Crescent between Watt Road and Albany Way.
- Demonstrate access and turn-around for waste and emergency services, including waste removal procedures for laneways.
- Access lanes for the medium density sites to be common property with an

agreement allowing Council waste disposal access.

- Provision of a perimeter roadway along the Racecourse Road boundary within the 25 metre landscape buffer. Any roads within the landscaped buffer should provide suitable traffic calming and kerbside parking.
- The requirement for an appropriate traffic solution (four-way intersection) to the Watt Road/Woodbyne Crescent/Resource Recovery Centre access road to the satisfaction of the Responsible Authority. Appropriate intersection turning treatments may include a channelised right turn (short) lane treatment for the Watt Road/Woodbyne Crescent intersection.
- Provision of a bus bay on the west side of Racecourse Road adjacent to the development or nearby, considering how pedestrians will be able to safely cross Racecourse Road. The bus bay location must be to the satisfaction of Department of Transport.
- A Concept Layout Plan for the intersection of Watt Road/Racecourse Road, including the identification of any land that may need to be set aside for public ownership for future roundabout to the satisfaction of the Responsible Authority.
- The provision of paths shown in plan and cross section as follows:
 - Footpaths 1.5 metres wide on both sides of internal access through streets where lots face both sides of the street.
 - Footpaths 1.5 metres wide on one side of internal access streets where lots face one side of the street, or a cul de sac, or a street with minimal lots, to the satisfaction of the Responsible Authority.
 - Shared path 3.0 metres wide along the northern side of Watt Road, with an allowable reduction to 2.5 metres near existing utility poles.
 - The shared path along Watt Road to be widened on the north side of the existing path.
- Provision of safe pedestrian crossing points:
 - Through the Racecourse Road landscape buffer.
 - On Watt Road close to Racecourse Road including a pedestrian refuge.
- All splays on property corners at intersections to be at least 3 metres by 3 metres.
- All vehicle crossings to be constructed in reinforced concrete with an exposed aggregate surface to match the footpaths.
- All rear loaded access to be a minimum of 5.5 metres wide.
- Any long straight streets to have traffic calming mechanism to indicate to motorists they are in a low-speed environment.
- An assessment of the impact of the proposed use and development on the wider transport network, and in particular the major intersections at Racecourse Road / Bungower Road and Racecourse Road / Mornington-Tyabb Road, and proposed necessary mitigation works, if any, to address any unsatisfactory impacts if the site accommodates more than 216 dwellings.

Infrastructure and stormwater management strategy

An Infrastructure Plan to include:

- The identification of all existing and proposed infrastructure requirements and easements (water, sewerage, drainage, electricity, gas and telecommunication services) to service the development.
- Details of any services that will need to be relocated within the development area.
- Whether services will be provided above or below ground.

A Stormwater Management Strategy to the satisfaction of Melbourne Water and the Responsible Authority to include:

- Internal and external drainage catchments, the potential downstream stormwater impacts from development and any necessary flood mitigation measures.
- Drainage easements designed to convey the 10-year ARI storm event underground.
- The treatment of stormwater, water quality and the reduction of run-off and downstream flows having regard to Best Practice Environmental Management (BPEM) objectives and Integrated Water Management (IWM) opportunities in accordance with the Smart Water Plan (Mornington Peninsula (2018).
- Incorporating Water Sensitive Urban Design principles and the 'major/minor' approach to stormwater management, in accordance with the latest Australian Rainfall & Run-off 2019 (ARR19).
- Easement creation and/or widening and realignment as necessary to ensure adequate provision for pipe-laying and maintenance, both within the development Precinct, and to external affected properties.
- A stormwater management system that ensures peak discharge rates.
- Land required for drainage purposes must be transferred to the drainage authority or municipal council at no cost.
- All land transferred to or vested in the municipal council under this requirement must be developed and landscaped in accordance with any approved landscape plan to the satisfaction of the responsible authority.

Acoustic attenuation measures

An acoustic report prepared by a suitably qualified acoustic engineer must be submitted to the satisfaction of the Responsible Authority and include an assessment of existing noise sources that may impact the amenity of future dwellings ~~located in the precinct to achieve noise levels to meet the relevant EPA standards, or other habitable buildings located in the precinct.~~ The acoustic report is to identify any acoustic mitigation measures required to ensure noise levels inside any future dwellings or other habitable buildings located in the precinct will be acceptable and comply with noise limits established under the relevant requirements and standards, including but not limited to the Environment Protection Act 2017 (Vic), Environment Protection Regulations 2021 (Vic), Environmental Reference Standard and Noise Protocol (EPA Publication 1826.5), as applicable.

~~An~~ For the purposes of assessing music noise, the assessment may be conducted on the basis of internal noise levels.

The existing noise sources to be addressed in the acoustic report must ~~prescribe any form of acoustic attenuation measure required to include:~~

- Industrial noise from industrial zoned land to the north of the precinct;
- Industrial noise from industrial zoned land to the south of the precinct;
- Noise from public use zoned land to the south of the precinct;
- Music noise associated with internal functions and outdoor concerts at the Mornington Racecourse to the east of the precinct;
- Noise from public address ~~the above. Unless otherwise recommended, acoustic attenuation measures must include the following:~~ system/s at the Mornington Racecourse to the east of the precinct; and
- Traffic noise from Watt Road and Racecourse Road.

Lots that directly abut industry to the north, or front, Racecourse Road to the east, or front and Watt Road to the south, are required to:

- ~~achieve~~ Achieve internal noise levels ~~not no~~ greater than 35 dB(A) (assessed as an LAeq, ~~8h~~ 8 h from ~~10 pm to 6 am~~ and ~~6 am~~ 55 dB LAmax for bedrooms of a dwelling ~~facing the noise source; or other habitable building~~ achieve Achieve internal noise levels ~~not no~~ greater than 40 dB(A) (assessed as an LAeq, ~~16h~~ 16 h from ~~6 am and 10 pm~~ 6am to 10pm) for ~~living areas~~ bedrooms of a dwelling ~~facing the noise source;~~
- ~~address any other identified potential noise character (such as tonality,~~

~~impulsiveness, or intermittency) or other features that may increase the impacts of the noise levels experienced by a dwelling on a lot-habitable building~~

- ~~■ provide an acoustic fence to a height of 2m along the northern boundary of any lot that abuts industry to the north;~~
- ~~■ locating living rooms and primary private open space areas away from the noise source of any lot that fronts Racecourse Road to the east or fronts Watt Road to the south.~~

Environmentally sustainable development

A Sustainable Subdivision Management Plan, using the CASBE template or similar assessment tool, outlining proposed measures including to:

- Improve energy efficiency and increase use of renewable energy.
- Water conservation and recycling.
- Integrated Water Management and Water Sensitive Urban Design (WSUD).
- Sustainable transport.
- Waste minimisation and waste and resource recovery.
- Urban ecology and Green Infrastructure including landscaping considerations.
- Climate resilience, including urban heat reduction.
- Universal design for access and mobility.
- Indoor environment quality

Environment and landscape concept plan

An Ecological Assessment and Native Vegetation Management Plan to include:

- the identification and assessment of the ecological value of flora, fauna and habitat areas on the land and recommendations for the retention, conservation and management of native vegetation.
- the provision of offsets for the removal of vegetation where necessary, to the satisfaction of the Responsible Authority.

An Arboricultural Assessment of all existing vegetation prepared by a suitably qualified person(s) that identifies any significant trees or vegetation on the land, any existing street trees, roadside vegetation and grassed road verges.

A Landscape Concept Plan for public open space areas, streets and tree reserves to include:

- The retention and integration of existing canopy trees or group plantings of Australian native trees into road reserves, tree reserves or open space.
- The retention and integration of existing cypress windrows along the western side of Woodbyne Crescent.
- The inclusion of indigenous canopy trees into the street tree design.
- The retention of large or significant individual trees via the isolation of Tree Protection Zones on both public land and private lots.
- Details of proposed treatments to manage sensitive interfaces between residential and non-residential land uses (including proposed landscaping, fences and vegetation to be retained, if possible).
- Details of proposed landscape themes, treatments (including proposed landscaping, fences and vegetation to be retained if possible) and cross-section concepts for lots that front Racecourse Road and Watt Road to create a strong landscape theme along the frontages.
- Concept plans for public open space reserves to show indicative landscape treatments (such as seating, lighting and paving materials) and any other infrastructure and the use of local indigenous plant species where appropriate.

- The retention of any identified existing remnant trees which contain hollows or provide a food source for native fauna.
- The retention of existing vegetation and provision of additional landscape planting along existing drainage corridors to allow for the movement of fauna.

Staging plan

A Staging Plan indicating:

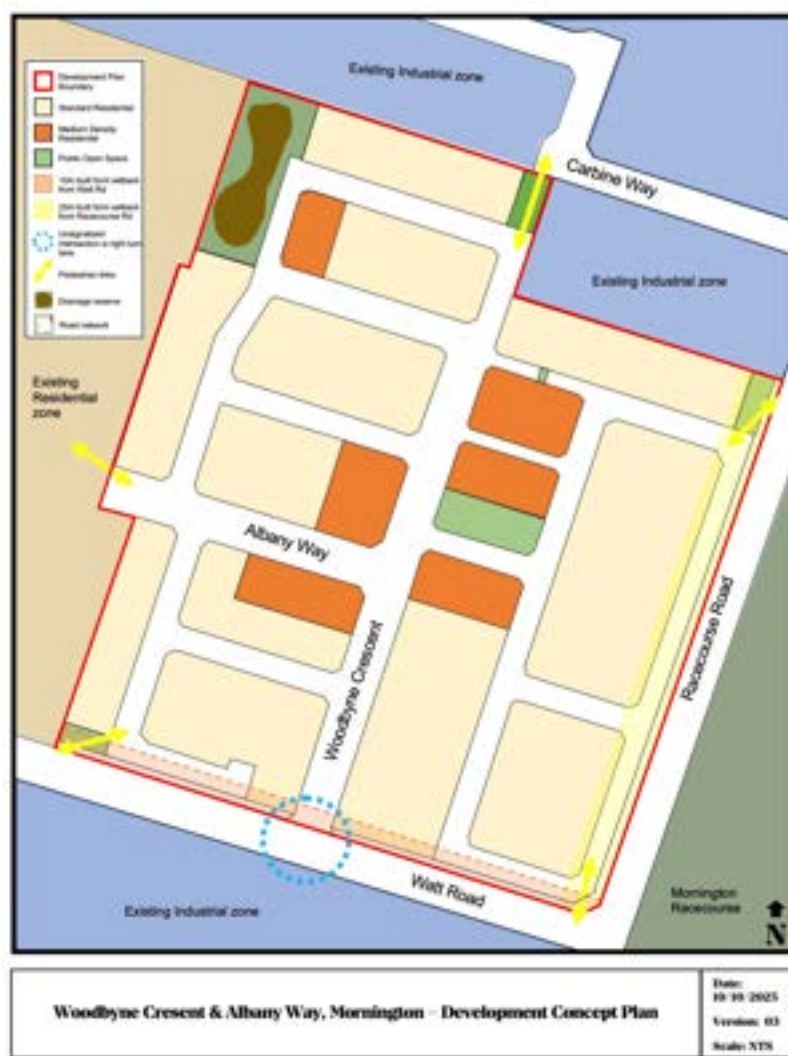
- The indicative staging of development including road, infrastructure, servicing, public realm, and landscape works, including the trigger points for the provision of all required infrastructure.
- Access to all lots being subdivided.
- Temporary drainage solutions in the event the ultimate drainage solution is not to be completed at the first stage.
- Alternate sewerage arrangements in the event the ultimate sewerage solution is not to be completed at the first stage.

Confirmation that the landowner or developer will carry out the development, maintenance, retirement, reinstatement and all associated costs of any temporary drainage and stormwater solutions as part of the infrastructure staging report.

Development Concept Plan



Mornington Peninsula Planning Scheme Amendment C247morn | Panel Report | 17 November 2025



Appendix D Panel recommended version of the Planning permit P23/2400

Mornington Peninsula Planning Scheme Amendment C247morn | Panel Report | 17 November 2025

PLANNING PERMIT GRANTED UNDER SECTION 96I OF THE PLANNING AND ENVIRONMENT ACT 1987	Permit No:	P23/2400
	Planning Scheme:	Mornington Peninsula
	Responsible Authority:	Mornington Peninsula Shire

ADDRESS OF THE LAND:

4, 6, 8 and 10 Woodbyne Crescent, Mornington VIC 3931
 Lot 2 PS 346179 Vol 10330 Fol 364
 Lot 3 PS 346179 Vol 10330 Fol 365
 Lot 4 PS 346179 Vol 10330 Fol 366
 Lot 5 PS 346179 Vol 10330 Fol 367
 Reserve No. 1 PS 346179

THE PERMIT ALLOWS:

THE SUBDIVISION OF THE LAND INTO FIFTY-SEVEN (57) LOTS, REMOVAL OF RESERVE, CREATION OF RESERVES, REMOVAL OF VEGETATION AND ASSOCIATED WORKS IN ACCORDANCE WITH THE ENDORSED PLANS

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Conditions Nos. 1 to ~~49~~⁵² inclusive

Amended Plans

1. Prior to the commencement of the development and prior to the certification of a Plan of Subdivision, amended plans and documents to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, and endorsed accordingly, these plans and documents will form part of this permit. Plans are to be dimensioned and drawn to scale. The plans and documents must be generally in accordance with submitted plans, but modified to show:
 - a. Provision of a Plan of Subdivision, prepared by a suitably qualified land surveyor, showing all bearings, distances, levels, lot numbers and reserves. The Plan of Subdivision must also show:
 - i. Appropriate minimum 2.0 metre wide drainage easements in favour of the Mornington Peninsula Shire Council.
 - ii. Appropriate drainage reserves in favour of Mornington Peninsula Shire Council.
 - iii. Appropriate sewerage easements, in favour of South East Water, for all existing or proposed South East Water sewers located within the land.

- iv. Areas set aside as suitable sites for reserves for electric substations required to service the lots for use by United Energy.
- v. Appropriate easements for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new power lines to service the lots or adjust the positioning of existing easements
- vi. Appropriate splays at all intersections.
- vii. Roads named in accordance with *Australia/New Zealand Standards for Rural and Urban addressing and Naming rules for places in Victoria, Statutory requirements for naming roads, features and localities – 2016*.
- b. A Functional Layout Plan in accordance with Condition ~~6~~7 of this Permit.
- c. A Landscape Plan in accordance with Condition ~~7~~8 of this Permit.
- d. A Tree Management and Protection Plan in accordance with Condition ~~13~~14 of this Permit.
- e. Amended plans as required to show any design modifications; special construction methods or special construction materials required to comply with the recommendations resulting from Condition 1(d) above.
- f. Engineering Plans in accordance with Condition ~~19~~20 of this Permit.
- g. The location and dimensions of new open space reserves of at least equivalent area to the part of Reserve No. 1 PS 346179 from which reserve status is to be removed pursuant to this Permit.

Layout not altered

- 2. The development as shown on the endorsed plans must not be altered or modified without the consent of the Responsible Authority.

Compliance with Development Plan

- 3. The subdivision and development must be carried out in accordance with the requirements of the approved development plan and section 4.0 of Schedule 25 to the Development Plan Overlay to the satisfaction of the Responsible Authority.

Land to be vested in Council

- 4. Any public open space and any road as vested in the Responsible Authority as a public open space reserve, drainage reserve or a road reserve respectively is to be provided at no cost to the Responsible Authority.
- 5. A plan to remove reserve status from Reserve No. 1 PS 346179 (or part thereof) must not be certified unless replacement public open space of equivalent area and in a location to Council's satisfaction has been, or will by registration of the same plan be, vested in Council at no cost to Council.

Memorandum of Common Provisions

~~56~~ ~~Prior to~~ Before the certification of any plan of subdivision, a Memorandum of Common Provisions must be submitted to the Responsible Authority for approval. Once approved, the Memorandum of Common Provisions will be endorsed and form part of the permit. The Memorandum of Common Provisions must include the ~~Residential Lot Design Requirements~~, ~~Acoustic Attenuation Measures~~ Masterplan requirements and a Sustainable ~~Subdivisions~~ Subdivision Management Plan specified in section 4.0 of ~~Schedule 25 to the~~ Development Plan Overlay Schedule 25 to the satisfaction of the Responsible Authority. The Memorandum of Common Provisions must be registered on the Certificate of Title of each new residential lot.

The land owner/s must pay the reasonable costs of the preparation, review, execution, and registration of the Memorandum of Common Provisions on each title.

Functional Layout Plan

~~67~~ Prior to the certification of the Plan of Subdivision, a Functional Layout Plan for the subdivision, must be submitted to and approved by the Responsible Authority. The Functional Layout Plan must be in accordance with the approved subdivision layout, the approved development plan and the requirements at section 4.0 of Schedule 25 to the Development Plan Overlay. When approved, the Functional Layout Plan will be endorsed and will then form part of the permit. The Functional Layout Plan must be drawn to scale, with dimensions, and must show:

- a. The subdivision layout, including street names, lot areas, lot numbers and the width of each road reserve;
- b. Topography and existing features, including contours for the subject land and any affected adjacent land;
- c. Details of tree protection zones for all trees to be retained on site;
- d. Any trees to be removed from the site clearly designated;
- e. Typical cross-sections for each road, demonstrating service offsets and street trees;
- f. A table of utility services and street trees;
- g. Road and traffic management information, including:
 - i. The location and alignment of kerbs, indented parking bays, footpaths, shared paths, traffic control devices (signals, roundabouts, splitter islands, etc.) including critical swept path diagrams and turning templates;
 - ii. Traffic calming measures throughout the subdivision to the satisfaction of the Responsible Authority.
 - iii. Measures to prevent unauthorised vehicle access from the Racecourse Road reserve.

- h. The location of vehicle crossings to each lot;
- i. Works external to the subdivision, including both interim and ultimate access requirements;
- j. The provision of on-street parking for all lots at a rate of one car space per two dwellings.
- k. A lighting plan showing standard street lighting, including street lighting being provided in Watt Road at the intersection with Woodbyne Crescent.
- l. A signage and line-marking plan detailing all signage and line-marking within the subdivision to ensure that the roads are adequately signed and delineated.

Landscape Plan

- 78** Prior to the certification of the Plan of Subdivision, a detailed Landscape Plan for all road reserves, public open space reserve and drainage reserves (where applicable) must be submitted and approved to the satisfaction of the Responsible Authority and when approved the plan will become the endorsed Landscape Plan under this permit. This plan must be generally in accordance with the Landscape Master Plan dated June 2023 prepared by Plan E Landscape Architects, and in accordance with the approved development plan and section 4.0 of Schedule 25 to the Development Plan Overlay, and must show:
- a. Details of surface treatments and dimensions of all footpaths (including paper road).
 - b. The location of all vegetation to be planted within road reserves, paper roads, public open space reserves and drainage reserves.
 - c. Street trees to be planted at a minimum rate of one tree per lot (inclusive of future medium density lots).
 - d. A planting schedule of all proposed street tree and trees, shrubs and ground covers within reserves, including botanical names, common names, pot sizes, sizes at planting, sizes at maturity and quantities of each plant.
 - e. The proposed location, materials, finishes, suppliers, details, and final set out of pavement, structures and street furniture, with these items provided to Council's specifications.
 - f. The provision of park furniture and playground equipment to the satisfaction of the Responsible Authority and to Council specifications.
 - g. Appropriate fencing provided to reserves with location, height and type of fencing detailed.
 - h. Standard 150 mm square timber bollards at 1.50 metre maximum centres to prevent vehicular access to all drainage and public open space reserves, with removable timber bollards to provide access for maintenance vehicles.

Vegetation Removal

- ~~8~~9 The extent of clearing of vegetation as shown on the endorsed plans must not be altered or modified without the consent of the Responsible Authority.
- ~~9~~10 All disturbed surfaces on the land must be revegetated and stabilised to the satisfaction of the Responsible Authority.

Offset Requirement

- ~~40~~11 To offset the removal or consequential loss of 0.~~xxx~~226 hectares of native vegetation the permit holder must secure a native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017) as specified below:
- A general offset of ~~xxxx~~0.047 general habitat units:
 - located within the Port Phillip and Westernport CMA or Mornington Peninsula Shire municipal district
 - with a minimum strategic biodiversity score of at least ~~xxxx~~0.1269.
- ~~44~~12 Before any native vegetation is removed evidence that the required offset has been secured must be provided to the satisfaction of the responsible authority. This evidence is one or both of the following:
- an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site and/or;
 - credit extract(s) allocated to the permit from the Native Vegetation Credit Register.

A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence by the responsible authority, a copy of the endorsed offset evidence must be provided to the Department of Energy, Environment and Climate Action.

Protection of Fauna

- ~~42~~13 An appropriately certified zoologist or wildlife handler must be present during all vegetation removal operations to ensure any affected wildlife is not harmed and is removed from the subject land to an appropriate relocation site or relocated onsite to an appropriate location away from the works area to the satisfaction of the Responsible Authority.

Tree Protection and Management Plan

- ~~43~~14 Prior to the commencement of any buildings and works on the land, a Tree Management and Protection Plan (TMPP) prepared by a Level V (AQF) Arborist and in accordance with *Australian Standard AS 4970-2009 Protection of trees on development sites* must be submitted to and approved

by the Responsible Authority. The TMPP must reference the Tree Retention Plan prepared by Charlton Degg (Revision 7 dated 24/03/2023). The TMPP must also provide the following, to the satisfaction of the Responsible Authority:

- a. Accurate tree details including species, condition (health and structure), physical size and Structural Root Zones (SRZ) and Tree Protection Zones (TPZ) for all trees to be retained.
- b. The level of encroachment from any buildings and works including but not limited to drainage, topography changes, excavation or construction (including the installation of services).
- c. Details of all works and or construction activities (including potential construction activities) and how these will be managed ensuring that any protected tree remains viable.
- d. The requirements for non-destructive excavation for any encroachment as noted above where there may be encroachment greater than 10% of the tree protection zone area.
- e. Pruning requirements for each tree as applicable in accordance with the Australian Standard AS 4373- 2007-Pruning of Amenity Trees.
- f. Tree protection fencing, signage, or other protection measures (such as ground protection or supplementary measures such as irrigation etc). Tree protection measures must be drawn to scale in a tree protection plan.
- g. Ongoing maintenance of the tree protection area during and post construction.

~~44~~¹⁵ All protection measures identified in the TMPP must be implemented, and development works undertaken on the land must be undertaken in accordance with the TMPP, to the satisfaction of the Responsible Authority.

~~45~~¹⁶ Prior to the commencement of any demolition, excavation or works; and during all stages of development, the Tree Protection Zones (TPZ), Tree Protection Fencing, Recommendations and Tree Protection Measures identified in the approved TMPP must be implemented, complied with and certified to the satisfaction of the Responsible Authority.

~~46~~¹⁷ No trenching or soil excavation is to occur within the Tree Protection Zones of retained trees unless shown on the endorsed plans without the prior written consent of the Responsible Authority. No vehicular or pedestrian access, storage or dumping of tools, equipment or waste is to occur within the Tree Protection Zone.

~~47~~¹⁸ Prior to the issue of a Statement of Compliance, a final certified copy of the TMPP, demonstrating that compliance with the plan has been implemented and achieved, must be submitted to the Mornington Peninsula Shire Planning Department to the satisfaction of the Responsible Authority,

Referral of the Plan

~~48~~¹⁹ The plan of subdivision submitted for certification must be referred to relevant authorities in accordance with Section 8 of the *Subdivision Act 1988*.

Engineering Plans

~~49~~²⁰ Prior to the commencement of works, detailed Engineering Plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved these plans and documents will form part of this permit. The Engineering Plans must show:

- a. Roadways, intersection upgrades, [shared paths](#) and footpaths in accordance with the Transport and Movement Plan endorsed under Schedule 25 to the Development Plan Overlay.
- b. Woodbyne Crescent being widened in accordance with the Transport and Movement Plan, with a geotechnical investigation of the existing road pavement and pavement design and pavement upgrade based on future traffic volume from the increased number of properties with access via this road, to the satisfaction of the Responsible Authority.
- c. A splitter island with pedestrian refuge at the intersection of Watt Road and Racecourse Road to the satisfaction of the Responsible Authority.
- d. A reinforced concrete bus bay in Racecourse Road in the vicinity of the Watt Road and Racecourse Road intersection to the satisfaction of the Responsible Authority.
- e. Asphalt surfaced road pavements generally with carriageway widths of 5.5 metres, or other width to the satisfaction of the Responsible Authority, plus indented exposed aggregate concrete parking bays, and concrete kerb and channel with agricultural drains installed behind all kerb and channel.
- f. Any temporary roads must be constructed to the same standard as permanent roads.
- g. All road pavements being in designed in accordance with the requirements of a geotechnical investigation and pavement design report.
- h. All lots and roads being provided with full underground drainage to cater for a post development 10% Annual Exceedance Probability storm event and the road system or overland flow paths with drainage reserves being used to convey the balance of a post development 1% Annual Exceedance Probability flow.
- i. All areas being drained by means of an underground drainage system to retain a post development 1% Annual Exceedance Probability storm event for the critical storm duration. Discharge must be limited to an equivalent pre-development flow based on a 20% Annual Exceedance Probability storm event for the critical storm duration.

- j. Stormwater detention being provided in a detention basin storage with a permanent constructed wetland within the basin, located in the north-western corner of No. 5 Woodbyne Crescent, or alternatively, a temporary stormwater detention basin being provided in another location.
- k. Provision of a drainage system on the site being designed to ensure stormwater runoff exiting the site meets the current best practice performance objectives for stormwater quality, as contained in the Urban Stormwater Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999).
- l. Each lot being provided with a reinforced concrete vehicle crossing and a property drainage inlet located within the lot.
- m. Nature strips being surfaced with 75mm of approved loamy type topsoil finished true to grade level and sown with grass.
- n. Appropriate service conduits with location marks in the kerb and channel being provided for each lot (or as required).
- o. A lighting plan showing standard street lighting, including street lighting being provided in Watt Road at the intersection with Woodbyne Crescent.
- p. Street name signs, regulatory signs, speed zone signs, posts and brackets being provided and installed.
- q. A signage and line-marking plan detailing all signage and line-marking within the subdivision to ensure that the roads are adequately signed and delineated.
- r. Standard fire plug indicators (with blue reflectors fitted both sides) and blue road reflectors being provided and installed.
- s. Provision for maintenance vehicle access from a Council Road reserve into the drainage reserve and retarding basin, and into any other reserve, including a reinforced concrete vehicle crossing where required by the Responsible Authority.
- t. The removal from the subject land of any excess excavated material from all construction within the site.
- u. Any existing open drainage channels being drained, cleaned out and filled to the satisfaction of the Responsible Authority. On completion of the filling, the standard of compaction which has been achieved must be to the satisfaction of the Responsible Authority.
- v. On-street car parking bays throughout the subdivision to the satisfaction of the Responsible Authority.
- w. Traffic calming measures throughout the subdivision to the satisfaction of the Responsible Authority.
- x. Standard 150 mm square timber bollards at 1.50 metre maximum centres to prevent vehicular access to public open space, drainage and other reserves, with removable timber bollards to provide access for maintenance vehicles.

- y. Temporary reinforced concrete surfaced turning areas for a 9.60 metre long waste collection vehicle to all roads where permanent turning areas have not yet been provided.
- z. Tree Protection Zones (TPZs) impacted by the works, or as shown on any other development plans and documents.
 - aa. Drainage works designed to avoid TPZs where possible.
 - bb. Proposed methodologies for complying with AS4970-2009 (Protection of trees on development sites) for any works that are required within TPZs.
 - cc. A Hydrological Peer Review Report prepared by a suitably qualified and experienced Hydrology Engineer for all Flood Modelling Reports, which must be amended if required to the written satisfaction of the Peer Reviewer, and a copy of the Peer Review Report/s, any amended Flood Modelling Report/s which may arise as a result of the Peer Review Report/s, and written confirmation from the Peer Reviewer that they are now satisfied with the Flood Modelling Report/s, all lodged with the Responsible Authority.

Construction and Traffic Management

~~20~~²¹ Prior to the commencement of any works, a site-specific Major Construction Management Plan (CMP) must be submitted to and endorsed by the Responsible Authority. This CMP must be based on the standard Major CMP template found on the Mornington Peninsula Shire's website. When approved, the CMP will be endorsed and form part of the Planning Permit. The endorsed CMP must be implemented to the satisfaction of the Responsible Authority prior to, and during the works.

~~24~~²² Prior to the commencement of works, a site-specific Traffic Management Plan (TMP) must be submitted to and endorsed by the Responsible Authority. When approved, the ~~CMP~~^{TMP} will be endorsed and form part of the Planning Permit. The TMP must then be implemented to the satisfaction of the Responsible Authority prior to and during construction of the subdivision works.

Soil Management Plan

~~22~~²³ Prior to the commencement works, a site-specific Soil Management Plan (~~SMP~~) must be submitted to and endorsed by the Responsible Authority. The Soil Management Plan must ensure that all soils are handled appropriately and that any visual or olfactory evidence of contamination or unexpected finds (such as Underground storage or septic tanks, asbestos containing material or odorous/stained soils) are managed and/or remediated in accordance with the relevant standards and guidelines. When approved, the ~~CMP~~^{SMP} will be endorsed and form part of the Planning Permit. The Soil Management Plan must then be implemented to the satisfaction of the Responsible Authority prior to and during construction of the subdivision works.

Section 173 Agreement - Temporary Drainage Reserve

~~23~~²⁴ Prior to the commencement of any works, if a permanent detention basin and permanent wetland has not been constructed in the north-western corner of No. 5 Woodbyne Crescent, the owner/s of the land must enter into an agreement with the Responsible Authority, pursuant to Section 173 of the *Planning and Environment Act 1987*. This agreement must be registered by the Responsible Authority pursuant to Section 181 of the *Planning and Environment Act 1987* on the title of the subject land prior to approval of the subdivision.

This agreement must provide for:

- a. A temporary drainage detention basin being constructed in accordance with engineering plans approved by the Responsible Authority in a location other than the north-western corner of No. 5 Woodbyne Crescent prior to the transfer of any lot created by the subdivision or the occupation of any lot created by the subdivision, whichever occurs first.
- b. The temporary drainage detention basin not being located on land which is to become a Council reserve.
- c. The maintenance of the temporary drainage detention basin being carried out by the owner of the land upon which the temporary detention basin is located to the satisfaction of the Responsible Authority, with all maintenance costs being borne by the owner of the land.
- d. After the commissioning of a stormwater detention basin and permanent wetland in the north-western corner of No. 5 Woodbyne Crescent, the decommissioning and reinstatement of any temporary drainage detention basin and associated infrastructure being carried out by the owner of the land upon which the temporary detention basin is located within six months, with all decommissioning and reinstatement costs being borne by the owner of the land.

The costs in preparation and registration of such agreement are to be met by the subdivider and must be paid prior to the registration of the agreement.

The above condition will be deemed to be satisfied and the Responsible Authority will waive the need for the subdivider to enter into an agreement, if a drainage detention basin and permanent wetland has been completed in the north-western corner of No. 5 Woodbyne Crescent in accordance with engineering plans approved by the Responsible Authority as part of another planning permit.

Section 173 Agreement – DPO25

- ~~24~~²⁵ Before a Statement of Compliance is issued under the *Subdivision Act 1988*, the owner/s of the land must enter into an agreement with the Responsible Authority, pursuant to Section 173 of the *Planning and Environment Act 1987*. This agreement must be registered by the Responsible Authority pursuant to Section 181 of the *Planning and Environment Act 1987* on the title of the subject land prior to approval of the subdivision. The agreement/s must be prepared to the satisfaction of the Responsible Authority and provide for:
- a. A financial contribution for the provision of social or affordable housing equivalent to that is the lesser of:
 - i. 5% of the englobo land gross realisable value prior to rezoning of the land under Scheme Amendment C247morn;
 - ii. 1.75% of englobo land gross realisable value post rezoning of the land under Scheme Amendment C247morn.
 - b. Construction of all transport mitigation works and measures recommended in the Transport ~~Impact Assessment~~^{and Movement Plan} forming part of the approved development plan as per the requirements of section 4.0 of Schedule 25 to the Development Plan Overlay.
 - c. Transfer to or vesting in the relevant road authority as a public road any land required to provide the transport mitigation works and measures recommended in the Transport ~~Impact Assessment~~^{and Movement Plan} forming part of the approved development plan as per the requirements of section 4.0 of Schedule 25 to the Development Plan Overlay.
 - d. Construction of all drainage works and measures recommended in the Drainage Strategy forming part of the approved development plan as per the requirements of section 4.0 of Schedule 25 to the Development Plan Overlay

The land owner/s must pay the reasonable costs of the preparation, execution, and registration of the Section 173 Agreement/s.

DPO25 – Acoustic Amenity

- 26 Before a Statement of Compliance is issued under the Subdivision Act 1988 or development starts for any dwelling or other building to be used for Accommodation (whichever occurs first), an acoustic report prepared by a suitably qualified acoustic engineer must be submitted to and be endorsed by the Responsible Authority. The report must respond to the acoustic report approved as part of the Development Plan under section 4.0 of Development Plan Overlay Schedule 25 and prescribe the form of acoustic mitigation measures required for any future dwelling or other building to be used for Accommodation on the subject land.
- 27 Before a Statement of Compliance is issued under the Subdivision Act 1988 or development starts for any dwelling or other building to be used for Accommodation (whichever occurs first), the land owner/s must enter

into an agreement (or a number of separate agreements as appropriate) with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987. The agreement/s must be prepared to the satisfaction of the Responsible Authority and provide for the implementation and maintenance of the acoustic attenuation measures identified in the endorsed acoustic report.

The land owner/s must pay the reasonable costs of the preparation, review, execution, and registration of the Section 173 Agreement.

Statement of Compliance

~~25~~²⁸ Prior to the issue of a Statement of Compliance, the subdivider must, in accordance with the endorsed plans, engineering plans and specifications, and to the satisfaction of the Responsible Authority:

- a. Construct all required stormwater management and drainage works (including any required temporary stormwater detention basin).
- b. Construct all required roadworks, including upgrades to existing roads, signage, linemarking, street lighting, car parking, traffic calming measures.
- c. Construct access to each lot via a fully sealed vehicle crossing.
- d. Carry out all landscaping works.
Construct all footpaths, street and park furniture, facilities, lighting and related infrastructure.
- e. Construct any required fencing.
- f. Construct any required temporary reinforced concrete surfaced turning areas.
- g. Remove any excess excavated material from all construction within the site.
- h. Install all utilities, services, hydrants and fire plug indicators.

~~26~~²⁹ Prior to the issue of a Statement of Compliance, the applicant must demonstrate to the Responsible Authority that water quality features will be implemented in accordance with Clause 56.07-4 of the planning scheme.

~~27~~³⁰ Prior to the issue of a Statement of Compliance, the subdivider must remove all existing buildings and redundant driveways/crossovers, to the satisfaction of the Responsible Authority.

~~28~~³¹ Prior to the issue of a Statement of Compliance, the subdivider must decommission and remove all septic tanks in accordance with EPA Publication 891.4.

~~29~~³² Prior to the issue of a Statement of Compliance, trees to be retained within land to vested in the Responsible Authority must be pruned as necessary

to mitigate hazards to the public and park/reserve infrastructure, to the satisfaction of the Responsible Authority.

~~30~~³³ Prior to the issue of a Statement of Compliance, the subdivider must provide to Council the schedule of quantities and rates for the construction of works.

~~34~~³⁴ Prior to the issue of a Statement of Compliance, the subdivider must pay to Council appropriate fees for plan checking and supervision.

~~32~~³⁵ Prior to the issue of a Statement of Compliance, the subdivider must provide drainage asset information in "D-Spec" using ESRI Shapefile to the Responsible Authority. Please refer to <http://www.dspeg.com.au> for further information.

~~33~~³⁶ Prior to the issue of a Statement of Compliance, the owner must, to the satisfaction of the Responsible Authority, acquire an easement for the purposes of drainage in favour of the Mornington Peninsula Shire over any land through which discharge from existing or new Council drainage assets flows, other than the land on which a temporary stormwater detention basin is located.

Completion and Maintenance of Landscaping

~~34~~³⁷ Prior to the issue of a Statement of Compliance, the landscaping works shown on the approved landscape plan must be carried out and completed to the satisfaction of the Responsible Authority.

~~35~~³⁷ Prior to the issue of a Statement of Compliance, any defects notified by the Responsible Authority must be rectified. All costs associated with the works during the maintenance period must be borne by the permit holder.

Telecommunications

~~36~~³⁹ The owner of the land must enter into an agreement with:

- a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
- a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

~~37~~⁴⁰ Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

- a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
- a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

South East Water

~~38~~⁴¹ The owner of the subject land must enter into an agreement with South East Water for the provision of drinking water supply and fulfil all requirements to its satisfaction.

~~39~~⁴² The owner of the subject land must enter into an agreement with South East Water for the provision of sewerage and fulfil all requirements to its satisfaction.

~~40~~⁴³ All lots on the Plan of Subdivision are to be provided with separate connections to our drinking water supply and sewerage systems.

~~41~~⁴⁴ Prior to certification, the Plan of Subdivision must be referred to South East Water, in accordance with Section 8 of the *Subdivision Act 1988*.

United Energy

~~42~~⁴⁵ The plan of subdivision submitted for certification under the *Subdivision Act 1988* shall be referred to the Distributor in accordance with Section 8 of that Act.

~~43~~⁴⁶ The applicant shall provide electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards.

~~44~~⁴⁷ The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).

~~45~~⁴⁸ The applicant shall, when required by the Distributor, set aside area with the subdivision for the purposes of establishing a substation or substations.

~~46~~⁴⁹ The applicant shall establish easements on the subdivision, for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new power lines to service the lots or adjust the positioning of existing easements.

Country Fire Authority

~~47~~⁵⁰ Prior to the issue of a Statement of Compliance under the *Subdivision Act 1988* the following requirements must be met to the satisfaction of the CFA:

- Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of building envelopes, the rear of the lots) must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured as a hose would be laid on the ground. Not over obstructions, such as fences, or over side and rear boundaries.
- The hydrants must be identified with marker posts and blue road reflectors and white road triangles (as applicable).

~~48~~⁵¹ Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width:

- The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 metres. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.
- Curves must have a minimum inner radius of 10 metres.
- Have a minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metres on each side and 4 metres above the access way.
- Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8 metres (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by the relevant fire authority may be used as alternatives.

Expiry

~~49~~⁵² This permit will expire if one of the following circumstances applies:

- The plan of subdivision is not certified within 4 years of the date of this permit.
- The development is not completed within 8 years of the date of this permit.

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:

1. Before any works on public land start, a permit to take protected flora under the Flora and Fauna Guarantee Act 1988 is required. To obtain a Protected Flora Permit or further information, please contact DEECA Natural Environment Programs (Port Phillip Region) at ppr.nep@deeca.vic.gov.au
2. The granting of this permit does not exempt the holder of this permit from the requirements of other Commonwealth and State legislation or policy.

Appendix E Panel recommended version of the Planning permit P23/2402

Mornington Peninsula Planning Scheme Amendment C247morn | Panel Report | 17 November 2025

PLANNING PERMIT GRANTED UNDER SECTION 96I OF THE PLANNING AND ENVIRONMENT ACT 1987	Permit No:	P23/2402
	Planning Scheme:	Mornington Peninsula
	Responsible Authority:	Mornington Peninsula Shire

ADDRESS OF THE LAND:

2 and 5 Woodbyne Crescent, Mornington VIC 3931
 1 and 2 Albany Way, Mornington VIC 3931
 Lot 1 PS 346179 Vol 10330 Fol 363
 Lot 7 PS 346179 Vol 10330 Fol 369
 Lot 9 PS 346179 Vol 10330 Fol 371
 Lot 10 PS 346179 Vol 10330 Fol 372

THE PERMIT ALLOWS:

THE SUBDIVISION OF THE LAND INTO FIFTY-NINE (59) LOTS, CREATION OF RESERVES, REMOVAL OF VEGETATION AND ASSOCIATED WORKS IN ACCORDANCE WITH THE ENDORSED PLANS

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**Conditions Nos. 1 to 48 inclusive****Amended Plans**

1. Prior to the commencement of the development and prior to the certification of a Plan of Subdivision, amended plans and documents to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, and endorsed accordingly, these plans and documents will form part of this permit. Plans are to be dimensioned and drawn to scale. The plans and documents must be generally in accordance with submitted plans, but modified to show:
 - a. Provision of a Plan of Subdivision, prepared by a suitably qualified land surveyor, showing all bearings, distances, levels, lot numbers and reserves. The Plan of Subdivision must also show:
 - i. Appropriate minimum 2.0 metre wide drainage easements in favour of the Mornington Peninsula Shire Council.
 - ii. Appropriate drainage reserves in favour of Mornington Peninsula Shire Council.
 - iii. Appropriate sewerage easements, in favour of South East Water, for all existing or proposed South East Water sewers located within the land.

- iv. Areas set aside as suitable sites for reserves for electric substations required to service the lots for use by United Energy.
- v. Appropriate easements for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new power lines to service the lots or adjust the positioning of existing easements
- vi. Appropriate splays at all intersections.
- vii. Roads named in accordance with *Australia/New Zealand Standards for Rural and Urban addressing and Naming rules for places in Victoria, Statutory requirements for naming roads, features and localities – 2016*.
- viii. [A 4 metre wide access easement over lots 15 to 19.](#)
- ix. [Inclusion of a notation on the plan of subdivision which states 'no direct access to lots 16, 17 and 18 from Woodbyne Crescent is allowed, unless otherwise agreed in writing by the Responsible Authority.'](#)
- b. A Functional Layout Plan in accordance with Condition 6 of this Permit.
- c. A Landscape Plan in accordance with Condition 7 of this Permit.
- d. A Tree Management and Protection Plan in accordance with Condition 13 of this Permit.
- e. Amended plans as required to show any design modifications; special construction methods or special construction materials required to comply with the recommendations resulting from Condition 1(d) above.
- f. Engineering Plans in accordance with Condition 19 of this Permit.

Layout not altered

- 2. The development as shown on the endorsed plans must not be altered or modified without the consent of the Responsible Authority.

Compliance with Development Plan

- 3. The subdivision and development must be carried out in accordance with the requirements of the approved development plan and section 4.0 of Schedule 25 to the Development Plan Overlay to the satisfaction of the Responsible Authority.

Land to be vested in Council

- 4. Any public open space and any road as vested in the Responsible Authority as a public open space reserve, drainage reserve or a road reserve respectively is to be provided at no cost to the Responsible Authority.

Memorandum of Common Provisions

5. ~~Prior to~~Before the certification of any plan of subdivision, a Memorandum of Common Provisions must be submitted to the Responsible Authority for approval. Once approved, the Memorandum of Common Provisions will be endorsed and form part of the permit. The Memorandum of Common Provisions must include the ~~Residential Lot Design~~Masterplan requirements and ~~Construction Requirements specified in section 5.0 of Schedule 25 to the Development Plan Overlay and the~~a Sustainable Subdivision Management Plan ~~required by~~specified in section 4.0 of ~~Schedule 25 to the~~ Development Plan Overlay Schedule 25 to the satisfaction of the Responsible Authority. The Memorandum of Common Provisions must be registered on the Certificate of Title of each new residential lot.

The land owner/s must pay the ~~reasonable~~review costs of the preparation, execution, and registration of the Memorandum of Common Provisions on each title.

Functional Layout Plan

6. Prior to the certification of the Plan of Subdivision, a Functional Layout Plan for the subdivision, must be submitted to and approved by the Responsible Authority. The Functional Layout Plan must be in accordance with the approved subdivision layout, the approved development plan and the requirements at section 4.0 of Schedule 25 to the Development Plan Overlay. When approved, the Functional Layout Plan will be endorsed and will then form part of the permit. The Functional Layout Plan must be drawn to scale, with dimensions, and must show:
- The subdivision layout, including street names, lot areas, lot numbers and the width of each road reserve;
 - Topography and existing features, including contours for the subject land and any affected adjacent land;
 - Details of tree protection zones for all trees to be retained on site;
 - Any trees to be removed from the site clearly designated;
 - Typical cross-sections for each road, demonstrating service offsets and street trees;
 - A table of utility services and street trees;
 - Road and traffic management information, including:
 - The location and alignment of kerbs, indented parking bays, footpaths, shared paths, traffic control devices (signals, roundabouts, splitter islands, etc.) including critical swept path diagrams and turning templates;
 - Traffic calming measures throughout the subdivision to the satisfaction of the Responsible Authority;
 - Measures to prevent unauthorised vehicle access from the Racecourse Road reserve.

- h. The location of vehicle crossings to each lot;
- i. Works external to the subdivision, including both interim and ultimate access requirements;
- j. The provision of on-street parking for all lots at a rate of one car space per two dwellings.
- k. A lighting plan showing standard street lighting, including street lighting being provided in Watt Road at the intersection with Woodbyne Crescent.
- l. A signage and line-marking plan detailing all signage and line-marking within the subdivision to ensure that the roads are adequately signed and delineated.
- m. [The location and design of vehicle access to and from Woodbyne Crescent to lots 15 to 19.](#)
- n. [Identification of protection measures for identified native vegetation \(if any\) within the Woodbyne Crescent road reserve adjacent to lots 16, 17, 18 and 19.](#)

Landscape Plan

- 7. Prior to the certification of the Plan of Subdivision, a detailed landscape plan for all road reserves, public open space reserve and drainage reserves (where applicable) must be submitted and approved to the satisfaction of the Responsible Authority and when approved the plan will become the endorsed Landscape Plan under this permit. This plan must be generally in accordance with the Landscape Master Plan dated June 2023 prepared by Plan E Landscape Architects, and in accordance with the approved development plan and section 4.0 of Schedule 25 to the Development Plan Overlay, and must show:
 - a. Details of surface treatments and dimensions of all footpaths (including paper road).
 - b. The location of all vegetation to be planted within road reserves, paper roads, public open space reserves and drainage reserves.
 - c. Street trees to be planted at a minimum rate of one tree per lot (inclusive of future medium density lots).
 - d. A planting schedule of all proposed street tree and trees, shrubs and ground covers within reserves, including botanical names, common names, pot sizes, sizes at planting, sizes at maturity and quantities of each plant.
 - e. The proposed location, materials, finishes, suppliers, details, and final set out of pavement, structures and street furniture, with these items provided to Council's specifications.
 - f. The provision of park furniture and playground equipment to the satisfaction of the Responsible Authority and to Council specifications.

- g. Appropriate fencing provided to reserves with location, height and type of fencing detailed.
- h. Standard 150 mm square timber bollards at 1.50 metre maximum centres to prevent vehicular access to all drainage and public open space reserves, with removable timber bollards to provide access for maintenance vehicles.
- i. [Identification of protection measures \(if any\) for identified native vegetation within the Woodbyne Crescent road reserve adjacent to lots 16, 17, 18 and 19.](#)

Vegetation Removal

- 8. The extent of clearing of vegetation as shown on the endorsed plans must not be altered or modified without the consent of the Responsible Authority.
- 9. All disturbed surfaces on the land must be revegetated and stabilised to the satisfaction of the Responsible Authority.

Offset Requirement

- 10. To offset the removal or consequential loss of 0.~~XXX~~266 hectares of native vegetation the permit holder must secure a native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017) as specified below:
 - A general offset of ~~XXX~~0.047 general habitat units:
 - located within the Port Phillip and Westernport CMA or Mornington Peninsula Shire municipal district
 - with a minimum strategic biodiversity score of at least ~~XXX~~0.1269.
- 11. Before any native vegetation is removed evidence that the required offset has been secured must be provided to the satisfaction of the responsible authority. This evidence is one or both of the following:
 - an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site and/or;
 - credit extract(s) allocated to the permit from the Native Vegetation Credit Register.

A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence by the responsible authority, a copy of the endorsed offset evidence must be provided to the Department of Energy, Environment and Climate Action.

Protection of Fauna

12. An appropriately certified zoologist or wildlife handler must be present during all vegetation removal operations to ensure any affected wildlife is not harmed and is removed from the subject land to an appropriate relocation site or relocated onsite to an appropriate location away from the works area to the satisfaction of the Responsible Authority.

Tree Protection and Management Plan

13. Prior to the commencement of any buildings and works on the land, a Tree Management and Protection Plan (TMPP) prepared by a Level V (AQF) Arborist and in accordance with *Australian Standard AS 4970-2009 Protection of trees on development sites* must be submitted to and approved by the Responsible Authority. The TMPP must reference the Vegetation Retention Plan by KLM Spatial (Version 1 dated 14/02/2022). The TMPP must also provide the following, to the satisfaction of the Responsible Authority:
 - a. Accurate tree details including species, condition (health and structure), physical size and Structural Root Zones (SRZ) and Tree Protection Zones (TPZ) for all trees to be retained.
 - b. The level of encroachment from any buildings and works including but not limited to drainage, topography changes, excavation or construction (including the installation of services).
 - c. Details of all works and or construction activities (including potential construction activities) and how these will be managed ensuring that any protected tree remains viable.
 - d. The requirements for non-destructive excavation for any encroachment as noted above where there may be encroachment greater than 10% of the tree protection zone area.
 - e. Pruning requirements for each tree as applicable in accordance with the Australian Standard AS 4373- 2007-Pruning of Amenity Trees.
 - f. Tree protection fencing, signage, or other protection measures (such as ground protection or supplementary measures such as irrigation etc). Tree protection measures must be drawn to scale in a tree protection plan.
 - g. Ongoing maintenance of the tree protection area during and post construction.
14. All protection measures identified in the TMPP must be implemented, and development works undertaken on the land must be undertaken in accordance with the TMPP, to the satisfaction of the Responsible Authority.
15. Prior to the commencement of any demolition, excavation or works; and during all stages of development, the Tree Protection Zones (TPZ), Tree Protection Fencing, Recommendations and Tree Protection Measures

identified in the approved TMPP must be implemented, complied with and certified to the satisfaction of the Responsible Authority.

16. No trenching or soil excavation is to occur within the Tree Protection Zones of retained trees unless shown on the endorsed plans without the prior written consent of the Responsible Authority. No vehicular or pedestrian access, storage or dumping of tools, equipment or waste is to occur within the Tree Protection Zone.
17. Prior to the issue of a Statement of Compliance, a final certified copy of the TMPP, demonstrating that compliance with the plan has been implemented and achieved, must be submitted to the Mornington Peninsula Shire Planning Department to the satisfaction of the Responsible Authority,

Referral of the Plan

18. The plan of subdivision submitted for certification must be referred to relevant authorities in accordance with Section 8 of the *Subdivision Act 1988*.

Engineering Plans

19. Prior to the commencement of works, detailed Engineering Plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved these plans and documents will form part of this permit. The Engineering Plans must show:
 - a. Roadways, intersection upgrades, [shared paths](#) and footpaths in accordance with the Transport and Movement Plan endorsed under Schedule 25 to the Development Plan Overlay.
 - b. Woodbyne Crescent being widened in accordance with the Transport and Movement Plan, with a geotechnical investigation of the existing road pavement and pavement design and pavement upgrade based on future traffic volume from the increased number of properties with access via this road, to the satisfaction of the Responsible Authority.
 - c. A splitter island with pedestrian refuge at the intersection of Watt Road and Racecourse Road to the satisfaction of the Responsible Authority.
 - d. A reinforced concrete bus bay in Racecourse Road in the vicinity of the Watt Road and Racecourse Road intersection to the satisfaction of the Responsible Authority.
 - e. Asphalt surfaced road pavements generally with carriageway widths of 5.5 metres, or other width to the satisfaction of the Responsible Authority, plus indented exposed aggregate concrete parking bays, and concrete kerb and channel with agricultural drains installed behind all kerb and channel.
 - f. All road pavements being in designed in accordance with the requirements of a geotechnical investigation and pavement design report.

- g. All lots and roads being provided with full underground drainage to cater for a post development 10% Annual Exceedance Probability storm event and the road system or overland flow paths with drainage reserves being used to convey the balance of a post development 1% Annual Exceedance Probability flow.
- h. All areas being drained by means of an underground drainage system to retain a post development 1% Annual Exceedance Probability storm event for the critical storm duration. Discharge must be limited to an equivalent pre-development flow based on a 20% Annual Exceedance Probability storm event for the critical storm duration.
- i. Stormwater detention being provided in a detention basin storage with a permanent constructed wetland within the basin, located in the north-western corner of No. 5 Woodbyne Crescent, including the following:
 - i. Silt trap.
 - ii. Wetland stormwater treatment area.
 - iii. The detention volume being capable of retaining a post development 1% Annual Exceedance Probability storm event for the critical storm duration.
 - iv. Discharge from the detention basin being limited to the pre-development flow based on a 20% Annual Exceedance Probability storm event for the critical storm duration.
 - v. Exposed aggregate concrete footpath around perimeter of detention basin.
 - vi. Minimum three (3) park bench seats located adjacent to perimeter footpath.
- j. Provision of a drainage system on the site being designed to ensure stormwater runoff exiting the site meets the current best practice performance objectives for stormwater quality, as contained in the Urban Stormwater Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999).
- k. Each lot being provided with a reinforced concrete vehicle crossing and a property drainage inlet located within the lot.
- l. Nature strips being surfaced with 75mm of approved loamy type topsoil finished true to grade level and sown with grass.
- m. Appropriate service conduits with location marks in the kerb and channel being provided for each lot (or as required).
- n. A lighting plan showing standard street lighting, including street lighting being provided in Watt Road at the intersection with Woodbyne Crescent.
- o. Street name signs, regulatory signs, speed zone signs, posts and brackets being provided and installed.
- p. A signage and line-marking plan detailing all signage and line-marking within the subdivision to ensure that the roads are adequately signed and delineated.

- q. Standard fire plug indicators (with blue reflectors fitted both sides) and blue road reflectors being provided and installed.
- r. Provision for maintenance vehicle access from a Council Road reserve into the drainage reserve and retarding basin, and into any other reserve, including a reinforced concrete vehicle crossing where required by the Responsible Authority.
- s. The removal from the subject land of any excess excavated material from all construction within the site.
- t. Any existing open drainage channels being drained, cleaned out and filled to the satisfaction of the Responsible Authority. On completion of the filling, the standard of compaction which has been achieved must be to the satisfaction of the Responsible Authority.
- u. On-street car parking bays throughout the subdivision to the satisfaction of the Responsible Authority.
- v. Traffic calming measures throughout the subdivision to the satisfaction of the Responsible Authority.
- w. Standard 150 mm square timber bollards at 1.50 metre maximum centres to prevent vehicular access to public open space, drainage and other reserves, with removable timber bollards to provide access for maintenance vehicles.
- x. Temporary reinforced concrete surfaced turning areas for a 9.60 metre long waste collection vehicle to all roads where permanent turning areas have not yet been provided.
- y. Tree Protection Zones (TPZs) impacted by the works, or as shown on any other development plans and documents.
- z. Drainage works designed to avoid TPZs where possible.
- aa. Proposed methodologies for complying with AS4970-2009 (Protection of trees on development sites) for any works that are required within TPZs.
- bb. A Hydrological Peer Review Report prepared by a suitably qualified and experienced Hydrology Engineer for all Flood Modelling Reports, which must be amended if required to the written satisfaction of the Peer Reviewer, and a copy of the Peer Review Report/s, any amended Flood Modelling Report/s which may arise as a result of the Peer Review Report/s, and written confirmation from the Peer Reviewer that they are now satisfied with the Flood Modelling Report/s, all lodged with the Responsible Authority.

Construction and Traffic Management

- 20. Prior to the commencement of any works, a site-specific Major Construction Management Plan (CMP) must be submitted to and endorsed by the Responsible Authority. This CMP must be based on the standard Major CMP template found on the Mornington Peninsula Shire's website. When approved, the CMP will be endorsed and form part of the

Planning Permit. The endorsed CMP must be implemented to the satisfaction of the Responsible Authority prior to, and during the works.

21. Prior to the commencement of works, a site-specific Traffic Management Plan (TMP) must be submitted to and endorsed by the Responsible Authority. When approved, the ~~CMP-TMP~~ will be endorsed and form part of the Planning Permit. The TMP must then be implemented to the satisfaction of the Responsible Authority prior to and during construction of the subdivision works.

Soil Management Plan

22. Prior to the commencement works, a site-specific Soil Management Plan must be submitted to and endorsed by the Responsible Authority. The Soil Management Plan ([SMP](#)) must ensure that all soils are handled appropriately and that any visual or olfactory evidence of contamination or unexpected finds (such as Underground storage or septic tanks, asbestos containing material or odorous/stained soils) are managed and/or remediated in accordance with the relevant standards and guidelines. When approved, the ~~SCMP~~ will be endorsed and form part of the Planning Permit. The Soil Management Plan must then be implemented to the satisfaction of the Responsible Authority prior to and during construction of the subdivision works.

Section 173 Agreement – DPO25

23. Before a Statement of Compliance is issued under the *Subdivision Act 1988*, the owner/s of the land must enter into an agreement with the Responsible Authority, pursuant to Section 173 of the *Planning and Environment Act 1987*. This agreement must be registered by the Responsible Authority pursuant to Section 181 of the *Planning and Environment Act 1987* on the title of the subject land prior to approval of the subdivision. The agreement/s must be prepared to the satisfaction of the Responsible Authority and provide for:
 - a. A financial contribution for the provision of social or affordable housing equivalent to that is the lesser of:
 - i. 5% of the englobo land gross realisable value prior to rezoning of the land under Scheme Amendment C247morn;
 - ii. 1.75% of englobo land gross realisable value post rezoning of the land under Scheme Amendment C247morn.
 - b. Construction of all transport mitigation works and measures recommended in the Transport ~~Impact Assessment~~[and Movement Plan](#) forming part of the approved development plan as per the requirements of section 4.0 of Schedule 25 to the Development Plan Overlay.
 - c. Transfer to or vesting in the relevant road authority as a public road any land required to provide the transport mitigation works and measures recommended in the Transport ~~Impact Assessment~~[and Movement Plan](#) forming part of the approved development plan as per

the requirements of section 4.0 of Schedule 25 to the Development Plan Overlay.

- d. Construction of all drainage works and measures recommended in the Drainage Strategy forming part of the approved development plan as per the requirements of section 4.0 of Schedule 25 to the Development Plan Overlay.

The land owner/s must pay the reasonable costs of the preparation, execution, and registration of the Section 173 Agreement/s.

DPO25 – Acoustic Amenity

24 Before a Statement of Compliance is issued under the Subdivision Act 1988 or development starts for any dwelling or other building to be used for Accommodation (whichever occurs first), an acoustic report prepared by a suitably qualified acoustic engineer must be submitted to and be endorsed by the Responsible Authority. The report must respond to the acoustic report approved as part of the Development Plan under section 4.0 of Development Plan Overlay Schedule 25 and prescribe the form of acoustic mitigation measures required for any future dwelling or other building to be used for Accommodation on the subject land, to the satisfaction of the Responsible Authority.

25 Before a Statement of Compliance is issued under the Subdivision Act 1988 or development starts for any dwelling or other building to be used for Accommodation (whichever occurs first), the land owner/s must enter into an agreement (or a number of separate agreements as appropriate) with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987. The agreement/s must be prepared to the satisfaction of the Responsible Authority and provide for the implementation and maintenance of the acoustic attenuation measures identified in the endorsed acoustic report.

The land owner/s must pay the reasonable costs of the preparation, review, execution, and registration of the Section 173 Agreement.

Statement of Compliance

~~24~~26 Prior to the issue of a Statement of Compliance, the subdivider must, in accordance with the endorsed plans, engineering plans and specifications, and to the satisfaction of the Responsible Authority:

- a. Construct all required stormwater management and drainage works.
- b. Construct all required roadworks, including upgrades to existing roads, signage, linemarking, street lighting, car parking, traffic calming measures.
- c. Construct access to each lot via a fully sealed vehicle crossing.
- d. Carry out all landscaping works.

- e. Construct all footpaths, street and park furniture, facilities, lighting and related infrastructure.
- f. Construct any required fencing.
- g. Construct any required temporary reinforced concrete surfaced turning areas.
- h. Remove any excess excavated material from all construction within the site.
- i. Install all utilities, services, hydrants and fire plug indicators.

~~25~~²⁷ Prior to the issue of a Statement of Compliance, the applicant must demonstrate to the Responsible Authority that water quality features will be implemented in accordance with Clause 56.07-4 of the planning scheme.

~~26~~²⁸ Prior to the issue of a Statement of Compliance, the subdivider must remove all existing buildings and redundant driveways/crossovers, to the satisfaction of the Responsible Authority.

~~27~~²⁹ Prior to the issue of a Statement of Compliance, the subdivider must decommission and remove all septic tanks in accordance with EPA Publication 891.4.

~~28~~³⁰ Prior to the issue of a Statement of Compliance, trees to be retained within land to be vested in the Responsible Authority must be pruned as necessary to mitigate hazards to the public and park/reserve infrastructure, to the satisfaction of the Responsible Authority.

~~29~~³¹ Prior to the issue of a Statement of Compliance, the subdivider must provide to Council the schedule of quantities and rates for the construction of works.

~~30~~³² Prior to the issue of a Statement of Compliance, the subdivider must pay to Council appropriate fees for plan checking and supervision.

~~34~~³³ Prior to the issue of a Statement of Compliance, the subdivider must provide drainage asset information in "D-Spec" using ESRI Shapefile to the Responsible Authority. Please refer to <http://www.dspect.com.au> for further information.

~~32~~³⁴ Prior to the issue of a Statement of Compliance, the owner must, to the satisfaction of the Responsible Authority, acquire an easement for the purposes of drainage in favour of the Mornington Peninsula Shire over any land through which discharge from existing or new Council drainage assets flows, other than the land on which a temporary stormwater detention basin is located.

Completion and Maintenance of Landscaping

~~33~~³⁵ Prior to the issue of a Statement of Compliance, the landscaping works shown on the approved landscape plan must be carried out and completed to the satisfaction of the Responsible Authority.

~~34~~³⁶ Prior to the issue of a Statement of Compliance, any defects notified by the Responsible Authority must be rectified. All costs associated with the works during the maintenance period must be borne by the permit holder.

Telecommunications

~~35~~³⁷ The owner of the land must enter into an agreement with:

- a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
- a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

- a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
- a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

South East Water

~~36~~³⁸ The owner of the subject land must enter into an agreement with South East Water for the provision of drinking water supply and fulfil all requirements to its satisfaction.

~~37~~³⁹ The owner of the subject land must enter into an agreement with South East Water for the provision of sewerage and fulfil all requirements to its satisfaction.

~~38~~⁴⁰ All lots on the Plan of Subdivision are to be provided with separate connections to our drinking water supply and sewerage systems.

~~39~~⁴¹ Prior to certification, the Plan of Subdivision must be referred to South East Water, in accordance with Section 8 of the *Subdivision Act 1988*.

United Energy

~~40~~⁴² The plan of subdivision submitted for certification under the *Subdivision Act 1988* shall be referred to the Distributor in accordance with Section 8 of that Act.

~~41~~⁴³ The applicant shall provide electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards.

~~42~~⁴⁴ The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).

~~43~~⁴⁵ The applicant shall, when required by the Distributor, set aside area with the subdivision for the purposes of establishing a substation or substations.

~~44~~⁴⁶ The applicant shall establish easements on the subdivision, for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new power lines to service the lots or adjust the positioning of existing easements.

Country Fire Authority

~~45~~⁴⁷ Prior to the issue of a Statement of Compliance under the *Subdivision Act 1988* the following requirements must be met to the satisfaction of the CFA:

- Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of building envelopes, the rear of the lots) must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured as a hose would be laid on the ground. Not over obstructions, such as fences, or over side and rear boundaries.
- The hydrants must be identified with marker posts and blue road reflectors and white road triangles (as applicable).
- Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.
- The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 metres. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.

- Curves must have a minimum inner radius of 10 metres.
- Have a minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metres on each side and 4 metres above the access way.
- Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8 metres (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by the relevant fire authority may be used as alternatives.

Expiry

~~46~~⁴⁸ This permit will expire if one of the following circumstances applies:

- The plan of subdivision is not certified within 4 years of the date of this permit.
- The development is not completed within 8 years of the date of this permit.

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:

1. Before any works on public land start, a permit to take protected flora under the Flora and Fauna Guarantee Act 1988 is required. To obtain a Protected Flora Permit or further information, please contact DEECA Natural Environment Programs (Port Phillip Region) at ppr.nep@deeca.vic.gov.au
2. The granting of this permit does not exempt the holder of this permit from the requirements of other Commonwealth and State legislation or policy.

ATTACHMENT 3: Officer Response to Panel Recommendations

Panel recommendation	Officer response	Officer recommendation
Recommendation 1: <i>Mornington Peninsula Planning Scheme Amendment C247</i> <i>to be adopted as exhibited with the following changes:</i> a) <i>Replace Neighbourhood Residential Zone Schedule 42 with the Panel recommended version in Appendix B of this report (Panel Report)</i>	This Panel recommendation is supported by officers. The Panel's recommended version is consistent with the Ministerial Direction on the Form and Content of Planning Schemes and includes changes made by Planning Scheme Amendments VC267 and VC282 which have codified residential standards in clause 54 and clause 55.	Accept Panel recommended version of NRZ42 (with a correction to include omitted 'front fence' requirement). Refer Attachment 4 - Schedule to NRZ42 - Adoption (track changes)
Recommendation 2: b) <i>Replace Development Plan Overlay Schedule 25 with the Panel recommended version in Appendix C of this report. (Panel Report).</i>	This panel recommendation is supported by officers. The changes to DPO25 include: • Council endorsed changes in the post-hibition version of the Amendment (resolved on uly 0 5). • Council's advocate Harwood Andrews suggested changes presented to the Panel hearing on a 'without prejudice' basis. These include changes to improve the drafting clarity of DPO 5. In addition to the above, the Panel recommended the following two changes to the requirements of the Transport and Movement Plan. 1. <i>Require that the bus bay on the west side of Racecourse Road may be 'adjacent' or 'nearby' in consideration of pedestrian safety and located to the satisfaction of the Department of Transport.</i> <u>Response:</u> This is acceptable as the location of future bus routes and bus bays are determined by the Department of Transport.	Accept Panel recommended version of DPO25. Refer Attachment 5 - Schedule to DPO25 - Adoption (track changes)

Panel recommendation	Officer response	Officer recommendation
	2. <i>Provide additional words to clarify the trigger for an assessment of impacts on the broader road network.</i> <u>Response:</u> This requirement was included in the post exhibition version to future proof the DPO 5 in event that the current proponent does not develop the site and a new Development Plan is needed. The Panel's addition provides a trigger of more than 216 dwellings for an assessment of the impact of the proposed use and development on the wider transport network. This is reasonable as the traffic experts agreed that a lesser number of dwellings does not unreasonably impact the network.	
Recommendation 3: <i>Issue planning permit P23/2400 subject to the permit conditions in the Panel recommended version in Appendix D.</i>	This panel recommendation is supported by officers. The changes to P23/2400 include the Council endorsed changes in the post-exhibition version of the Amendment (resolved on 22 July 2025). In addition, officers have updated the amounts specified for native vegetation offsets, to apply to the area of land within this permit only and not to the whole Woodbyne Precinct.	Accept Panel recommendation in full and issue updated permit format. Refer Attachment 6 - Draft permit P23/2400 (track changes)
Recommendation 4: <i>Issue planning permit P23/2402 subject to the permit conditions in the Panel recommended version in Appendix D</i>	This panel recommendation is supported by officers. The changes to P23/2402 include the Council endorsed changes in the post-exhibition version of the Amendment (resolved on 22 July 2025). In addition, officers have updated the amounts specified for native vegetation offsets, to apply to the area of land within this permit only and not to the whole Woodbyne Precinct.	Accept Panel recommendation in full and issue updated permit format. Refer Attachment 7 - Draft permit P23/2402 (track changes)
Recommendation 5: <i>Prior to the issue of the permits review the</i>	The permits have been revised to include updated references, the permit descriptions changed to reflect permit	Accept Panel recommendation in full and issue

Panel recommendation	Officer response	Officer recommendation
<i>wording of the condition to ensure consistency with Practitioner's Guide to Victoria's Planning Schemes.</i>	triggers and the layout is updated in accordance with the current template.	updated permit format. Refer Attachment 6 - Draft permit P23/2400 (track changes) Refer Attachment 7 - Draft permit P23/2402 (track changes)

MORNINGTON PENINSULA PLANNING SCHEME

PANEL RECOMMENDED NRZ42

Panel recommended changes are shown in blue and red.

The changes include post exhibition changes accepted by the panel.

Tracked added

Tracked deleted

Tracked – post panel officer recommended changes

Proposed
C247morn

SCHEDULE 42 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ42**.

WOODBYSNE PRECINCT

1.0

Neighbourhood character objectives

Proposed
C247morn

To ensure new development respects the predominant built form on residential land to the west of the precinct with simple building forms and low-pitched roofs with prominent eaves.

To ensure new development respects and responds to the valued character of the Mornington North area through appropriate building siting and streetscape rhythm that provides space for native vegetation and contribute to the sense of openness.

To encourage the formal garden setting of dwellings, characterised by large native canopy trees, bushes, shrubs and garden beds.

To ensure new development does not dominate the streetscape and minimises the prominence of car parking structures and access.

To retain the spaciousness of the streetscape, characterised by absent, or low and permeable, front fences with views to front garden areas.

2.0

Minimum subdivision area

Proposed
C247morn

None specified.

3.0

Requirements of Clause 54 and Clause 55

Proposed
C247morn

	Standard	Requirement
Minimum street setback	~~A2-13 and B6~~	None Specified
	<u>B2-1</u>	<u>None Specified</u>
Site coverage	~~A2-5 and B8~~	None ~~specified~~ <u>Specified</u>
	<u>B2-5</u>	<u>None Specified</u>
Permeability	~~A6 and B9~~	~~None specified~~ <u>Specified</u>
Landscaping	B13	None specified.
Side and rear setbacks	A10 and B17	A new building not on or within 200 mm of a boundary should be set back at least: 1 metre from a side boundary, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. 5 metres from a rear boundary. ~~None Specified~~

Commented [A1]: Post exhibition changes accepted by Panel.

The revisions responds to changes made by Planning Scheme Amendments VC267 (1 July 2025) and VC282 (13 August 2025) which have codified residential standards in clause 54 and clause 55.

The new format of the Schedule to the NRZ is now consistent with the Ministerial Direction on The Form and Content of Planning Schemes.

MORNINGTON PENINSULA PLANNING SCHEME

Walls on boundaries	A11 and B18	None specified.
Private open space	A3-247	A dwelling should have private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 40 square metres and a minimum dimension of 5 metres at the side or rear of the dwelling with convenient access from a living room. ~~None Specified~~
	B28B3-5	A dwelling or residential building should have private open space consisting of an area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 5 metres and convenient access from a living room. ~~None Specified~~
Front fence height	A2-70 and B32B2-8	A dwelling or residential building should have private open space consisting of an area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 5 metres and convenient access from a living room. ~~None Specified~~ A front fence within 3 metres of a Road Zone, Category 1 should not exceed a height of 1.8 metres, or 1.2 metres, for all other streets.

4.0

~~Proposed~~
C247mom

Maximum building height requirement for a dwelling or residential building

None specified.

5.0

~~Proposed~~
C247mom

Application requirements

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 or elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan, drawn to scale and prepared by a suitably qualified landscape professional. The plan must contain the following information:
 - A survey that shows the location and botanical names of all existing vegetation to be retained and those to be removed.
 - A planting schedule of all proposed trees, shrubs and ground covers, including location, botanical names, common names, pot sizes, width and height at maturity, and quantity of each plant.
 - The per cent of species selection, by type and number, that is indigenous to the local Ecological Vegetation Class (EVC) – the indigenous component should be at least 50 per cent.
 - The pot size and height of all trees and shrubs during installation – trees should have a minimum pot size of 250 millimetres and minimum height of 1.5 metres while shrubs should have a minimum pot size of 200 millimetres.
 - The location of easements, both proposed and existing – trees with a mature height over 5 metres should not be planted over easements.
 - The delineation of all excavation, garden beds, paving, grassed areas, retaining walls, fences and other landscape works.
 - Details of landscaping and planting within all open areas of the site.

Commented [A2]: Post panel change recommended by officers:
The panel version inadvertently repeated requirements for Private Open Space under the Front Fence heading.
The Front Fence requirement has been erroneously omitted.
Officers recommend reinstatement of the wording.

MORNINGTON PENINSULA PLANNING SCHEME

- Details of any tree protection methods required in accordance with Australian Standard *AS 4970-2009 Protection of trees on development sites*.
- Notes regarding site preparation, including the removal of all weeds, proposed mulch, planting instructions, plant establishment procedures and any specific maintenance requirements.

If the land is in a bushfire prone area, landscaping should be of a low-threat bushfire risk as defined in c2.2.3.2 of Australian Standard *AS 3959-2018 Construction of buildings in bushfire-prone areas*.

6.0

Proposed
C247morn

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the height, form and siting of new buildings reflect the preferred character of the area.
- Whether the form and siting of new buildings in a multi-dwelling development detrimentally affect the preferred streetscape character.
- Whether the spacing between new buildings and setbacks from lot boundaries in a multi-dwelling development detrimentally affect the potential to accommodate new landscaping and private open space.
- Whether the siting of new buildings relative to the street and setbacks from lot boundaries contribute to the sense of openness.
- Whether the siting and setback of buildings from the side and rear boundaries of a lot maintain the predominant backyard character of the area.
- Whether the vegetation and landscaping maintain and strengthen the formal garden setting of dwellings.
- Whether the selection of plant species is compatible with the local EVC.
- Whether the landscaping is of a low-threat bushfire risk, if the land is in a bushfire prone area.
- Whether the siting and appearance of car parking access and structures detrimentally affect the spaciousness of the streetscape.
- Whether the design of fencing retains the spaciousness of the streetscape with views to front garden areas.

MORNINGTON PENINSULA PLANNING SCHEME

PANEL RECOMMENDED DPO25

Panel recommended changes are shown in blue and red.

The changes include post exhibition changes accepted by the panel.

Tracked added

~~Tracked deleted~~

Tracked – post panel officer recommended changes

Proposed
C247mom

SCHEDULE 25 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO25**

WOODBYPNE PRECINCT DEVELOPMENT PLAN

1.0 Objectives

To provide new and diverse housing for the Mornington township that complements the character and diversity of housing on residential land to the west of the Mornington North precinct.

To ensure that the built form, site coverage, setbacks and landscaping of new residential development respects and responds to the valued character of the Mornington North area.

To minimise potential conflicts between residential uses and nearby non-residential uses, including industrially zoned land to the north and south of the precinct, ~~and the Mornington Racecourse to the east and public land uses to the south including a municipal animal pound/shelter and waste and resource recovery centre.~~

To respond to and enhance the landscaped character for the precinct, including the provision of landscaped buffers along Watt Road and Racecourse Road.

2.0 Requirement before a permit is granted

A permit may be granted for the following before a development plan has been prepared to the satisfaction of the Responsible Authority

- an extension or alteration to existing building
- the construction or carrying out of minor works including site preparation works
- removal of vegetation

Before granting a permit the Responsible Authority must be satisfied that the permit will not prejudice the future use and development of the land in an integrated and orderly manner.

3.0 Conditions and requirements for permits

Except for a permit granted before a development plan has been approved in accordance with Clause 2.0 of this Schedule, the following conditions and/or requirements apply to permits:

- ~~Prior to Before~~ the certification of any plan of subdivision, a Memorandum of Common Provisions must be submitted to the Responsible Authority for approval. Once approved, the Memorandum of Common Provisions will be endorsed and form part of the permit. The Memorandum of Common Provisions must include the ~~Residential Lot Design Requirements, Acoustic Attenuation Measures~~ Masterplan

Commented [A1]: Post exhibition change accepted by Panel.
To include Council's animal pound/shelter and waste resource and recovery centre within the objective to minimise potential land use conflicts which are not in industrial zones but still have adverse amenity impacts on future residential uses.

Commented [A2]: Post exhibition change accepted by Panel.
The 'Residential Lot Design Requirements' and 'Acoustic Attenuation Measures' are all listed under the requirements for a Masterplan to be consistent with Ministerial Direction – the Form and Content of Planning Schemes.

MORNINGTON PENINSULA PLANNING SCHEME

requirements and a Sustainable Subdivision Management Plan specified in section 4.0 of ~~this~~ Development Plan Overlay Schedule 25 to the satisfaction of the Responsible Authority. The Memorandum of Common Provisions must be registered on the Certificate of Title of each new residential lot.

The land owner/s must pay the costs of the preparation, review, execution, and registration of the Memorandum of Common Provisions on each title.

- A plan to remove reserve status from Reserve No. 1 PS 346179 (or part thereof) must not be certified unless replacement public open space of equivalent area and in a location to Council's satisfaction has been, or will by registration of the same plan be, vested in Council, at no cost to Council
- Before a Statement of Compliance is issued under the *Subdivision Act 1988*, the land owner/s must enter into an agreement (or a number of separate agreements as appropriate) with the Responsible Authority pursuant to Section 173 of the *Planning and Environment Act 1987*. The agreement/s must be prepared to the satisfaction of the Responsible Authority and provide for:
 - Construction of all transport mitigation works and measures recommended in the Transport ~~Impact Assessment~~ and Movement Plan forming part of the approved development plan as per the requirements of Clause 4.0 of this Schedule.
 - Transfer to or vesting in the relevant road authority as a public road any land required to provide the transport mitigation works and measures recommended in the Transport ~~Impact Assessment~~ and Movement Plan forming part of the approved development plan as per the requirements of Clause 4.0 of this Schedule.
 - Construction of all drainage works and measures recommended in the Drainage Strategy forming part of the approved development plan as per the requirements of Clause 4.0 of this Schedule.

The land owner/s must pay the reasonable costs of the preparation, execution, and registration of the Section 173 ~~Agreements and Memorandum of Common Provisions on each title.~~ Agreement.

- ~~Before a Statement of Compliance is issued under the *Subdivision Act 1988* or development starts, for any dwelling or other building to be used for Accommodation (whichever occurs first), an acoustic report prepared by a suitably qualified acoustic engineer must be submitted to and be endorsed by the Responsible Authority. -The report must respond to the acoustic report approved as part of the Development Plan under section 4.0 of Development Plan Overlay Schedule 25 and prescribe the form of acoustic treatment/mitigation measures required to apply to for any future dwelling on a lot that directly abuts industry to the north; or fronts Racecourse Road to the east; or fronts Watt Road to other building to be used for Accommodation on the south. The prescribed acoustic treatments recommended must be included within any memorandum of common provisions (MCP) prepared to be applied to these lots/subject land.~~
- Before a Statement of Compliance is issued under the *Subdivision Act 1988* or development starts for any dwelling or other building to be used for Accommodation (whichever occurs first), the land owner/s must enter into an agreement (or a number of separate agreements as appropriate) with the Responsible Authority pursuant to Section 173 of the *Planning and Environment Act 1987*. The agreement/s must be prepared to the satisfaction of the Responsible Authority and provide for the implementation and maintenance of the acoustic attenuation measures identified in the endorsed acoustic report.

The land owner/s must pay the reasonable costs of the preparation, review, execution, and registration of the Section 173 Agreement.
- A site-specific Soil Management Plan is developed and implemented for the construction phase of the development. This will ensure that all soils are handled appropriately and that any visual or olfactory evidence of contamination or unexpected finds (such as Underground storage or septic tanks, asbestos containing material or odorous/stained soils) are managed and/or remediated in accordance with the relevant standards and guidelines.
- Septic tanks must be decommissioned in accordance with EPA Publication 891.4 (July 2016)

Commented [A3]: Post exhibition change accepted by Panel.
Suggested addition to address the timing of the removal of reserve status to prevent the removal of reserve status prior to replacement public open space having been vested.

Commented [A4]: Post exhibition change accepted by Panel
References to 'Traffic Impact Assessment', 'Transport and Movement Plan' and 'Traffic and Movement Plan' have been changed to 'Transport and Movement Plan' throughout the DPO25 for consistency of terminology.

Commented [A5]: Post exhibition change accepted by Panel
Suggested changes to:
• provide a preferable mechanism to ensure noise attenuation measures are applied to development of dwellings in the future.
• remove reference to noise attenuation measures in the requirements for MCPs.
• clarification that the acoustic report to be approved by the Responsible Authority is to prescribe the form of acoustic mitigation measures.
• include the requirement for section 173 Agreement/s to provide for the implementation and maintenance of the acoustic attenuation measures identified in the endorsed acoustic report.

MORNINGTON PENINSULA PLANNING SCHEME

4.0 Requirements for development plan

The Development Plan must be generally in accordance with the Development Concept Plan in this Schedule.

A development plan must include the following requirements to the satisfaction of the Responsible Authority.

Site plan and contextual analysis

A site context and survey plan noting the location of the site and incorporating:

- Existing easements, restrictions and reserves.
- Existing points of access to the site and adjoining sites.
- Existing connections to open space, road, bicycle and pedestrian networks.
- The identification of sensitive interface areas.
- Natural features such as vegetation, topography and drainage lines.

Masterplan

An indicative block grid layout for all land covered by the schedule showing:

- The block grid configuration, size and dimensions of all standard density residential blocks and medium density residential lots, should demonstrate ability to achieve ~~of~~ the following Residential Lot Design Requirements:
 - Front setbacks of a minimum 5.5 metres to the main building line (with areas capable of 4.5 metre by 4.5 metre for the planting of a canopy tree). This does not apply to:
 - Sites fronting Racecourse Road should achieve the built form setback of 25 metres from Racecourse Road.
 - Sites fronting Watt Road should achieve the built form setback of 10 metres from Watt Road.
 - Front porches, which may project 1.5 metres into the front setback.
 - Lot widths for external-facing lots (Racecourse Road & Watt Road) or that adjoin the General Residential Zone (GRZ1) land to the west no less than 12.5 metres.
 - Lot widths for internal-facing lots no less than 10.5 metres in width (not including medium density sites).
 - Rear building setbacks of 5 metres from a rear boundary.
 - Walls on boundary limited to one side unless developed for a duplex or medium density lot.
 - Private open space areas to achieve the following:
 - Area & dimensions for at least one canopy tree within each of the front and rear setbacks of each lot.
 - Secluded private open space (SPOS) oriented to the north, where possible, and conveniently accessed from a living area.
 - Single dwelling on a lot: A dwelling should have private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 40 square metres and a minimum dimension of 5 metres at the side or rear of the dwelling with convenient access from a living room.
 - Two or more dwellings on a lot: A dwelling or residential building should have private open space consisting of an area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 5 metres and convenient access from a living room.

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- Fences forward of the front building line should be no greater than 1.2 metres in height and 30% transparent.
- The orientation of lots to maximise solar access.
- Dwellings interfacing with public open space should achieve safety and passive surveillance.
- Lots with a rear boundary adjoining public open space should be avoided.
- The size and dimensions of all reserves and easements including:
 - The areas set aside for drainage, retarding basin and water sensitive urban design (WSUD) infrastructure.
 - The location and size of the retarding basin.
 - The retarding basin to have sufficient space around the periphery of the basin and treatment area to accommodate maintenance vehicles and landscaping.
 - Details of any transfer or relocation of existing Council owned reserves.
 - The areas set aside for public open space reserves.
 - The areas set aside on public and/or private land for potential vegetation retention and landscape reserves.
- The internal road and movement network to promote a high degree of internal permeability for a variety of transport modes, including:
 - A single vehicular access point to Watt Road.
 - The width of all roads and laneways.
 - Retention of Woodbyne Crescent as the central north-south road internal connection for the precinct.
 - All medium density residential lots to have rear lane vehicular access, unless it can be demonstrated that front access is a preferable design outcome in the context.
 - No new vehicle crossovers or road access to Racecourse Road or Watt Road.
 - Shared path (pedestrian and bicycle) connections to adjoining land to provide an integrated and continuous network of safe and convenient footpaths.
 - Retain connection to existing pedestrian linkages at Albany Way/Katherine Court and provide a new pedestrian connection between Woodbyne Crescent/Carbine Way.
- The proposed treatment of site boundary interfaces to respond to sensitive interfaces, including:
 - A 25 metre landscaped buffer (including roads) along the full extent of the Racecourse Road boundary noting that no buildings or rear yards to be provided within the 25 metre landscape buffer required by the Mornington North Outline Development Plan.
 - A 10 metre landscaped buffer (including roads) along the full extent of the Watt Road boundary required by the Mornington North Outline Development Plan.
 - Provision of an appropriate physical buffer between residential lots and the Industrial 3 Zone (INZ3) land to minimise potential land use conflict.
- An area of unencumbered public open space in a central location and the provision of multiple smaller reserves that demonstrates net community benefit.

Open space plan

An open space plan showing public reserves and landscaped linkages including:

- The location of the open space to enable the retention of existing vegetation which contributes to the character of the area.
- Open space to be located centrally within the Precinct and proximate to the proposed medium density sites.
- Any fences abutting open space should provide a minimum 30% transparency.

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Transport and movement plan

A ~~Traffic~~Transport and Movement Plan, including:

- Design details of vehicle ingress and egress, internal road network, internal intersections and kerbside parking bays.
- Pavement design for any necessary upgrades to existing roads, particularly for the section of Woodbyne Crescent between Watt Road and Albany Way.
- Demonstrate access and turn-around for waste and emergency services, including waste removal procedures for laneways.
- Access lanes for the medium density sites to be common property with an agreement allowing Council waste disposal access.
- Provision of a perimeter roadway along the Racecourse Road boundary within the 25 metre landscape buffer. Any roads within the landscaped buffer should provide suitable traffic calming and kerbside parking.
- The requirement for an appropriate traffic solution (four-way intersection) to the Watt Road/Woodbyne Crescent/Resource Recovery Centre access road to the satisfaction of the Responsible Authority. Appropriate intersection turning treatments may include a channelised right turn (short) lane treatment for the Watt Road/Woodbyne Crescent intersection.
- Provision of a bus bay on the west side of Racecourse Road adjacent to the development ~~or nearby, considering how pedestrians will be able to safely cross Racecourse Road. The bus bay location must be to the satisfaction of Department of Transport and Planning.~~
- A Concept Layout Plan for the intersection of Watt Road/Racecourse Road, including the identification of any land that may need to be set aside for public ownership for future roundabout to the satisfaction of the Responsible Authority.
- The provision of paths shown in plan and cross section as follows:
 - Footpaths 1.5 metres wide on both sides of internal access through streets where lots face both sides of the street.
 - Footpaths 1.5 metres wide on one side of internal access streets where lots face one side of the street, or a cul de sac, or a street with minimal lots, to the satisfaction of the Responsible Authority.
 - Shared path 3.0 metres wide along the northern side of Watt Road, with an allowable reduction to 2.5 metres near existing utility poles.
 - The shared path along Watt Road to be widened on the north side of the existing path.
- Provision of safe pedestrian crossing points:
 - Through the Racecourse Road landscape buffer.
 - On Watt Road close to Racecourse Road including a pedestrian refuge.
- All splays on property corners at intersections to be at least 3 metres by 3 metres.
- All vehicle crossings to be constructed in reinforced concrete with an exposed aggregate surface to match the footpaths.
- All rear loaded access to be a minimum of 5.5 metres wide.
- Any long straight streets to have traffic calming mechanism to indicate to motorists they are in a low-speed environment.
- ~~An assessment of the impact of the proposed use and development on the wider transport network, and in particular the major intersections at Racecourse Road / Bungower Road and Racecourse Road / Mornington-Tyabb Road, and proposed necessary mitigation works to address any unsatisfactory impacts, if any, if the site accommodates more than 216 dwellings.~~

Infrastructure and stormwater management strategy

An Infrastructure Plan to include:

Commented [A6]: Panel recommended change supported by officers.
The Panel concluded that 'the DPO25 should be amended to state that the bus bay location is indicative and the exact location is to be determined in conjunction with Department of Transport'.
Section 4.4 of Panel report.

Commented [A7]: Panel recommended change supported by officers.
The requirement was added in the post exhibition version. This addition is to 'future proof' the DPO25 in the event the proponent (who has already undertaken this assessment) does not develop the site. If the current DP is not proceeded with, a new DP would need to assess impacts to those intersections, to be in accordance with DPO25.
The panel recommended change is to clarify that this impact assessment is only required once a threshold of dwellings (216) is reached.

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- The identification of all existing and proposed infrastructure requirements and easements (water, sewerage, drainage, electricity, gas and telecommunication services) to service the development.
 - Details of any services that will need to be relocated within the development area.
 - Whether services will be provided above or below ground.
- A Stormwater Management Strategy to the satisfaction of Melbourne Water and the Responsible Authority to include:
- Internal and external drainage catchments, the potential downstream stormwater impacts from development and any necessary flood mitigation measures.
 - Drainage easements designed to convey the 10-year ARI storm event underground.
 - The treatment of stormwater, water quality and the reduction of run-off and downstream flows having regard to Best Practice Environmental Management (BPEM) objectives and Integrated Water Management (IWM) opportunities in accordance with the Smart Water Plan (Mornington Peninsula (2018).
 - Incorporating Water Sensitive Urban Design principles and the 'major/minor' approach to stormwater management, in accordance with the latest Australian Rainfall & Run-off 2019 (ARR19).
 - Easement creation and/or widening and realignment as necessary to ensure adequate provision for pipe-laying and maintenance, both within the development Precinct, and to external affected properties.
 - A stormwater management system that ensures peak discharge rates.
 - Land required for drainage purposes must be transferred to the drainage authority or municipal council at no cost.
 - All land transferred to or vested in the municipal council under this requirement must be developed and landscaped in accordance with any approved landscape plan to the satisfaction of the responsible authority.

Acoustic attenuation measures

An acoustic report prepared by a suitably qualified acoustic engineer must be submitted to the satisfaction of the Responsible Authority and include an assessment of existing noise sources that may impact the amenity of future dwellings ~~located in the precinct to achieve noise levels to meet the relevant EPA standards, or other habitable buildings located in the precinct.~~ The acoustic report is to identify any acoustic mitigation measures required to ensure noise levels inside any future dwellings or other habitable buildings located in the precinct will be acceptable and comply with noise limits established under the relevant requirements and standards, including but not limited to the Environment Protection Act 2017 (Vic), Environment Protection Regulations 2021 (Vic), Environmental Reference Standard and Noise Protocol (EPA Publication 1826.5), as applicable.

~~An~~ For the purposes of assessing music noise, the assessment may be conducted on the basis of internal noise levels.

The existing noise sources to be addressed in the acoustic report must prescribe any form of acoustic attenuation measure required to include:

- Industrial noise from industrial zoned land to the north of the precinct;
- Industrial noise from industrial zoned land to the south of the precinct;
- Noise from public use zoned land to the south of the precinct;
- Music noise associated with internal functions and outdoor concerts at the Mornington Racecourse to the east of the precinct;
- Noise from public address the above. Unless otherwise recommended, acoustic attenuation measures must include the following: system/s at the Mornington Racecourse to the east of the precinct; and
- Traffic noise from Watt Road and Racecourse Road.

Lots that directly abut industry to the north; or front, Racecourse Road to the east; or front and Watt Road to the south; are required to:

Commented [A8]: Post exhibition change accepted by Panel. Suggested improvement to wording to include "or other habitable buildings" to capture future retirement village villas.

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- ~~achieve~~Achieve internal noise levels ~~not~~no greater than 35 dB(A) (assessed as an LAeq,8h from 10 pm to 6 am) and 6 am) 55 dB LAmax for bedrooms of a dwelling ~~facing the noise source; or other habitable building~~
- ~~achieve~~Achieve internal noise levels ~~not~~no greater than 40 dB(A) (assessed as an LAeq,16h from 6 am and 10 pm to 10 pm) for ~~living areas~~bedrooms of a dwelling ~~facing the noise source;~~
- ~~address any other identified potential noise character (such as tonality, impulsiveness, or intermittency) or other features that may increase the impacts of the noise levels experienced by a dwelling on a lot;~~habitable building
- ~~provide an acoustic fence to a height of 2m along the northern boundary of any lot that abuts industry to the north;~~
- ~~locating living rooms and primary private open space areas away from the noise source of any lot that fronts Racecourse Road to the east or fronts Watt Road to the south.~~

Commented [A9]: Post exhibition change accepted by Panel
Adopting wording from acoustic expert joint statement, with further additions made to refer to EP Act, Regs and Environmental Reference Standard in addition to the Noise Protocol, as may be applicable from time to time.
The acoustic report to be approved by the responsible authority will prescribe the form of acoustic mitigation measures at the Development Plan stage.
Development will then be required to comply with the requirements of the Development Plan.

Environmentally sustainable development

A Sustainable Subdivision Management Plan, using the CASBE template or similar assessment tool, outlining proposed measures including to:

- Improve energy efficiency and increase use of renewable energy.
- Water conservation and recycling.
- Integrated Water Management and Water Sensitive Urban Design (WSUD).
- Sustainable transport.
- Waste minimisation and waste and resource recovery.
- Urban ecology and Green Infrastructure including landscaping considerations.
- Climate resilience, including urban heat reduction.
- Universal design for access and mobility.
- Indoor environment quality

Environment and landscape concept plan

An Ecological Assessment and Native Vegetation Management Plan to include:

- the identification and assessment of the ecological value of flora, fauna and habitat areas on the land and recommendations for the retention, conservation and management of native vegetation.
- the provision of offsets for the removal of vegetation where necessary, to the satisfaction of the Responsible Authority.

An Arboricultural Assessment of all existing vegetation prepared by a suitably qualified person(s) that identifies any significant trees or vegetation on the land, any existing street trees, roadside vegetation and grassed road verges.

A Landscape Concept Plan for public open space areas, streets and tree reserves to include:

- The retention and integration of existing canopy trees or group plantings of Australian native trees into road reserves, tree reserves or open space.
- The retention and integration of existing cypress windrows along the western side of Woodbyne Crescent.
- The inclusion of indigenous canopy trees into the street tree design.
- The retention of large or significant individual trees via the isolation of Tree Protection Zones on both public land and private lots.
- Details of proposed treatments to manage sensitive interfaces between residential and non-residential land uses (including proposed landscaping, fences and vegetation to be retained, if possible).

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- Details of proposed landscape themes, treatments (including proposed landscaping, fences and vegetation to be retained if possible) and cross-section concepts for lots that front Racecourse Road and Watt Road to create a strong landscape theme along the frontages.
- Concept plans for public open space reserves to show indicative landscape treatments (such as seating, lighting and paving materials) and any other infrastructure and the use of local indigenous plant species where appropriate.
- The retention of any identified existing remnant trees which contain hollows or provide a food source for native fauna.
- The retention of existing vegetation and provision of additional landscape planting along existing drainage corridors to allow for the movement of fauna.

Staging plan

A Staging Plan indicating:

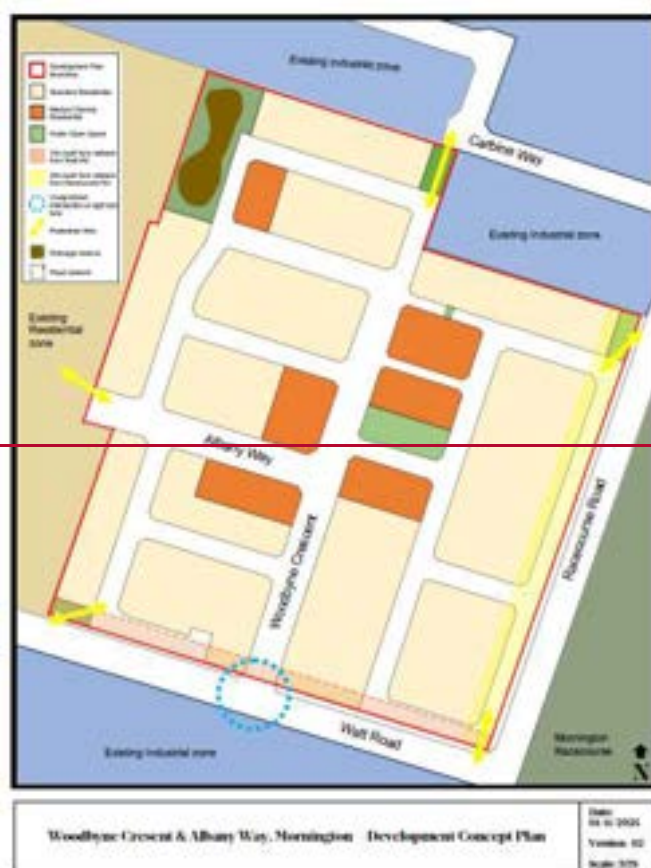
- The indicative staging of development including road, infrastructure, servicing, public realm, and landscape works, including the trigger points for the provision of all required infrastructure.
- Access to all lots being subdivided.
- Temporary drainage solutions in the event the ultimate drainage solution is not to be completed at the first stage.
- Alternate sewerage arrangements in the event the ultimate sewerage solution is not to be completed at the first stage.

Confirmation that the landowner or developer will carry out the development, maintenance, retirement, reinstatement and all associated costs of any temporary drainage and stormwater solutions as part of the infrastructure staging report.

Development Concept Plan

Commented [A10]: Post exhibition change accepted by Panel
New version of plan inserted in response to evidence by Mr Negri (planning expert).
The exhibited Development Concept Plan did not correctly show the outer edge of the 5m Council POS reserve strips on Racecourse Road and Watt Road as inclusive within the Woodbyne Residential Precinct.
The new version of the Development Concept Plan correctly shows the 10m built form setback from Watt Road and the 25m built form setback from Racecourse Road.

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	Planning Scheme:	Mornington Peninsula
	Responsible Authority:	Mornington Peninsula Shire

ADDRESS OF THE LAND:

4, 6, 8 and 10 Woodbyne Crescent, Mornington -VIC 3931
Lot 2 PS 346179 Vol 10330 Fol 364
Lot 3 PS 346179 Vol 10330 Fol 365
Lot 4 PS 346179 Vol 10330 Fol 366
Lot 5 PS 346179 Vol 10330 Fol 367
Reserve No. 1 PS 346179

PLANNING SCHEME CLAUSE	MATTER FOR WHICH THE PERMIT HAS BEEN GRANTED
Clause 32.09-3 (NRZ)	Subdivide land
Clause 42.02-2 (VPO1)	Remove, destroy or lop any vegetation specified in a schedule to this overlay
Clause 52.02	Reserves and other similar land (Subdivision Act 1988, 24A)
Clause 52.17-1	Remove, destroy or lop native vegetation, including dead native vegetation.

Commented [A1]: Format of permit amended to be consistent with practitioner's guide to Victoria's planning Schemes.

THE PERMIT ALLOWS:

THE SUBDIVISION OF THE LAND INTO FIFTY SEVEN (57) LOTS, REMOVAL OF RESERVE, CREATION OF RESERVES, REMOVAL OF VEGETATION AND ASSOCIATED WORKS IN ACCORDANCE WITH THE ENDORSED PLANS

Commented [A2]: Format of permit amended to be consistent with practitioner's guide to Victoria's planning Schemes.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Conditions Nos. 1 to ~~49~~52 inclusive

Amended Plans

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1. Prior to the commencement of the development and prior to the certification of a Plan of Subdivision, amended plans and documents to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, and endorsed accordingly, these plans and documents will form part of this permit. Plans are to be dimensioned and drawn to scale. The plans and documents must be generally in accordance with submitted plans, but modified to show:

- a. Provision of a Plan of Subdivision, prepared by a suitably qualified land surveyor, showing all bearings, distances, levels, lot numbers and reserves. The Plan of Subdivision must also show:
 - i. Appropriate minimum 2.0 metre wide drainage easements in favour of the Mornington Peninsula Shire Council.
 - ii. Appropriate drainage reserves in favour of Mornington Peninsula Shire Council.
 - iii. Appropriate sewerage easements, in favour of South East Water, for all existing or proposed South East Water sewers located within the land.
 - iv. Areas set aside as suitable sites for reserves for electric substations required to service the lots for use by United Energy.
 - v. Appropriate easements for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new power lines to service the lots or adjust the positioning of existing easements
 - vi. Appropriate splays at all intersections.
 - vii. Roads named in accordance with *Australia/New Zealand Standards for Rural and Urban addressing and Naming rules for places in Victoria, Statutory requirements for naming roads, features and localities – 2016*.

b. A Functional Layout Plan in accordance with Condition 67 of this Permit.

c. A Landscape Plan in accordance with Condition 78 of this Permit.

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d. A Tree Management and Protection Plan in accordance with Condition ~~19~~14 of this Permit.

e. Amended plans as required to show any design modifications; special construction methods or special construction materials required to comply with the recommendations resulting from Condition 1(d) above.

f. Engineering Plans in accordance with Condition ~~19~~20 of this Permit.

g. The location and dimensions of new open space reserves of at least equivalent area to the part of Reserve No. 1 PS 346179 from which reserve status is to be removed pursuant to this Permit.

Commented [A3]: Addition of proposed Condition 1g) to identify the replacement land for open space.

Layout not altered

2. ~~The development as shown on the endorsed plans must not be altered or modified without the consent of the Responsible Authority. The approved subdivision and development as shown on the endorsed plans must not be altered with the prior written consent of the Responsible Authority (Unless otherwise specified by a condition of this permit, consent is not required for any buildings and works which do not require a planning permit under the Mornington Peninsula Planning Scheme).~~

Commented [A4]: Format of permit amended to be consistent with practitioner's guide to Victoria's planning Schemes.

Compliance with Development Plan

3. The subdivision and development must be carried out in accordance with the requirements of the approved development plan and section 4.0 of Schedule 25 to the Development Plan Overlay to the satisfaction of the Responsible Authority.

Land to be vested in Council

4. Any public open space and any road as vested in the Responsible Authority as a public open space reserve, drainage reserve or a road

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reserve respectively is to be provided at no cost to the Responsible Authority.

Memorandum of Common Provisions

~~4.5.~~ ~~Prior to~~ Before the certification of any plan of subdivision, a Memorandum of Common Provisions must be submitted to the Responsible Authority for approval. Once approved, the Memorandum of Common Provisions will be endorsed and form part of the permit. The Memorandum of Common Provisions must include the ~~Residential Lot Design Requirements,~~ ~~Acoustic Attenuation Measures~~ Masterplan requirements and a Sustainable ~~Subdivisions~~ Subdivision Management Plan specified in section 4.0 of ~~Schedule 25 to the~~ Development Plan Overlay Schedule 25 to the satisfaction of the Responsible Authority. The Memorandum of Common Provisions must be registered on the Certificate of Title of each new residential lot.

The land owner/s must pay the reasonable costs of the preparation, review, execution, and registration of the Memorandum of Common Provisions on each title.

Functional Layout Plan

~~5.6.~~ Prior to the certification of the Plan of Subdivision, a Functional Layout Plan for the subdivision, must be submitted to and approved by the Responsible Authority. The Functional Layout Plan must be in accordance with the approved subdivision layout, the approved development plan and the requirements at section 4.0 of Schedule 25 to the Development Plan Overlay. When approved, the Functional Layout Plan will be endorsed and will then form part of the permit. The Functional Layout Plan must be drawn to scale, with dimensions, and must show:

- The subdivision layout, including street names, lot areas, lot numbers and the width of each road reserve;

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Commented [A5]: Suggested new condition to ensure that the removal of reserve status cannot occur prior to replacement public open space having been vested.

Commented [A6]: Suggested changes to provide a preferable mechanism to ensure noise attenuation measures are applied to development of dwellings in the future.: Remove reference to noise attenuation measures in the requirements for MCPs.

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- b. Topography and existing features, including contours for the subject land and any affected adjacent land;
- c. Details of ~~tree protection zones~~ Notional Root Zones for all trees to be retained on site;
- d. Any trees to be removed from the site clearly designated;
- e. Typical cross-sections for each road, demonstrating service offsets and street trees;
- f. A table of utility services and street trees;
- g. Road and traffic management information, including:
 - i. The location and alignment of kerbs, indented parking bays, footpaths, shared paths, traffic control devices (signals, roundabouts, splitter islands, etc.) including critical swept path diagrams and turning templates;
 - ii. Traffic calming measures throughout the subdivision to the satisfaction of the Responsible Authority.
 - iii. Measures to prevent unauthorised vehicle access from the Racecourse Road reserve.
- h. The location of vehicle crossings to each lot;
- i. Works external to the subdivision, including both interim and ultimate access requirements;
- j. The provision of on-street parking for all lots at a rate of one car space per two dwellings.
- k. A lighting plan showing standard street lighting, including street lighting being provided in Watt Road at the intersection with Woodbyne Crescent.

Commented [A7]: Updated reference - change to Australian standard so TPZs are slightly different to the previous TPZ. Now, Notional Root Zone is required as the TPZ will be determined by the Arborist when preparing the Tree Management and Protection Plan.

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1. A signage and line-marking plan detailing all signage and line-marking within the subdivision to ensure that the roads are adequately signed and delineated.

Landscape Plan

6.7. Prior to the certification of the Plan of Subdivision, a detailed Landscape Plan for all road reserves, public open space reserve and drainage reserves (where applicable) must be submitted and approved to the satisfaction of the Responsible Authority and when approved the plan will become the endorsed Landscape Plan under this permit. This plan must be generally in accordance with the Landscape Master Plan dated June 2023 prepared by Plan E Landscape Architects, and in accordance with the approved development plan and section 4.0 of Schedule 25 to the Development Plan Overlay, and must show:

- Details of surface treatments and dimensions of all footpaths (including paper road).
- The location of all vegetation to be planted within road reserves, paper roads, public open space reserves and drainage reserves.
- Street trees to be planted at a minimum rate of one tree per lot (inclusive of future medium density lots).
- A planting schedule of all proposed street tree and trees, shrubs and ground covers within reserves, including botanical names, common names, pot sizes, sizes at planting, sizes at maturity and quantities of each plant.
- The proposed location, materials, finishes, suppliers, details, and final set out of pavement, structures and street furniture, with these items provided to Council's specifications.

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- f. The provision of park furniture and playground equipment to the satisfaction of the Responsible Authority and to Council specifications.
- g. Appropriate fencing provided to reserves with location, height and type of fencing detailed.
- h. Standard 150 mm square timber bollards at 1.50 metre maximum centres to prevent vehicular access to all drainage and public open space reserves, with removable timber bollards to provide access for maintenance vehicles.

Vegetation Removal

~~7.8.~~ 8. The extent of clearing of vegetation as shown on the endorsed plans must not be altered or modified without the consent of the Responsible Authority.

~~8.9.~~ 9. All disturbed surfaces on the land must be revegetated and stabilised to the satisfaction of the Responsible Authority.

Offset Requirement

~~9.10.~~ 10. To offset the removal or consequential loss of ~~0.XXX2260.089~~ hectares of native vegetation the permit holder must secure a native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (~~DELWP 2017~~ DEECA 2025) as specified below:

- A general offset of ~~X.XXX0.0470.017~~ general habitat units:
 - located within the Port Phillip and Westernport CMA or Mornington Peninsula Shire municipal district
 - with a minimum strategic biodiversity score of at least ~~X.XXX0.12690.1111.~~

~~10.11.~~ 11. Before any native vegetation is removed evidence that the required offset has been secured must be provided to the satisfaction of the responsible authority. This evidence is one or both of the following:

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Commented [A8]: The final offset requirement for the subject lots has been provided in an updated Native Vegetation Removal Report dated 10 March 2026.

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- an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site and/or;
- credit extract(s) allocated to the permit from the Native Vegetation Credit Register.

A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence by the responsible authority, a copy of the endorsed offset evidence must be provided to the Department of Energy, Environment and Climate Action.

Protection of Fauna

~~11-12.~~ An appropriately certified zoologist or wildlife handler must be present during all vegetation removal operations to ensure any affected wildlife is not harmed and is removed from the subject land to an appropriate relocation site or relocated onsite to an appropriate location away from the works area to the satisfaction of the Responsible Authority.

Tree Protection and Management Plan

~~12-13.~~ Prior to the commencement of any buildings and works on the land, a Tree Management and Protection Plan (TMPP) prepared by a Level V (AQF) Arborist and in accordance with *Australian Standard AS 4970-2009* ~~2009~~ *2025 Protection of trees on development sites* must be submitted to and approved by the Responsible Authority. The TMPP must reference the Tree Retention Plan prepared by Charlton Degg (Revision 7 dated 24/03/2023). The TMPP must also provide the following, to the satisfaction of the Responsible Authority:

- Accurate tree details including species, condition (health and structure), physical size and Structural Root Zones (SRZ) and ~~Tree Protection Zones (TPZ)~~ *Notional Root Zone (NRZ)* for all trees to be retained.

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Commented [A9]: Updated to align with Australian Standard AS 4970 2025

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- b. The level of encroachment from any buildings and works including but not limited to drainage, topography changes, excavation or construction (including the installation of services).
- c. Details of all works and or construction activities (including potential construction activities) and how these will be managed ensuring that any protected tree remains viable.
- d. The requirements for non-destructive excavation for any encroachment as noted above where there may be encroachment greater than 10% of the tree protection zone area.
- e. Pruning requirements for each tree as applicable in accordance with the Australian Standard AS 4373- 2007-Pruning of Amenity Trees.
- f. Tree protection fencing, signage, or other protection measures (such as ground protection or supplementary measures such as irrigation etc. Tree protection measures must be drawn to scale in a tree protection plan.
- g. Ongoing maintenance of the tree protection area during and post construction.

~~13.~~14. All protection measures identified in the TMPP must be implemented, and development works undertaken on the land must be undertaken in accordance with the TMPP, to the satisfaction of the Responsible Authority.

~~14.~~15. Prior to the commencement of any demolition, excavation or works; and during all stages of development, the Tree Protection Zones (TPZ), Tree Protection Fencing, Recommendations and Tree Protection Measures identified in the approved TMPP must be implemented, complied with and certified to the satisfaction of the Responsible Authority.

~~15.~~16. No trenching or soil excavation is to occur within the Notional Root Zone (NRZ) and Tree Protection Zones of retained trees unless shown on the endorsed plans without the prior written consent of the Responsible Authority. No vehicular or pedestrian access, storage or dumping of tools, equipment or waste is to occur within the Tree Protection Zone.

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~~16.~~17. Prior to the issue of a Statement of Compliance, a final certified copy of the TMPP, demonstrating that compliance with the plan has been implemented and achieved, must be submitted to the Mornington Peninsula Shire Planning Department to the satisfaction of the Responsible Authority,

Referral of the Plan

~~17.~~18. The plan of subdivision submitted for certification must be referred to relevant authorities in accordance with Section 8 of the *Subdivision Act 1988*.

Engineering Plans

~~18.~~19. Prior to the commencement of works, detailed Engineering Plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved these plans and documents will form part of this permit. The Engineering Plans must show:

- Roadways, intersection upgrades, shared paths and footpaths in accordance with the Transport and Movement Plan endorsed under Schedule 25 to the Development Plan Overlay.
- Woodbyne Crescent being widened in accordance with the Transport and Movement Plan, with a geotechnical investigation of the existing road pavement and pavement design and pavement upgrade based on future traffic volume from the increased number of properties with access via this road, to the satisfaction of the Responsible Authority.
- A splitter island with pedestrian refuge at the intersection of Watt Road and Racecourse Road to the satisfaction of the Responsible Authority.
- A reinforced concrete bus bay in Racecourse Road in the vicinity of the Watt Road and Racecourse Road intersection to the satisfaction of the Responsible Authority.

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- e. Asphalt surfaced road pavements generally with carriageway widths of 5.5 metres, or other width to the satisfaction of the Responsible Authority, plus indented exposed aggregate concrete parking bays, and concrete kerb and channel with agricultural drains installed behind all kerb and channel.
- f. Any temporary roads must be constructed to the same standard as permanent roads.
- g. All road pavements being in designed in accordance with the requirements of a geotechnical investigation and pavement design report.
- h. All lots and roads being provided with full underground drainage to cater for a post development 10% Annual Exceedance Probability storm event and the road system or overland flow paths with drainage reserves being used to convey the balance of a post development 1% Annual Exceedance Probability flow.
- i. All areas being drained by means of an underground drainage system to retain a post development 1% Annual Exceedance Probability storm event for the critical storm duration. Discharge must be limited to an equivalent pre-development flow based on a 20% Annual Exceedance Probability storm event for the critical storm duration.
- j. Stormwater detention being provided in a detention basin storage with a permanent constructed wetland within the basin, located in the north-western corner of No. 5 Woodbyne Crescent, or alternatively, a temporary stormwater detention basin being provided in another location.
- k. Provision of a drainage system on the site being designed to ensure stormwater runoff exiting the site meets the current best practice performance objectives for stormwater quality, as contained in the Urban Stormwater Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999).

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- l. Each lot being provided with a reinforced concrete vehicle crossing and a property drainage inlet located within the lot.
- m. Nature strips being surfaced with 75mm of approved loamy type topsoil finished true to grade level and sown with grass.
- n. Appropriate service conduits with location marks in the kerb and channel being provided for each lot (or as required).
- o. A lighting plan showing standard street lighting, including street lighting being provided in Watt Road at the intersection with Woodbyne Crescent.
- p. Street name signs, regulatory signs, speed zone signs, posts and brackets being provided and installed.
- q. A signage and line-marking plan detailing all signage and line-marking within the subdivision to ensure that the roads are adequately signed and delineated.
- r. Standard fire plug indicators (with blue reflectors fitted both sides) and blue road reflectors being provided and installed.
- s. Provision for maintenance vehicle access from a Council Road reserve into the drainage reserve and retarding basin, and into any other reserve, including a reinforced concrete vehicle crossing where required by the Responsible Authority.
- t. The removal from the subject land of any excess excavated material from all construction within the site.
- u. Any existing open drainage channels being drained, cleaned out and filled to the satisfaction of the Responsible Authority. On completion of the filling, the standard of compaction which has been achieved must be to the satisfaction of the Responsible Authority.

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- v. On-street car parking bays throughout the subdivision to the satisfaction of the Responsible Authority.
- w. Traffic calming measures throughout the subdivision to the satisfaction of the Responsible Authority.
- x. Standard 150 mm square timber bollards at 1.50 metre maximum centres to prevent vehicular access to public open space, drainage and other reserves, with removable timber bollards to provide access for maintenance vehicles.
- y. Temporary reinforced concrete surfaced turning areas for a 9.60 metre long waste collection vehicle to all roads where permanent turning areas have not yet been provided.
- z. ~~Tree Protection Zones (TPZs)~~ Notional Root Zones (NRZs) impacted by the works, or as shown on any other development plans and documents.
- aa. Drainage works designed to avoid NRZs and Tree Protection Zones (TPZs) where possible.
- bb. Proposed methodologies for complying with AS4970-~~2009~~-2025 (Protection of trees on development sites) for any works that are required within TPZs.
- cc. A Hydrological Peer Review Report prepared by a suitably qualified and experienced Hydrology Engineer for all Flood Modelling Reports, which must be amended if required to the written satisfaction of the Peer Reviewer, and a copy of the Peer Review Report/s, any amended Flood Modelling Report/s which may arise as a result of the Peer Review Report/s, and written confirmation from the Peer Reviewer that they are now satisfied with the Flood Modelling Report/s, all lodged with the Responsible Authority.

Construction and Traffic Management

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~~19-20.~~ Prior to the commencement of any works, a site-specific Major Construction Management Plan (CMP) must be submitted to and endorsed by the Responsible Authority. This CMP must be based on the standard Ma or CMP template found on the Mornington Peninsula Shire's website. When approved, the CMP will be endorsed and form part of the Planning Permit. The endorsed CMP must be implemented to the satisfaction of the Responsible Authority prior to, and during the works.

~~20-21.~~ Prior to the commencement of works, a site-specific Traffic Management Plan (TMP) must be submitted to and endorsed by the Responsible Authority. When approved, the ~~CMP~~TMP will be endorsed and form part of the Planning Permit. The TMP must then be implemented to the satisfaction of the Responsible Authority prior to and during construction of the subdivision works.

Soil Management Plan

~~21-22.~~ Prior to the commencement works, a site-specific Soil Management Plan must be submitted to and endorsed by the Responsible Authority. The Soil Management Plan must ensure that all soils are handled appropriately and that any visual or olfactory evidence of contamination or unexpected finds (such as Underground storage or septic tanks, asbestos containing material or odorous/stained soils) are managed and/or remediated in accordance with the relevant standards and guidelines. When approved, the CMP will be endorsed and form part of the Planning Permit. The Soil Management Plan must then be implemented to the satisfaction of the Responsible Authority prior to and during construction of the subdivision works.

Section 173 Agreement - Temporary Drainage Reserve

~~22-23.~~ Prior to the commencement of any works, if a permanent detention basin and permanent wetland has not been constructed in the north-western corner of No. 5 Woodbyne Crescent, the owner/s of the land must enter into an agreement with the Responsible Authority, pursuant to

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Section 173 of the *Planning and Environment Act 1987*. This agreement must be registered by the Responsible Authority pursuant to Section 181 of the *Planning and Environment Act 1987* on the title of the subject land prior to approval of the subdivision.

This agreement must provide for:

- a. A temporary drainage detention basin being constructed in accordance with engineering plans approved by the Responsible Authority in a location other than the north-western corner of No. 5 Woodbyne Crescent prior to the transfer of any lot created by the subdivision or the occupation of any lot created by the subdivision, whichever occurs first.
- b. The temporary drainage detention basin not being located on land which is to become a Council reserve.
- c. The maintenance of the temporary drainage detention basin being carried out by the owner of the land upon which the temporary detention basin is located to the satisfaction of the Responsible Authority, with all maintenance costs being borne by the owner of the land.
- d. After the commissioning of a stormwater detention basin and permanent wetland in the north-western corner of No. 5 Woodbyne Crescent, the decommissioning and reinstatement of any temporary drainage detention basin and associated infrastructure being carried out by the owner of the land upon which the temporary detention basin is located within six months, with all decommissioning and reinstatement costs being borne by the owner of the land.

The costs in preparation and registration of such agreement are to be met by the subdivider and must be paid prior to the registration of the agreement.

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The above condition will be deemed to be satisfied and the Responsible Authority will waive the need for the subdivider to enter into an Agreement, if a drainage detention basin and permanent wetland has been completed in the north-western corner of No. 5 Woodbyne Crescent in accordance with engineering plans approved by the Responsible Authority as part of another planning permit.

Section 173 Agreement – DPO25

~~23.~~ 24. Before a Statement of Compliance is issued under the *Subdivision Act 1988*, the owner/s of the land must enter into an agreement with the Responsible Authority, pursuant to Section 173 of the *Planning and Environment Act 1987*. This agreement must be registered by the Responsible Authority pursuant to Section 181 of the *Planning and Environment Act 1987* on the title of the subject land prior to approval of the subdivision. The agreement/s must be prepared to the satisfaction of the Responsible Authority and provide for:

- a. A financial contribution for the provision of social or affordable housing equivalent to that is the lesser of:
 - i. 5% of the englobo land gross realisable value prior to rezoning of the land under Scheme Amendment C247morn;
 - ii. 1.75% of englobo land gross realisable value post rezoning of the land under Scheme Amendment C247morn.
- b. Construction of all transport mitigation works and measures recommended in the Transport ~~Impact Assessment~~ and [Movement Plan](#) forming part of the approved development plan as per the requirements of section 4.0 of Schedule 25 to the Development Plan Overlay.
- c. Transfer to or vesting in the relevant road authority as a public road any land required to provide the transport mitigation works and measures recommended in the Transport ~~Impact Assessment~~ and [Movement Plan](#) forming part of the approved development plan as per

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the requirements of section 4.0 of Schedule 25 to the Development Plan Overlay.

- d. Construction of all drainage works and measures recommended in the Drainage Strategy forming part of the approved development plan as per the requirements of section 4.0 of Schedule 25 to the Development Plan Overlay.

The land owner/s must pay the reasonable costs of the preparation, execution, and registration of the Section 173 Agreement/s.

DPO25 – Acoustic Amenity

25. Before a Statement of Compliance is issued under the *Subdivision Act 1988* or development starts for any dwelling or other building to be used for Accommodation (whichever occurs first), an acoustic report prepared by a suitably qualified acoustic engineer must be submitted to and be endorsed by the Responsible Authority. The report must respond to the acoustic report approved as part of the Development Plan under section 4.0 of Development Plan Overlay Schedule 25 and prescribe the form of acoustic mitigation measures required for any future dwelling or other building to be used for Accommodation on the subject land.

26. Before a Statement of Compliance is issued under the *Subdivision Act 1988* or development starts for any dwelling or other building to be used for Accommodation (whichever occurs first), the land owner/s must enter into an agreement (or a number of separate agreements as appropriate) with the Responsible Authority pursuant to Section 173 of the *Planning and Environment Act 1987*. The agreement/s must be prepared to the satisfaction of the Responsible Authority and provide for the implementation and maintenance of the acoustic attenuation measures identified in the endorsed acoustic report.

The land owner/s must pay the reasonable costs of the preparation, review, execution, and registration of the Section 173 Agreement.

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operation: XX/XX/XXXX

Signature for the
Responsible Authority:

Commented [A10]: Add new subsection called.
DPO25 – Acoustic amenity
Suggested new condition to provide a preferable mechanism to ensure noise attenuation measures are applied to development of dwellings in the future.
Clarification that the acoustic report to be approved by the RA to prescribe the form of acoustic mitigation measures. Include the requirement for section 173 Agreement/s to provide for the implementation and maintenance of the acoustic attenuation measures identified in the endorsed acoustic report.

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Statement of Compliance

~~24-27.~~ Prior to the issue of a Statement of Compliance, the subdivider must, in accordance with the endorsed plans, engineering plans and specifications, and to the satisfaction of the Responsible Authority:

- Construct all required stormwater management and drainage works (including any required temporary stormwater detention basin).
- Construct all required roadworks, including upgrades to existing roads, signage, linemarking, street lighting, car parking, traffic calming measures.
- Construct access to each lot via a fully sealed vehicle crossing.
- Carry out all landscaping works.
- Construct all footpaths, street and park furniture, facilities, lighting and related infrastructure.
- Construct any required fencing.
- Construct any required temporary reinforced concrete surfaced turning areas.
- Remove any excess excavated material from all construction within the site.
- Install all utilities, services, hydrants and fire plug indicators.

~~25-28.~~ Prior to the issue of a Statement of Compliance, the applicant must demonstrate to the Responsible Authority that water quality features will be implemented in accordance with clause 56.07-4 of the planning scheme.

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~~26-29.~~ Prior to the issue of a Statement of Compliance, the subdivider must remove all existing buildings and redundant driveways/crossovers, to the satisfaction of the Responsible Authority.

~~27-30.~~ Prior to the issue of a Statement of Compliance, the subdivider must decommission and remove all septic tanks in accordance with EPA Publication 891.4.

~~28-31.~~ Prior to the issue of a Statement of Compliance, trees to be retained within land to be vested in the Responsible Authority must be pruned as necessary to mitigate hazards to the public and park/reserve infrastructure, to the satisfaction of the Responsible Authority.

~~29-32.~~ Prior to the issue of a Statement of Compliance, the subdivider must provide to Council the schedule of quantities and rates for the construction of works.

~~30-33.~~ Prior to the issue of a Statement of Compliance, the subdivider must pay to Council appropriate fees for plan checking and supervision.

~~31-34.~~ Prior to the issue of a Statement of Compliance, the subdivider must provide drainage asset information in D-Spec using ESRI Shapefile to the Responsible Authority. Please refer to <http://www.dspec.com.au> for further information.

~~32-35.~~ Prior to the issue of a Statement of Compliance, the owner must, to the satisfaction of the Responsible Authority, acquire an easement for the purposes of drainage in favour of the Mornington Peninsula Shire over any land through which discharge from existing or new Council drainage assets flows, other than the land on which a temporary stormwater detention basin is located.

Completion and Maintenance of Landscaping

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~~33-36.~~ Prior to the issue of a Statement of Compliance, the landscaping works shown on the approved landscape plan must be carried out and completed to the satisfaction of the Responsible Authority.

~~34-37.~~ Prior to the issue of a Statement of Compliance, any defects notified by the Responsible Authority must be rectified. All costs associated with the works during the maintenance period must be borne by the permit holder.

Telecommunications

~~35-38.~~ The owner of the land must enter into an agreement with:

- a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
- a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

~~36-39.~~ Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

- a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
- a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or

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any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

South East Water

~~37-40.~~ The owner of the subject land must enter into an agreement with South East Water for the provision of drinking water supply and fulfil all requirements to its satisfaction.

~~38-41.~~ The owner of the subject land must enter into an agreement with South East Water for the provision of sewerage and fulfil all requirements to its satisfaction.

~~39-42.~~ All lots on the Plan of Subdivision are to be provided with separate connections to our drinking water supply and sewerage systems.

~~40-43.~~ Prior to certification, the Plan of Subdivision must be referred to South East Water, in accordance with Section 8 of the *Subdivision Act 1988*.

United Energy

~~41-44.~~ The plan of subdivision submitted for certification under the *Subdivision Act 1988* shall be referred to the Distributor in accordance with Section 8 of that Act.

~~42-45.~~ The applicant shall provide electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards.

~~43-46.~~ The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).

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~~44-47.~~ The applicant shall, when required by the Distributor, set aside area with the subdivision for the purposes of establishing a substation or substations.

~~45-48.~~ The applicant shall establish easements on the subdivision, for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new power lines to service the lots or adjust the positioning of existing easements.

Country Fire Authority

~~46-49.~~ Prior to the issue of a Statement of Compliance under the *Subdivision Act 1988* the following requirements must be met to the satisfaction of the CFA:

- Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of building envelopes, the rear of the lots) must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured as a hose would be laid on the ground. Not over obstructions, such as fences, or over side and rear boundaries.
- The hydrants must be identified with marker posts and blue road reflectors and white road triangles (as applicable).

~~47-50.~~ Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width:

- The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 metres. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.
- Curves must have a minimum inner radius of 10 metres.

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- Have a minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metres on each side and 4 metres above the access way.
- Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8 metres (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by the relevant fire authority may be used as alternatives.

Expiry

~~48~~51. This permit will expire if one of the following circumstances applies:

- The plan of subdivision is not certified within ~~4~~5 years of the date of this permit.
- The development is not completed within 8 years of the date of this permit.

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:

1. Before any works on public land start, a permit to take protected flora under the *Flora and Fauna Guarantee Act 1988* is required. To obtain a Protected Flora Permit or further information, please contact DEECA Natural Environment Programs (Port Phillip Region) at ppr.nep@deeca.vic.gov.au
2. The granting of this permit does not exempt the holder of this permit from the requirements of other Commonwealth and State legislation or policy.

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operation: XX/XX/XXXX

Signature for the
Responsible Authority:

Commented [A11]: Updated timing for commencement increased from 4 years to 5 years in accordance with current practice by Shires's Subdivision Officer.

Commented [A12]: Response to Submission 103 DEECA recommends two notes to be included in the permit to alert permit holders of responsibilities to protect protected flora under the *Flora and Fauna Guarantee Act 1988*.

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ADDRESS OF THE LAND:

2 and 5 Woodbyne Crescent, Mornington VIC 3931
1 and 2 Albany Way, Mornington VIC 3931
Lot 1 PS 346179 Vol 10330 Fol 363
Lot 7 PS 346179 Vol 10330 Fol 369
Lot 9 PS 346179 Vol 10330 Fol 371
Lot 10 PS 346179 Vol 10330 Fol 372

<u>PLANNING SCHEME CLAUSE</u>	<u>MATTER FOR WHICH THE PERMIT HAS BEEN GRANTED</u>
<u>Clause 32.09-3 (NRZ)</u>	<u>Subdivide land</u>
<u>Clause 42.02-2 (VPO1)</u>	<u>Remove, destroy or lop any vegetation specified in a schedule to this overlay</u>
<u>Clause 52.02</u>	<u>Reserves and other similar land (Subdivision Act 1988, 24A)</u>
<u>Clause 52.17-1</u>	<u>Remove, destroy or lop native vegetation, including dead native vegetation.</u>

Commented [A1]: Format of permit amended to be consistent with practitioner's guide to Victoria's planning Schemes.

THE PERMIT ALLOWS:

**THE SUBDIVISION OF THE LAND INTO FIFTY NINE (59) LOTS, CREATION
OF RESERVES, REMOVAL OF VEGETATION AND ASSOCIATED WORKS IN
ACCORDANCE WITH THE ENDORSED PLANS**

Commented [A2]: Format of permit amended to be consistent with practitioner's guide to Victoria's planning Schemes.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Conditions Nos. 1 to **5048** inclusive

Amended Plans

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1. Prior to the commencement of the development and prior to the certification of a Plan of Subdivision, amended plans and documents to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, and endorsed accordingly, these plans and documents will form part of this permit. Plans are to be dimensioned and drawn to scale. The plans and documents must be generally in accordance with submitted plans, but modified to show:
 - a. Provision of a Plan of Subdivision, prepared by a suitably qualified land surveyor, showing all bearings, distances, levels, lot numbers and reserves. The Plan of Subdivision must also show:
 - i. Appropriate minimum 2.0 metre wide drainage easements in favour of the Mornington Peninsula Shire Council.
 - ii. Appropriate drainage reserves in favour of Mornington Peninsula Shire Council.
 - iii. Appropriate sewerage easements, in favour of South East Water, for all existing or proposed South East Water sewers located within the land.
 - iv. Areas set aside as suitable sites for reserves for electric substations required to service the lots for use by United Energy.
 - v. Appropriate easements for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new power lines to service the lots or adjust the positioning of existing easements
 - vi. Appropriate splays at all intersections.
 - vii. Roads named in accordance with *Australia/New Zealand Standards for Rural and Urban addressing and Naming rules for places in Victoria, Statutory requirements for naming roads, features and localities – 2016*.
 - viii. [A 4 metre wide access easement over lots 15 to 19.](#)
 - ix. [Inclusion of a notation on the plan of subdivision which states no direct access to lots 16, 17 and 18 from Woodbyne Crescent is allowed, unless otherwise agreed in writing by the Responsible Authority.](#)

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operation: XX/XX/XXXX

Signature for the
Responsible Authority:

Commented [A3]: In response to DEECA submission, the proponent advised that there is no request to remove native orchids in the Woodbyne Crescent road reserve (noted as area GW2 in the Ecological Assessment report by Ecology & Heritage Partners, November 2022). The permit is revised to ensure no works are within the GW2 area, and that carriage-way access rights are created.

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- b. A Functional Layout Plan in accordance with Condition 6 of this Permit.
- c. A Landscape Plan in accordance with Condition 7 of this Permit.
- d. A Tree Management and Protection Plan in accordance with Condition 13 of this Permit.
- e. Amended plans as required to show any design modifications; special construction methods or special construction materials required to comply with the recommendations resulting from Condition 1(d) above.
- f. Engineering Plans in accordance with Condition 19 of this Permit.

Layout not altered

2. The approved subdivision and 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).

~~2. The development as shown on the endorsed plans must not be altered or modified without the consent of the Responsible Authority.~~

Commented [A4]: Format of permit amended to be consistent with practitioner's guide to Victoria's planning Schemes.

Compliance with Development Plan

- 3. The subdivision and development must be carried out in accordance with the requirements of the approved development plan and section 4.0 of Schedule 25 to the Development Plan Overlay to the satisfaction of the Responsible Authority.

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Land to be vested in Council

- Any public open space and any road as vested in the Responsible Authority as a public open space reserve, drainage reserve or a road reserve respectively is to be provided at no cost to the Responsible Authority.

Memorandum of Common Provisions

- ~~Prior to~~Before -the certification of any plan of subdivision, a Memorandum of Common Provisions must be submitted to the Responsible Authority for approval. Once approved, the Memorandum of Common Provisions will be endorsed and form part of the permit. The Memorandum of Common Provisions must include the ~~Residential Lot Design~~Masterplan requirements and ~~Construction Requirements specified in section 5.0 of Schedule 25 to the Development Plan Overlay and the~~a Sustainable Subdivision Management Plan required by specified in section 4.0 of ~~Schedule 25 to the~~ Development Plan Overlay Schedule 25 to the satisfaction of the Responsible Authority. The Memorandum of Common Provisions must be registered on the Certificate of Title of each new residential lot.

Commented [A5]: Suggested changes to provide a preferable mechanism to ensure noise attenuation measures are applied to development of dwellings in the future.: Remove reference to noise attenuation measures in the requirements for MCPs.

The land owner/s must pay the ~~reasonable~~ costs of the preparation, review, execution, and registration of the Memorandum of Common Provisions on each title.

Functional Layout Plan

- Prior to the certification of the Plan of Subdivision, a Functional Layout Plan for the subdivision, must be submitted to and approved by the Responsible Authority. The Functional Layout Plan must be in accordance with the approved subdivision layout, the approved development plan and the requirements at section 4.0 of Schedule 25 to the Development Plan

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Overlay. When approved, the Functional Layout Plan will be endorsed and will then form part of the permit. The Functional Layout Plan must be drawn to scale, with dimensions, and must show:

a. The subdivision layout, including street names, lot areas, lot numbers and the width of each road reserve;

b. Topography and existing features, including contours for the subject land and any affected adjacent land;

c. Details of ~~tree protection zones~~ Notional Root Zones for all trees to be retained on site;

d. Any trees to be removed from the site clearly designated;

e. Typical cross-sections for each road, demonstrating service offsets and street trees;

f. A table of utility services and street trees;

g. Road and traffic management information, including:

i. The location and alignment of kerbs, indented parking bays, footpaths, shared paths, traffic control devices (signals, roundabouts, splitter islands, etc.) including critical swept path diagrams and turning templates;

ii. Traffic calming measures throughout the subdivision to the satisfaction of the Responsible Authority.

iii. Measures to prevent unauthorised vehicle access from the Racecourse Road reserve

h. The location of vehicle crossings to each lot;

i. Works external to the subdivision, including both interim and ultimate access requirements;

Commented [A6]: Updated reference - change to Australian standard so TPZs are slightly different to the previous TPZ. Now, Notional Root Zone is required as the TPZ will be determined by the Arborist when preparing the Tree Management and Protection Plan.

Commented [A7]: This condition is in P23/2400 and should be on this permit as the plan does also have some frontage to Racecourse Road.

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i.i. The provision of on-street parking for all lots at a rate of one car space per two dwellings.

j.k. A lighting plan showing standard street lighting, including street lighting being provided in Watt Road at the intersection with Woodbyne Crescent.

k.l. A signage and line-marking plan detailing all signage and line-marking within the subdivision to ensure that the roads are adequately signed and delineated.

m. The location and design of vehicle access to and from Woodbyne Crescent to lots 15 to 19.

n. Identification of protection measures for identified native vegetation (if any) within the Woodbyne Crescent road reserve adjacent to lots 16, 17, 18 and 19.

Commented [A8]: In response to DEECA submission, the proponent advised that there is no request to remove native orchids in the Woodbyne Crescent road reserve (noted as area GW2 in the Ecological Assessment report by Ecology & Heritage Partners, November 2022). The permit is revised to ensure no works including vehicle access to lots adjoining GW2 do not impact on the GW2.

Landscape Plan

7. Prior to the certification of the Plan of Subdivision, a detailed landscape plan for all road reserves, public open space reserve and drainage reserves (where applicable) must be submitted and approved to the satisfaction of the Responsible Authority and when approved the plan will become the endorsed Landscape Plan under this permit. This plan must be generally in accordance with the Landscape Master Plan dated June 2023 prepared by Plan E Landscape Architects, and in accordance with the approved development plan and section 4.0 of Schedule 25 to the Development Plan Overlay, and must show:
 - a. Details of surface treatments and dimensions of all footpaths (including paper road).
 - b. The location of all vegetation to be planted within road reserves, paper roads, public open space reserves and drainage reserves.

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- c. Street trees to be planted at a minimum rate of one tree per lot (inclusive of future medium density lots).
- d. A planting schedule of all proposed street tree and trees, shrubs and ground covers within reserves, including botanical names, common names, pot sizes, sizes at planting, sizes at maturity and quantities of each plant.
- e. The proposed location, materials, finishes, suppliers, details, and final set out of pavement, structures and street furniture, with these items provided to Council's specifications.
- f. The provision of park furniture and playground equipment to the satisfaction of the Responsible Authority and to Council specifications.
- g. Appropriate fencing provided to reserves with location, height and type of fencing detailed.
- h. Standard 150 mm square timber bollards at 1.50 metre maximum centres to prevent vehicular access to all drainage and public open space reserves, with removable timber bollards to provide access for maintenance vehicles.

i. [Identification of protection measures \(if any\) for identified native vegetation within the Woodbyne Crescent road reserve adjacent to lots 16, 17, 18 and 19.](#)

Vegetation Removal

- 8. The extent of clearing of vegetation as shown on the endorsed plans must not be altered or modified without the consent of the Responsible Authority.
- 9. All disturbed surfaces on the land must be revegetated and stabilised to the satisfaction of the Responsible Authority.

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Commented [A9]: In response to DEECA submission, the proponent advised that there is no request to remove native orchids in the Woodbyne Crescent road reserve (noted as area GW2 in the Ecological Assessment report by Ecology & Heritage Partners, November 2022). The permit is revised to require measures to protect any identified native vegetation.

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Offset Requirement

10. To offset the removal or consequential loss of 0.~~xxx266~~106 hectares of native vegetation the permit holder must secure a native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (~~DELWP 2017~~DEECA 2025) as specified below:

- A general offset of ~~x.xxx0.0470~~0.025 general habitat units:
 - located within the Port Phillip and Westernport CMA or Mornington Peninsula Shire municipal district
 - with a minimum strategic biodiversity score of at least ~~x.xxx0.1269~~0.14.

11. Before any native vegetation is removed evidence that the required offset has been secured must be provided to the satisfaction of the responsible authority. This evidence is one or both of the following:

- an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site and/or;
- credit extract(s) allocated to the permit from the Native Vegetation Credit Register.

A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence by the responsible authority, a copy of the endorsed offset evidence must be provided to the Department of Energy, Environment and Climate Action.

Protection of Fauna

12. An appropriately certified zoologist or wildlife handler must be present during all vegetation removal operations to ensure any affected wildlife is not harmed and is removed from the subject land to an appropriate relocation site or relocated onsite to an appropriate location away from the works area to the satisfaction of the Responsible Authority.

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Commented [A10]: The final offset requirement for the subject lots has been provided in an updated Native Vegetation Removal Report dated 10 March 2026.

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Tree Protection and Management Plan

13. Prior to the commencement of any buildings and works on the land, a Tree Management and Protection Plan (TMPP) prepared by a Level V (AQF) Arborist and in accordance with *Australian Standard AS 4970-~~2009~~-2025* *Protection of trees on development sites* must be submitted to and approved by the Responsible Authority. The TMPP must reference the Vegetation Retention Plan by KLM Spatial (Version 1 dated 14/02/2022). The TMPP must also provide the following, to the satisfaction of the Responsible Authority:

Commented [A11]: Updated to align with Australian Standard AS 4970 2025.

- Accurate tree details including species, condition (health and structure), physical size and Structural Root Zones (SRZ) and ~~Tree Protection Zones (TPZ)~~ *Notional Root Zones (NRZ)* for all trees to be retained.
- The level of encroachment from any buildings and works including but not limited to drainage, topography changes, excavation or construction (including the installation of services).
- Details of all works and or construction activities (including potential construction activities) and how these will be managed ensuring that any protected tree remains viable.
- The requirements for non-destructive excavation for any encroachment as noted above where there may be encroachment greater than 10% of the tree protection zone area.
- Pruning requirements for each tree as applicable in accordance with the Australian Standard AS 4373- 2007-Pruning of Amenity Trees.
- Tree protection fencing, signage, or other protection measures (such as ground protection or supplementary measures such as irrigation etc. Tree protection measures must be drawn to scale in a tree protection plan.
- Ongoing maintenance of the tree protection area during and post construction.

14. All protection measures identified in the TMPP must be implemented, and development works undertaken on the land must be undertaken in

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accordance with the TMPP, to the satisfaction of the Responsible Authority.

15. Prior to the commencement of any demolition, excavation or works; and during all stages of development, the Tree Protection Zones (TPZ), Tree Protection Fencing, Recommendations and Tree Protection Measures identified in the approved TMPP must be implemented, complied with and certified to the satisfaction of the Responsible Authority.

16. No trenching or soil excavation is to occur within the [Notional Root Zone \(NRZ\)](#) and Tree Protection Zones of retained trees unless shown on the endorsed plans without the prior written consent of the Responsible Authority. No vehicular or pedestrian access, storage or dumping of tools, equipment or waste is to occur within the Tree Protection Zone.

17. Prior to the issue of a Statement of Compliance, a final certified copy of the TMPP, demonstrating that compliance with the plan has been implemented and achieved, must be submitted to the Mornington Peninsula Shire Planning Department to the satisfaction of the Responsible Authority.

Referral of the Plan

18. The plan of subdivision submitted for certification must be referred to relevant authorities in accordance with Section 8 of the *Subdivision Act 1988*.

Engineering Plans

19. Prior to the commencement of works, detailed Engineering Plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved these plans and documents will form part of this permit. The Engineering Plans must show:

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- a. Roadways, intersection upgrades, [shared paths](#) and footpaths in accordance with the Transport and Movement Plan endorsed under Schedule 25 to the Development Plan Overlay.
- b. Woodbyne Crescent being widened in accordance with the Transport and Movement Plan, with a geotechnical investigation of the existing road pavement and pavement design and pavement upgrade based on future traffic volume from the increased number of properties with access via this road, to the satisfaction of the Responsible Authority.
- c. A splitter island with pedestrian refuge at the intersection of Watt Road and Racecourse Road to the satisfaction of the Responsible Authority.
- d. A reinforced concrete bus bay in Racecourse Road in the vicinity of the Watt Road and Racecourse Road intersection to the satisfaction of the Responsible Authority.
- e. Asphalt surfaced road pavements generally with carriageway widths of 5.5 metres, or other width to the satisfaction of the Responsible Authority, plus indented exposed aggregate concrete parking bays, and concrete kerb and channel with agricultural drains installed behind all kerb and channel.
- f. All road pavements being designed in accordance with the requirements of a geotechnical investigation and pavement design report.
- g. All lots and roads being provided with full underground drainage to cater for a post development 10% Annual Exceedance Probability storm event and the road system or overland flow paths with drainage reserves being used to convey the balance of a post development 1% Annual Exceedance Probability flow.
- h. All areas being drained by means of an underground drainage system to retain a post development 1% Annual Exceedance Probability storm event for the critical storm duration. Discharge must be limited to an

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equivalent pre-development flow based on a 20% Annual Exceedance Probability storm event for the critical storm duration.

- i. Stormwater detention being provided in a detention basin storage with a permanent constructed wetland within the basin, located in the north-western corner of No. 5 Woodbyne Crescent, including the following:
 - i. Silt trap.
 - ii. Wetland stormwater treatment area.
 - iii. The detention volume being capable of retaining a post development 1% Annual Exceedance Probability storm event for the critical storm duration.
 - iv. Discharge from the detention basin being limited to the pre-development flow based on a 20% Annual Exceedance Probability storm event for the critical storm duration.
 - v. Exposed aggregate concrete footpath around perimeter of detention basin.
 - vi. Minimum three (3) park bench seats located adjacent to perimeter footpath.
- j. Provision of a drainage system on the site being designed to ensure stormwater runoff exiting the site meets the current best practice performance objectives for stormwater quality, as contained in the Urban Stormwater Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999).
- k. Each lot being provided with a reinforced concrete vehicle crossing and a property drainage inlet located within the lot.
- l. Nature strips being surfaced with 75mm of approved loamy type topsoil finished true to grade level and sown with grass.
- m. Appropriate service conduits with location marks in the kerb and channel being provided for each lot (or as required).

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- n. A lighting plan showing standard street lighting, including street lighting being provided in Watt Road at the intersection with Woodbyne Crescent.
- o. Street name signs, regulatory signs, speed zone signs, posts and brackets being provided and installed.
- p. A signage and line-marking plan detailing all signage and line-marking within the subdivision to ensure that the roads are adequately signed and delineated.
- q. Standard fire plug indicators (with blue reflectors fitted both sides) and blue road reflectors being provided and installed.
- r. Provision for maintenance vehicle access from a Council Road reserve into the drainage reserve and retarding basin, and into any other reserve, including a reinforced concrete vehicle crossing where required by the Responsible Authority.
- s. The removal from the subject land of any excess excavated material from all construction within the site.
- t. Any existing open drainage channels being drained, cleaned out and filled to the satisfaction of the Responsible Authority. On completion of the filling, the standard of compaction which has been achieved must be to the satisfaction of the Responsible Authority.
- u. On-street car parking bays throughout the subdivision to the satisfaction of the Responsible Authority.
- v. Traffic calming measures throughout the subdivision to the satisfaction of the Responsible Authority.
- w. Standard 150 mm square timber bollards at 1.50 metre maximum centres to prevent vehicular access to public open space, drainage and

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other reserves, with removable timber bollards to provide access for maintenance vehicles.

- x. Temporary reinforced concrete surfaced turning areas for a 9.60 metre long waste collection vehicle to all roads where permanent turning areas have not yet been provided.

- y. ~~Tree Protection Zones (TPZs)~~ Notional Root Zone (NRZs) impacted by the works, or as shown on any other development plans and documents.

- z. Drainage works designed to avoid NRZs and Tree Protection Zones (TPZs) where possible.

- aa. Proposed methodologies for complying with AS4970-~~2009~~-20205 (Protection of trees on development sites) for any works that are required within TPZs.

- bb. A Hydrological Peer Review Report prepared by a suitably qualified and experienced Hydrology Engineer for all Flood Modelling Reports, which must be amended if required to the written satisfaction of the Peer Reviewer, and a copy of the Peer Review Report/s, any amended Flood Modelling Report/s which may arise as a result of the Peer Review Report/s, and written confirmation from the Peer Reviewer that they are now satisfied with the Flood Modelling Report/s, all lodged with the Responsible Authority.

Construction and Traffic Management

20. Prior to the commencement of any works, a site-specific Major Construction Management Plan (CMP) must be submitted to and endorsed by the Responsible Authority. This CMP must be based on the standard Ma or CMP template found on the Mornington Peninsula Shire's website. When approved, the CMP will be endorsed and form part of the Planning Permit. The endorsed CMP must be implemented to the satisfaction of the Responsible Authority prior to, and during the works.

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21. Prior to the commencement of works, a site-specific Traffic Management Plan (TMP) must be submitted to and endorsed by the Responsible Authority. When approved, the **CMP-TMP** will be endorsed and form part of the Planning Permit. The TMP must then be implemented to the satisfaction of the Responsible Authority prior to and during construction of the subdivision works.

Soil Management Plan

22. Prior to the commencement works, a site-specific Soil Management Plan must be submitted to and endorsed by the Responsible Authority. The Soil Management Plan must ensure that all soils are handled appropriately and that any visual or olfactory evidence of contamination or unexpected finds (such as Underground storage or septic tanks, asbestos containing material or odorous/stained soils) are managed and/or remediated in accordance with the relevant standards and guidelines. When approved, the CMP will be endorsed and form part of the Planning Permit. The Soil Management Plan must then be implemented to the satisfaction of the Responsible Authority prior to and during construction of the subdivision works.

Section 173 Agreement – DPO25

23. Before a Statement of Compliance is issued under the *Subdivision Act 1988*, the owner/s of the land must enter into an agreement with the Responsible Authority, pursuant to Section 173 of the *Planning and Environment Act 1987*. This agreement must be registered by the Responsible Authority pursuant to Section 181 of the *Planning and Environment Act 1987* on the title of the subject land prior to approval of the subdivision. The agreement/s must be prepared to the satisfaction of the Responsible Authority and provide for:

- a. A financial contribution for the provision of social or affordable housing equivalent to that is the lesser of:

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- i. 5% of the englobo land gross realisable value prior to rezoning of the land under Scheme Amendment C247morn;
- ii. 1.75% of englobo land gross realisable value post rezoning of the land under Scheme Amendment C247morn.

- b. Construction of all transport mitigation works and measures recommended in the Transport ~~Impact Assessment~~ and Movement Plan forming part of the approved development plan as per the requirements of section 4.0 of Schedule 25 to the Development Plan Overlay.
- c. Transfer to or vesting in the relevant road authority as a public road any land required to provide the transport mitigation works and measures recommended in the Transport ~~Impact Assessment~~ and Movement Plan forming part of the approved development plan as per the requirements of section 4.0 of Schedule 25 to the Development Plan Overlay.
- d. Construction of all drainage works and measures recommended in the Drainage Strategy forming part of the approved development plan as per the requirements of section 4.0 of Schedule 25 to the Development Plan Overlay.

The land owner/s must pay the reasonable costs of the preparation, execution, and registration of the Section 173 Agreement/s.

DPO25 – Acoustic Amenity

24. Before a Statement of Compliance is issued under the Subdivision Act 1988 or development starts for any dwelling or other building to be used for Accommodation (whichever occurs first), an acoustic report prepared by a suitably qualified acoustic engineer must be submitted to and be endorsed by the Responsible Authority. The report must respond to the acoustic report approved as part of the Development Plan under section 4.0 of Development Plan Overlay Schedule 25 and prescribe the form of acoustic mitigation measures required for any future dwelling or other

Commented [A12]: Add new subsection called.
DPO25 – Acoustic amenity
Suggested new condition to provide a preferable mechanism to ensure noise attenuation measures are applied to development of dwellings in the future.
Clarification that the acoustic report to be approved by the RA to prescribe the form of acoustic mitigation measures. Include the requirement for section 173 Agreement/s to provide for the implementation and maintenance of the acoustic attenuation measures identified in the endorsed acoustic report.

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[building to be used for Accommodation on the subject land, to the satisfaction of the Responsible Authority.](#)

[25. Before a Statement of Compliance is issued under the *Subdivision Act 1988* or development starts for any dwelling or other building to be used for Accommodation \(whichever occurs first\), the land owner/s must enter into an agreement \(or a number of separate agreements as appropriate\) with the Responsible Authority pursuant to Section 173 of the *Planning and Environment Act 1987*. The agreement/s must be prepared to the satisfaction of the Responsible Authority and provide for the implementation and maintenance of the acoustic attenuation measures identified in the endorsed acoustic report.](#)

[The land owner/s must pay the reasonable costs of the preparation, review, execution, and registration of the Section 173 Agreement.](#)

Statement of Compliance

~~24.~~26. Prior to the issue of a Statement of Compliance, the subdivider must, in accordance with the endorsed plans, engineering plans and specifications, and to the satisfaction of the Responsible Authority:

- Construct all required stormwater management and drainage works.
- Construct all required roadworks, including upgrades to existing roads, signage, linemarking, street lighting, car parking, traffic calming measures.
- Construct access to each lot via a fully sealed vehicle crossing.
- Carry out all landscaping works.
- Construct all footpaths, street and park furniture, facilities, lighting and related infrastructure.
- Construct any required fencing.

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- g. Construct any required temporary reinforced concrete surfaced turning areas.
- h. Remove any excess excavated material from all construction within the site.
- i. Install all utilities, services, hydrants and fire plug indicators.

~~25-27.~~ Prior to the issue of a Statement of Compliance, the applicant must demonstrate to the Responsible Authority that water quality features will be implemented in accordance with clause 56.07-4 of the planning scheme.

~~26-28.~~ Prior to the issue of a Statement of Compliance, the subdivider must remove all existing buildings and redundant driveways/crossovers, to the satisfaction of the Responsible Authority.

~~27-29.~~ Prior to the issue of a Statement of Compliance, the subdivider must decommission and remove all septic tanks in accordance with EPA Publication 891.4.

~~28-30.~~ Prior to the issue of a Statement of Compliance, trees to be retained within land to vested in the Responsible Authority must be pruned as necessary to mitigate hazards to the public and park/reserve infrastructure, to the satisfaction of the Responsible Authority.

~~29-31.~~ Prior to the issue of a Statement of Compliance, the subdivider must provide to Council the schedule of quantities and rates for the construction of works.

~~30-32.~~ Prior to the issue of a Statement of Compliance, the subdivider must pay to Council appropriate fees for plan checking and supervision.

~~31-33.~~ Prior to the issue of a Statement of Compliance, the subdivider must provide drainage asset information in D-Spec using ESRI Shapefile

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to the Responsible Authority. Please refer to <http://www.dspeg.com.au> for further information.

~~32-34.~~ Prior to the issue of a Statement of Compliance, the owner must, to the satisfaction of the Responsible Authority, acquire an easement for the purposes of drainage in favour of the Mornington Peninsula Shire over any land through which discharge from existing or new Council drainage assets flows, other than the land on which a temporary stormwater detention basin is located.

Completion and Maintenance of Landscaping

~~33-35.~~ Prior to the issue of a Statement of Compliance, the landscaping works shown on the approved landscape plan must be carried out and completed to the satisfaction of the Responsible Authority.

~~34-36.~~ Prior to the issue of a Statement of Compliance, any defects notified by the Responsible Authority must be rectified. All costs associated with the works during the maintenance period must be borne by the permit holder.

Telecommunications

~~35-37.~~ The owner of the land must enter into an agreement with:

- a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
- a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

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~~36-38.~~ Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

- a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
- a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

South East Water

~~37-39.~~ The owner of the subject land must enter into an agreement with South East Water for the provision of drinking water supply and fulfil all requirements to its satisfaction.

~~38-40.~~ The owner of the subject land must enter into an agreement with South East Water for the provision of sewerage and fulfil all requirements to its satisfaction.

~~39-41.~~ All lots on the Plan of Subdivision are to be provided with separate connections to our drinking water supply and sewerage systems.

~~40-42.~~ Prior to certification, the Plan of Subdivision must be referred to South East Water, in accordance with Section 8 of the *Subdivision Act 1988*.

United Energy

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	Responsible Authority:	Mornington Peninsula Shire

~~41-43.~~ The plan of subdivision submitted for certification under the *Subdivision Act 1988* shall be referred to the Distributor in accordance with Section 8 of that Act.

~~42-44.~~ The applicant shall provide electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards.

~~43-45.~~ The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).

~~44-46.~~ The applicant shall, when required by the Distributor, set aside area with the subdivision for the purposes of establishing a substation or substations.

~~45-47.~~ The applicant shall establish easements on the subdivision, for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new power lines to service the lots or adjust the positioning of existing easements.

Country Fire Authority

~~46-48.~~ Prior to the issue of a Statement of Compliance under the *Subdivision Act 1988* the following requirements must be met to the satisfaction of the CFA:

- Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of building envelopes, the rear of the lots) must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured as a hose would be laid on the ground. Not over obstructions, such as fences, or over side and rear boundaries.
- The hydrants must be identified with marker posts and blue road reflectors and white road triangles (as applicable).

Date Issued: XX/XX/XXXX Date permit comes into operation: XX/XX/XXXX	Signature for the Responsible Authority:

Form 9

PLANNING PERMIT GRANTED UNDER SECTION 96I OF THE PLANNING AND ENVIRONMENT ACT 1987	Permit No:	P23/2402
	Planning Scheme:	Mornington Peninsula
	Responsible Authority:	Mornington Peninsula Shire

~~47-49.~~ Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width:

- The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 metres. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.
- Curves must have a minimum inner radius of 10 metres.
- Have a minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metres on each side and 4 metres above the access way.
- Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8 metres (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by the relevant fire authority may be used as alternatives.

Expiry

~~48-50.~~ This permit will expire if one of the following circumstances applies:

- The plan of subdivision is not certified within ~~4~~⁵ years of the date of this permit.
- The development is not completed within 8 years of the date of this permit.

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.

Date Issued: XX/XX/XXXX Date permit comes into operation: XX/XX/XXXX	Signature for the Responsible Authority:

Commented [A13]: Updated timing for commencement increased from 4 years to 5 years in accordance with current practice by Shires's Subdivision Officer.

Form 9

PLANNING PERMIT GRANTED UNDER SECTION 96I OF THE PLANNING AND ENVIRONMENT ACT 1987	Permit No:	P23/2402
	Planning Scheme:	Mornington Peninsula
	Responsible Authority:	Mornington Peninsula Shire

Notes:

1. Before any works on public land start, a permit to take protected flora under the *Flora and Fauna Guarantee Act 1988* is required. To obtain a Protected Flora Permit or further information, please contact DEECA Natural Environment Programs (Port Phillip Region) at ppr.nep@deeca.vic.gov.au
2. The granting of this permit does not exempt the holder of this permit from the requirements of other Commonwealth and State legislation or policy.

Commented [A14]: Response to Submission 103
DEECA recommends two notes to be included in the permit to alert permit holders of responsibilities to protect protected flora under the *Flora and Fauna Guarantee Act 1988*.

Date Issued: XX/XX/XXXX
Date permit comes into
operation: XX/XX/XXXX

Signature for the
Responsible Authority:

Planning and Environment Act 1987

Mornington Peninsula Planning Scheme

Amendment C247morn

Planning Permit Applications P23/2400 & P23/2402

Explanatory Report

Overview

The amendment to the Mornington Peninsula Planning Scheme proposes to create a new residential estate in Mornington known as the 'oodbyne Precinct' by rezoning the land from Low Density Residential Zone to Neighbourhood Residential Zone Schedule 42 (NRZ42), applying a new Schedule 25 to the Development Plan Overlay (DPO25) for the master planning of the site, remove the Public Park and Recreation Zone (PPRZ) from the Council owned plantation reserve and associated planning policy changes. The two planning permit applications P23/2400 and P23/2402 are for subdivision into 57 lots and 59 lots respectively and the provision of associated infrastructure.



Figure 1: Amendment C247morn and P23/2400 and P23/2402.

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 Tango Development No. 6 Pty Ltd.

Land affected by the amendment

The amendment applies to the whole of the land at 2, 4, 5, 6, 7, 8 and 10 Woodbyne Crescent and 1, 2, 3 and 4 Albany Way and the Council owned Watt Road plantation reserve between 8 and 10 Woodbyne Crescent (part of Reserve No. 1, PS346179), Mornington as shown in Figure 2 below.



Figure 2: Land Affected by Amendment C247morn

The amendment is a combined planning permit application (two applications) and planning scheme amendment under section 96A of the *Planning and Environment Act, 1987* (the *Act*).

The planning permit application P23/2400 applies to 4, 6, 8 and 10 Woodbyne Crescent, and the Council owned Watt Road plantation reserve between 8 and 10 Woodbyne Crescent (part of Reserve No. 1, PS346179), Morningside

- Lot 2 PS 346179 Vol 10330 Folio 364
- Lot 3 PS 346179 Vol 10330 Folio 365
- Lot 4 PS 346179 Vol 10330 Folio 366
- Lot 5 PS 346179 Vol 10330 Folio 367
- Part Reserve No. 1 PS 346179.

The planning permit application P23/2402 applies to 2 and 5 Woodbyne Crescent and 1 and 2 Albany Way, Morningside

Commented [A1]: The form of this section of the Explanatory Report has been updated to comply with the current template that addresses the matters set out in Minister's Direction No. 11 – Strategic Assessment of Amendments.

- [Lot 1 PS 346179 Vol 10330 Folio 363](#)
- [Lot 7 PS 346179 Vol 10330 Folio 369](#)
- [Lot 9 PS 346179 Vol 10330 Folio 371](#)
- [Lot 10 PS 346179 Vol 10330 Folio 372.](#)

What the amendment does

The amendment proposes to:

- Amend local planning policy 11.03-6L Regional & Local Places - Mornington North
- Rezone the land from Low Density Residential Zone (LDRZ) to Neighbourhood Residential Zone Schedule 42 (NRZ42)
- Apply a new Schedule 25 to the Development Plan Overlay (DPO25)
- Remove Design and Development Overlay (DDO6)
- Remove the Public Park and Recreation Zone (PPRZ) from the Council owned Watt Road plantation reserve between 8 and 10 Woodbyne Crescent (part of Reserve No. 1, PS346179).

Commented [A2]: The form of this section of the Explanatory Report has been updated to comply with the current template that addresses the matters set out in Minister's Direction No. 11 – Strategic Assessment of Amendments.

The planning permit application P23/2400 ~~applies to 4, 6, 8 and 10 Woodbyne Crescent, and the Council owned Watt Road plantation reserve between 8 and 10 Woodbyne Crescent (part of Reserve No. 1, PS346179), Mornington~~
~~Lot 2 PS 346179 Vol 10330 Folio 364~~
~~Lot 3 PS 346179 Vol 10330 Folio 365~~
~~Lot 4 PS 346179 Vol 10330 Folio 366~~
~~Lot 5 PS 346179 Vol 10330 Folio 367~~
~~Reserve No. 1 PS 346179.~~
and seeks approval for:

- the subdivision of the land into 57 lots [including three medium density lots](#)
- removal of a reserve
- creation of reserves
- removal of vegetation
- associated works

The planning permit application P23/2402 ~~applies to 2 and 5 Woodbyne Crescent and 1 and 2 Albany Way, Mornington~~
~~Lot 1 PS 346179 Vol 10330 Folio 363~~
~~Lot 7 PS 346179 Vol 10330 Folio 369~~
~~Lot 9 PS 346179 Vol 10330 Folio 371~~
~~Lot 10 PS 346179 Vol 10330 Folio 372.~~
and seeks approval for:

- the subdivision of the land into 59 lots [including three medium density lots](#)
- creation of reserves

- removal of vegetation
- associated works

Copies of both planning permits are attached as separate documents to this Explanatory Report.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to facilitate the subdivision and development of the land for conventional and medium density housing and associated infrastructure, such as new roads, parks and drainage reserves. A site-specific Development Plan Overlay (Schedule 25 to the DPO) is required to facilitate the integrated development of the land, respond to local environmental characteristics and respect the landscape character of the Mornington North area.

The amendment also seeks to remove the existing DDO6. To ensure that the valued character of the Mornington North area is maintained relevant buildings and works requirements from the DDO6 have been incorporated into the new DPO25 for the subject land.

The amendment will implement key policy directions for Mornington which is to provide for population growth in designated locations identified in the adopted *Housing and Settlement Strategy Refresh 2020-36* (Mornington Peninsula, 2022) (HSS). The subject land is identified in the HSS as an 'Investigation Area'. Investigation Areas' are defined for the purposes of the HSS as 'areas within the Low Density Residential Zone that are undeveloped or relatively isolated and where redevelopment would not compromise the landscape breaks between townships or the objectives of landscape protection and environmental conservation'.

The amendment aligns with the proposed Mornington Peninsula Planning Scheme Amendment C219morn. The DPO25 includes neighbourhood character provisions that require an appropriate response to the low density surrounds and commercial interfaces, and which align with the objectives of proposed Amendment C219morn. These neighbourhood character provisions have been included within the DPO25 as requirements for a Development Plan and will become requirements of the subdivision development as well as subsequent dwelling construction.

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

The amendment is consistent with the objectives set out in Section 4 of the *Planning and Environment Act 1987*, including:

- Providing for the orderly development of land by allocating residential land supply that is necessary to support the new community and incoming population.
- Balancing the need for new housing against the environmental constraints and opportunities of the area.

- Providing planning guidelines and expectation for development to ensure that the new community is a pleasant, efficient and safe place to live.
- Providing for the servicing of the new community and the equitable sharing of cost for infrastructure necessary to service the area.
- Balancing the present and future interests of all Victorians by providing a planned structure to land identified for urban growth in a region with population pressures.
- Providing a financial contribution towards the provision of affordable housing advancing social and affordable accommodation objectives.

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

Environmental Effects

The amendment is expected to have positive environmental effects by contributing to the efficient use of existing residential land, services and infrastructure, and encouraging land use and density that promotes sustainable travel behaviour, consistent with the objectives to make efficient use of energy and minimise greenhouse gas emissions.

Social and Economic Effects

The amendment is expected to have a range of positive social effects that include:

- Contributing to the supply of new housing and a diversity of housing choice to meet the needs of the existing and incoming population.
- Contributing to the supply of affordable housing in the municipality.
- Delivering good urban design, architecture and landscape design outcomes which respect the character of the area.

The amendment is expected to have a range of positive economic effects by reinforcing the use of existing services and facilities within Mornington.

The amendment 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 climate change?

In accordance with the requirements of section 12A of the *Planning and Environment Act 1987*, the amendment has regard to the climate change matters specified in Ministerial Direction 22 – Climate Change Consideration.

The amendment provides for residential infill development in an existing established low density residential precinct, which has access to education, employment, open space and activity centres. The Development Plan Overlay requires consultation with the Department of Transport and Planning for a location for a future bus stop which

Commented [A3]: The form of this section of the Explanatory Report has been updated to comply with the current template with additional commentary about climate change, in accordance with Ministerial Direction 22, dated 28 August 2025. The purpose of Ministerial Direction 22 is to specify the matters relating to climate change a planning authority must have regard to in preparing an amendment to a planning scheme.

would assist to reduce transport related greenhouse gas emissions through reduced reliance on private motor vehicles for transport.

The amendment considers the need to increase resilience to climate related risks posed by natural hazards including bushfires and floods; the subject land is not within a Bushfire Prone Area or Bushfire Management Overlay and has undergone extensive stormwater management planning. The amendment will concentrate infill development opportunities in established areas, which minimises the exposure of new development to risks posed by these natural hazards and does not require rural land used for agricultural and horticultural purposes thereby contributing to protection of food production areas.

The views of relevant agencies were sought during public exhibition of the amendment. South East Water, DEECA and EPA submissions to the amendment were responded to mitigate hazards including climate related hazards.

Does the amendment address relevant bushfire risk?

The Amendment meets bushfire policy in Clause 13.02 of the Planning Scheme because the area subject to the amendment is not affected by a Bushfire Management Overlay, is not within a Bushfire Prone Area and is located within an infill location within the Mornington North area. The amendment does not propose the land be used or developed in a way that may create a bushfire hazard.

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

The Amendment complies with the *Ministerial Direction on the Form and Content of Planning Schemes* issued under Section 7(5) of the *Planning and Environment Act 1987*. The Amendment also complies with Ministerial Directions issued under Section 12(2)(a) of the *Planning and Environment Act 1987*.

Ministerial Direction No.1 – Potentially Contaminated Land

Ministerial Direction No. 1 requires that in preparing an amendment which would have the effect of allowing (whether or not subject to the granting of a permit) potentially contaminated land to be used for a sensitive use children's playground or secondary school, a planning authority must satisfy itself that the environmental conditions of that land are or will be suitable for that use.

The proponent provided a Preliminary Site Investigation (PSI) by AGS Environmental Services Pty Ltd (AGS). The PSI included site history investigations and undertaking a grid based and targeted soil assessment and analysis across the site. The results of the surveys showed that there were no concentrations of contaminants found within the Woodbyne Precinct that would exceed the criteria for residential use.

In its analyses, AGS concluded that the Woodbyne Crescent Precinct is low risk in terms of potential contamination, and it is suitable for the proposed residential land use.

There are no requirements for either a Statement or Certificate of Environmental Audit to satisfy any Planning Permit requirements. Therefore, as the planning

authority, Council is satisfied that the land is not potentially contaminated, consistent with the requirements *Ministerial Direction No. 1 – Potentially Contaminated Land*.

Ministerial Direction No. 9 – Metropolitan Strategy

The amendment is consistent with the Ministerial Direction No. 9 Metropolitan Strategy. Plan Melbourne 2017 to 2050 gives strong policy support for housing growth within the urban growth boundary and for selected urban renewal locations, with good access to jobs, education and facilities which deliver social infrastructure to support strong communities.

Ministerial Direction No. 11 Strategic assessment of amendments

The amendment is consistent with Ministerial Direction No. 11 on the Strategic Assessment of Amendments. The Amendment furthers strategic planning for the municipality with the subject land identified as an 'investigation area' within the Housing and Settlement Strategy (HSS) for future rezoning to support residential development.

Ministerial Direction No. 15 – The planning scheme amendment process

The Amendment will proceed in accordance with the Ministerial Direction No. 15.

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 Objective: 'To protect the role and character of the Mornington Peninsula's settlements towns and villages'. Strategy 0 under this Objective is 'Development within the Urban Growth Boundary, whether within residential, commercial or other areas, will be of a type and scale that maintains the existing valued character of each town or settlement, or supports a change to a preferred future character that is clearly established through community consultation and the adoption of a relevant local area plan. In the assessment of any planning permit application, priority will be given to any local character statement or policy adopted by the responsible authority'.

The amendment is consistent with this objective, the HSS and Amendment C219 as it will facilitate the supply of new and diverse housing in a location that would not compromise the landscape breaks between townships or the objectives of landscape protection and environment. Development within the Urban Growth Boundary, whether within residential, commercial or other areas, will be of a type and scale that maintains the existing valued character of each town or settlement, or supports a change to a preferred future character. The amendment will facilitate the fair, orderly and sustainable use of the land and is aligned to the character statement in the adopted Neighbourhood Character Study & Guidelines (Ethos Urban, 2019) and the Mornington North Outline Development Plan.

Ministerial Direction No. 19 – Amendments that may result in impacts on the environment, amenity and human health

Ministerial Direction 19 is issued by the Minister under Section 12(2)(a) of the *Planning & Environment Act 1987* on the preparation and content of amendments that may result in impacts on the environment, amenity and human health. In response to Ministerial Direction No. 19, Council has referred the Amendment to the EPA for comment. The views of the EPA have been considered in the preparation of this Planning Scheme Amendment.

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

The amendment is consistent with the following relevant clauses of the Planning Policy Framework (PPF):

Clause 11 – Settlement

- 11.01-1S (Settlement)
- 11.02-1S (Supply of urban land)
- 11.03-5S (Distinctive areas and landscapes)
- 11.03-6L (Regional and local places - Mornington North)

In accordance with Clause 11, the amendment responds to the needs of future communities through the provision of zoned and serviced land for housing, as outlined in the adopted HSS. The increased supply of urban land for housing will direct growth within the existing township of Mornington, and reinforce the existing settlement boundaries, and provide for a clear direction on where growth can occur.

Through the application of the Development Plan Overlay requiring a site-wide landscape plan, the amendment will be responsive to the unique landscape values of the Mornington Peninsula and implement the strategic directions of the Mornington Peninsula Localised Planning Statement (2014).

The amendment is consistent with the policy for Mornington North, through continued residential development of the site of a density that complements the housing diversity of the residential area to the west. The proposal has regard to possible conflicts between residential use and nearby non-residential uses through setbacks and design measures.

Clause 12 Environmental and landscape values

- 12.01-1L (Protection of biodiversity - Mornington Peninsula)
- 12.01-2S (Native vegetation management)

The amendment will support the re-establishment of indigenous vegetation through the Landscape Plan that is to be endorsed under the Development Plan Overlay, consisting primarily of indigenous plantings. Proposed native vegetation removal that is sought under both combined planning permits is subject to offset requirements pursuant to Clause 52.17 (Native vegetation), ensuring no net loss to biodiversity.

Clause 13 - Environmental Risk and Amenity

- 13.04-1S (Contaminated and potentially contaminated land)
- 13.05-1S (Noise management)
- 13.06-1S (Air quality Management)
- 13.07-1S (Land use compatibility)

Clause 13 requires that Planning should identify, prevent and minimise the risk of harm to the environment, human health, and amenity through land use and

development compatibility and effective controls to prevent or mitigate significant impacts.

The amendment ensures that the land is suitable for the proposed increase in intensity of the existing sensitive residential use and is protected from the effects of contamination in accordance with Clause 13.04-1S – (Contaminated and potentially contaminated land). It has been demonstrated through soil investigations that the site is low risk in terms of potential contamination and it is suitable for the proposed residential land use.

The amendment has regard to Clause 13.05-1S (Noise management) and 13.07-3S (Live music), by minimising possible noise impacts on future occupants. This will be achieved through suitable lot layout, building siting and design and land use separation techniques as appropriate to the residential land use.

The proposal considers the objectives and strategies of Clause 13.06-1S (Air quality management) by providing suitable separation between any land uses that potentially pose a human risk or reduce amenity due to air pollutants (dust and odours).

The proposal is consistent with the objectives and strategies of Clause 13.07-1S- Land use compatibility by minimising adverse offsite impacts from nearby industrial and commercial land uses through land use separation, siting, building design and operational measures. The proposal will not result in an encroachment onto existing commercial, industrial, and other uses as the site is already within a residential zone.

Clause 15 – Built environment and heritage

- 15.01-1S (Urban design)
- 15.01-2S (Building design)
- 15.02-3S (Subdivision design)
- 15.01-4S (Healthy neighbourhoods)

The amendment responds to the relevant objectives of Clause 15, including through the application of DPO25, which will guide the future development of the land to ensure it responds to its context in terms of character, natural features, surrounding landscapes, and climate, in accordance with Clause 15.01-1S (Urban Design). Whilst the current Design and Development Overlay Schedule 6 (DDO6) will be deleted from the subject land, the new DPO25 will incorporate elements of DDO6 as well as a range of additional safeguarding provisions, ensuring that future building design will respond to the local context and enhance the public realm.

The layout of the subdivision of the planning permit applications is consistent with Clause 15.02-3S (Subdivision design) and Clause 15.01-4S (Healthy neighbourhoods). It will redevelop the area with safe and attractive spaces for walking and cycling, create a landscaped network of streets linked to open spaces that integrate stormwater water management, and provide a range of housing types for a variety of household types.

Clause 16 – Housing

- 16.01-1S (Housing supply)
- 16.01-2S (Housing affordability)

The amendment is consistent with the relevant strategies of Clause 16.01-1S

(Housing supply) as it will increase the supply of housing in an established, underutilised urban area, reducing the need to develop greenfield areas of the Mornington Peninsula to meet forecasted housing demand. The subject land is in investigation area' in the HSS and is considered to be capable of accommodating an increased level of housing growth. Currently the subject land is in the Low Density Residential Zone (LDRZ) and is relatively undeveloped. Its redevelopment would not compromise the landscape breaks between townships or the objectives of landscape protection and environmental conservation.

The amendment proposal responds to the affordable housing objectives of Clause 16.01-2S (Housing affordability), as it will provide for the possibility for a range of housing types of different cost to support diverse a community. Further, the landowners will contribute to the provision of affordable housing by agreeing to enter into a voluntary Section 173 Agreement with the council to provide a financial contribution for the express purpose of funding affordable housing outcomes within the municipality.

Clause 17 – Economic development

- 17.03-2S (Sustainable industry)

The amendment will be consistent with Clause 17.03-2S (Sustainable industry), as it will not result in the encroachment of sensitive residential uses onto existing industrial activity to the north of the land. Future land uses in the Carbine Way industrial estate are subject to the amenity buffer provisions of Clause 53.10 of the planning scheme.

The incorporation of design measures such as building envelopes within the subdivision plans will ensure appropriate separation between residential and industrial uses.

Clause 18 – Transport

- 18.02-1S Walking
- 18.02-2S Cycling
- 18.02-2R Cycling - Metropolitan Melbourne
- 18.02-3S (Public transport)
- 18.02-4S Roads

The requirements of the DPO25 will ensure a residential precinct with a high quality and well- connected walking and cycling network. The road network will be of low traffic volume and low speed, encouraging safe walking and cycling. The land is also close to the public transport network, with local bus routes within walking distance.

Clause 19 – Infrastructure

- 19.02-6S Open space
- 19.02-6R Open space - Metropolitan Melbourne
- 19.03-2S Infrastructure design and provision
- 19.03-3S Integrated water management

The amendment will provide for the creation of multiple public open spaces across the site that are linked with walking and cycling trails. This will include a 4000sqm vegetated drainage reserve to manage increased stormwater from the urbanisation of the land while filtering pollutants, sediment, and waste before stormwater leaves the site. The provision of infrastructure will be coordinated through the development plan to be endorsed under DPO25.

Is the amendment consistent with the delivery of the relevant housing target set out in the Planning Policy Framework?

DPO25 will facilitate the development of a residential precinct with access to existing services, employment and education opportunities and recreational opportunities.

The amendment is consistent with State housing policy and supports housing targets for the Mornington Peninsula as set out in Clause 16.01-1S - Housing Supply. Mornington is described as a Major Activity Centre under the Mornington Peninsula's Municipal Planning Strategy at Clause 02.03 Strategic Directions and particularly at Clause 02.03 Strategic Directions and Clause 02.04 – Strategic Framework Plan.

The nominated housing target for the Mornington Peninsula Shire is 24,000 dwellings to the year 051. Council's HSS and associated proposed Amendment C219morn provides capacity for about 25,183 new dwellings – more than is required by the housing target. Assuming the State Government's revised housing target of 24,000 is spread over 26 years (2025-2051), this target would amount to about 920 net new dwellings per year. Historically, on average, around 1000 net additional dwellings have been added in the Shire each year (between 2011 and 2021)

The amendment aligns with recent policy directions outlined in the Plan for Victoria and Victorian Housing Statement which aim to direct more housing growth to underutilised land within the Urban Growth boundary to address the State's housing crisis.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Planning Strategy?

The Municipal Planning Strategy (MPS) states the importance of defining township growth boundaries and directing future urban growth within these areas. Directing growth to under utilised land within designated township boundaries will result in the retention of rural areas and not compromise the landscape breaks between townships or the objectives of landscape protection and environmental conservation. The subject site of the amendment is located within the Mornington township area of the Mornington Peninsula Strategic Framework Plan with the Amendment being consistent with the MPS for directing future urban growth within the Shire.

Clauses 2.02 and 2.03 of the Municipal Planning Strategy note that continuing demand for housing on the Peninsula needs to be managed and integrated with the achievement of other planning objectives, including conservation and recreation.

Commented [A4]: This new section about housing targets has been added to comply with the current template that addresses the matters set out in Minister's Direction No. 11 – Strategic Assessment of Amendments.

Commented [A5]: This heading revised to comply with the current template that addresses the matters set out in Minister's Direction No. 11 – Strategic Assessment of Amendments.

The amendment and associated applications for planning permits strike an appropriate balance in furthering planning objectives for managing future population growth, conserving local biodiversity values and providing open space recreation facilities to support the local population. The MPS states the importance of strengthening the major towns of the Peninsula, such as Mornington, including through providing for increased population growth and a focus for economic activity.

The utilisation of the Neighbourhood Residential Zone for future residential development and the utilisation of the Development Plan Overlay to maintain development density and desired residential character is consistent with Amendment C219morn to implement the HSS and Neighbourhood Character Study Guidelines (NCSG).

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

The amendment makes proper use of the Victoria Planning Provisions by adopting the Neighbourhood Residential Zone Schedule 42 (NRZ42) to ensure the desired form and scale of residential development will be delivered.

Planning Practice Note 90 Planning for Housing' (July 2023) and Planning Practice Note 91 Using the Residential Zones' (July 2023) provide guidelines to local councils on the application of the reformed suite of residential zones. Planning Practice Note 91 states that applying the right residential zone must be derived from the overarching state planning policy framework and localised strategic planning policy. This amendment is consistent with and implements Council's Housing and Settlement Strategy (HSS) and Neighbourhood Character Study Guidelines (NCSG) (September 2019).

The HSS identifies the site as an 'investigation area' with the potential to be rezoned to support an alternative form of residential development from that of the low density. The NCSG identifies various neighbourhood character areas within the municipality and establishes preferred character statements and design guidelines for the municipality's residential areas. Council's HSS and its Amendment C 219morn adopts the preferred neighbourhood character outcomes of the NCSG's via their implementation in Council's proposed rezoning of residential land. The rezoning of the land to the Neighbourhood Residential Zone (NRZ) is consistent with Council's HSS and NCSG for similar development outcomes. The NRZ schedule is prepared with regard to the NCSG and the residential schedules proposed as part of Amendment C219morn.

Planning Practice Note 30 Potentially Contaminated Land' provides guidance on how to identify potentially contaminated land, the appropriate provisions in planning scheme amendments and the appropriate level of assessment of contamination in different circumstances. In accordance with the guidelines contained within Planning Practice Note 30 and based on the findings of the Preliminary Site Investigation, the site is not considered to have significant levels of contamination.

It is a priority to ensure that land use and development avoids land use conflict, and as such the proposal has had regard to the operation of Planning Practice Note 92 Managing buffers for land use compatibility' which provides guidance for land use compatibility and the Planning Policy Framework. The Practice Note states that ensuring land use compatibility is fundamental to the objectives of planning in

Victoria. Where separation between incompatible uses is not considered as part of the planning process, land use conflict can occur. The proposal has considered the potential off-site impacts from noise, dust, odour and contamination and has applied site specific controls to reduce any off-site amenity impacts. In addition to site specific controls, the proposal also benefits from the operation of Clause 53.10 which sets out threshold distances for different types of uses and activities with potential for adverse impacts.

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

The views of all relevant agencies including the Environmental Protection Authority (EPA) were sought during the exhibition of the amendment.

Exhibition stage

Notice of the combined amendment was given to:

- the Environment Protection Authority Victoria (EPA) as directed by the Minister's authorisation letter
- DEECA, South East Water, United Energy and VicRoads
- prescribed ministers: Minister for Agriculture, Minister for Energy and Resources, Minister for Environment, Minister for Outdoor Recreation and Minister for Water
- other relevant ministers: Minister for Housing and Minister for Racing
- other Members of Parliament at the Federal and State level: the Hon. Zoe McKenzie MP (Federal) and Mr Chris Crewther MP

Approval stage

Views of the EPA, DEECA, Department of Transport and Planning and South East Water have been taken into consideration and matters addressed in the post exhibition version of the planning scheme documents.

Commented [A6]: The form of this section of the Explanatory Report has been updated to comply with the current template that addresses the matters set out in Minister's Direction No. 11 – Strategic Assessment of Amendments.

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 will meet the transport system objectives by providing for the design of roads that are of a suitable scale and compatible with the expected travel demand. The Development Plan includes a requirement to consult with the Department of Transport and Planning to plan for a bus stop on Racecourse Road for any future bus route.

Commented [A7]: Additional words consistent with panel recommended change to the DPO25 requirement.

Resource and administrative costs

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

The proposed amendment will trigger some increase in planning permit applications as a result of the new planning controls. However, the amendment will not pose unreasonable resource and administrative costs on Council in its normal capacity as the Responsible Authority.

Planning and Environment Act 1987

MORNINGTON PENINSULA PLANNING SCHEME

AMENDMENT C247morn

INSTRUCTION SHEET

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

The Mornington Peninsula Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of ~~three~~ two (2) attached map ~~[s]~~ sheet[s].

Zoning Maps

1. Amend Planning Scheme Map No 06. in the manner shown on the attached map 06ZN marked, Mornington Peninsula Planning Scheme, Amendment C247morn.

Overlay

2. Amend Planning Scheme Map No 06. in the manner shown on the two (2) attached map 06DDO and 06DPO marked Mornington Peninsula Planning Scheme, Amendment C247morn.

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

3. In **Planning Policy Framework** - replace Clause 11.03-6L Regional and Local Places – Mornington North with a new Clause 11.03-6L Regional and Local Places – Mornington North in the form of the attached document.
4. In **Zones** –Clause 32.09 (Neighbourhood Residential Zone), insert a new Schedule 42 in the form of the attached document.
5. In **Overlays** – Clause 43.04 (Development Plan Overlay), insert a new Schedule 25 in the form of the attached document.

End of document

Planning Scheme Amendment C247morn documents – Adoption
(Document 1: Explanatory Report - 14 pages)

Planning and Environment Act 1987

Mornington Peninsula Planning Scheme

Amendment C247morn

Planning Permit Applications P23/2400 & P23/2402

Explanatory Report

Overview

The amendment to the Mornington Peninsula Planning Scheme proposes to create a new residential estate in Mornington known as the 'Woodbyne Precinct' by rezoning the land from Low Density Residential Zone to Neighbourhood Residential Zone Schedule 42 (NRZ42), applying a new Schedule 25 to the Development Plan Overlay (DPO25) for the master planning of the site, remove the Public Park and Recreation Zone (PPRZ) from the Council owned plantation reserve and associated planning policy changes. The two planning permit applications P23/2400 and P23/2402 are for subdivision into 57 lots and 59 lots respectively and the provision of associated infrastructure.



Figure 1: Amendment C247morn and P23/2400 and P23/2402.

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 Tango Development No. 6 Pty Ltd.

Land affected by the amendment

The amendment applies to the whole of the land at 2, 4, 5, 6, 7, 8 and 10 Woodbyne Crescent and 1, 2, 3 and 4 Albany Way and the Council owned Watt Road plantation reserve between 8 and 10 Woodbyne Crescent (part of Reserve No. 1, PS346179), Mornington as shown in Figure 2 below.



Figure 2: Land Affected by Amendment C247morn

The amendment is a combined planning permit application (two applications) and planning scheme amendment under section 96A of the *Planning and Environment Act, 1987* (the Act).

The planning permit application P23/2400 applies to 4, 6, 8 and 10 Woodbyne Crescent, and the Council owned Watt Road plantation reserve between 8 and 10 Woodbyne Crescent (part of Reserve No. 1, PS346179), Mornington

- Lot 2 PS 346179 Vol 10330 Folio 364
- Lot 3 PS 346179 Vol 10330 Folio 365
- Lot 4 PS 346179 Vol 10330 Folio 366
- Lot 5 PS 346179 Vol 10330 Folio 367
- Part Reserve No. 1 PS 346179.

The planning permit application P23/2402 applies to 2 and 5 Woodbyne Crescent and 1 and 2 Albany Way, Mornington

- Lot 1 PS 346179 Vol 10330 Folio 363
- Lot 7 PS 346179 Vol 10330 Folio 369
- Lot 9 PS 346179 Vol 10330 Folio 371
- Lot 10 PS 346179 Vol 10330 Folio 372.

What the amendment does

The amendment proposes to:

- Amend local planning policy 11.03-6L Regional & Local Places - Mornington North
- Rezone the land from Low Density Residential Zone (LDRZ) to Neighbourhood Residential Zone Schedule 42 (NRZ42)
- Apply a new Schedule 25 to the Development Plan Overlay (DPO25)
- Remove Design and Development Overlay (DDO6)
- Remove the Public Park and Recreation Zone (PPRZ) from the Council owned Watt Road plantation reserve between 8 and 10 Woodbyne Crescent (part of Reserve No. 1, PS346179).

The planning permit application P23/2400 seeks approval for:

- the subdivision of the land into 57 lots including three medium density lots
- removal of a reserve
- creation of reserves
- removal of vegetation
- associated works

The planning permit application P23/2402 seeks approval for:

- the subdivision of the land into 59 lots including three medium density lots
- creation of reserves
- removal of vegetation
- associated works

Copies of both planning permits are attached as separate documents to this Explanatory Report.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to facilitate the subdivision and development of the land

for conventional and medium density housing and associated infrastructure, such as new roads, parks and drainage reserves. A site-specific Development Plan Overlay (Schedule 25 to the DPO) is required to facilitate the integrated development of the land, respond to local environmental characteristics and respect the landscape character of the Mornington North area.

The amendment also seeks to remove the existing DDO6. To ensure that the valued character of the Mornington North area is maintained relevant buildings and works requirements from the DDO6 have been incorporated into the new DPO25 for the subject land.

The amendment will implement key policy directions for Mornington which is to provide for population growth in designated locations identified in the adopted *Housing and Settlement Strategy Refresh 2020-36* (Mornington Peninsula, 2022) (HSS). The subject land is identified in the HSS as an 'Investigation Area'. 'Investigation Areas' are defined for the purposes of the HSS as 'areas within the Low Density Residential Zone that are undeveloped or relatively isolated and where redevelopment would not compromise the landscape breaks between townships or the objectives of landscape protection and environmental conservation'.

The amendment aligns with the proposed Mornington Peninsula Planning Scheme Amendment C219morn. The DPO25 includes neighbourhood character provisions that require an appropriate response to the low density surrounds and commercial interfaces, and which align with the objectives of proposed Amendment C219morn. These neighbourhood character provisions have been included within the DPO25 as requirements for a Development Plan and will become requirements of the subdivision development as well as subsequent dwelling construction.

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

The amendment is consistent with the objectives set out in Section 4 of the *Planning and Environment Act 1987*, including:

- Providing for the orderly development of land by allocating residential land supply that is necessary to support the new community and incoming population.
- Balancing the need for new housing against the environmental constraints and opportunities of the area.
- Providing planning guidelines and expectation for development to ensure that the new community is a pleasant, efficient and safe place to live.
- Providing for the servicing of the new community and the equitable sharing of cost for infrastructure necessary to service the area.
- Balancing the present and future interests of all Victorians by providing a planned structure to land identified for urban growth in a region with population pressures.
- Providing a financial contribution towards the provision of affordable housing advancing social and affordable accommodation objectives.

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

Environmental Effects

The amendment is expected to have positive environmental effects by contributing to the efficient use of existing residential land, services and infrastructure, and encouraging land use and density that promotes sustainable travel behaviour, consistent with the objectives to make efficient use of energy and minimise greenhouse gas emissions.

Social and Economic Effects

The amendment is expected to have a range of positive social effects that include:

- Contributing to the supply of new housing and a diversity of housing choice to meet the needs of the existing and incoming population.
- Contributing to the supply of affordable housing in the municipality.
- Delivering good urban design, architecture and landscape design outcomes which respect the character of the area.

The amendment is expected to have a range of positive economic effects by reinforcing the use of existing services and facilities within Mornington.

The amendment 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 climate change?

In accordance with the requirements of section 12A of the *Planning and Environment Act 1987*, the amendment has regard to the climate change matters specified in Ministerial Direction 22 – Climate Change Consideration.

The amendment provides for residential infill development in an existing established low density residential precinct, which has access to education, employment, open space and activity centres. The Development Plan Overlay requires consultation with the Department of Transport and Planning for a location for a future bus stop which would assist to reduce transport related greenhouse gas emissions through reduced reliance on private motor vehicles for transport.

The amendment considers the need to increase resilience to climate related risks posed by natural hazards including bushfires and floods; the subject land is not within a Bushfire Prone Area or Bushfire Management Overlay and has undergone extensive stormwater management planning. The amendment will concentrate infill development opportunities in established areas, which minimises the exposure of new development to risks posed by these natural hazards and does not require rural land used for agricultural and horticultural purposes thereby contributing to protection of food production areas.

The views of relevant agencies were sought during public exhibition of the

amendment. South East Water, DEECA and EPA submissions to the amendment were responded to mitigate hazards including climate related hazards.

Does the amendment address relevant bushfire risk?

The Amendment meets bushfire policy in Clause 13.02 of the Planning Scheme because the area subject to the amendment is not affected by a Bushfire Management Overlay, is not within a Bushfire Prone Area and is located within an infill location within the Mornington North area. The amendment does not propose the land be used or developed in a way that may create a bushfire hazard.

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

The Amendment complies with the *Ministerial Direction on the Form and Content of Planning Schemes* issued under Section 7(5) of the *Planning and Environment Act 1987*. The Amendment also complies with Ministerial Directions issued under Section 12(2)(a) of the *Planning and Environment Act 1987*.

Ministerial Direction No. 1 – Potentially Contaminated Land

Ministerial Direction No. 1 requires that in preparing an amendment which would have the effect of allowing (whether or not subject to the granting of a permit) potentially contaminated land to be used for a sensitive use, children's playground or secondary school, a planning authority must satisfy itself that the environmental conditions of that land are or will be suitable for that use.

The proponent provided a Preliminary Site Investigation (PSI) by AGS Environmental Services Pty Ltd (AGS). The PSI included site history investigations and undertaking a grid based and targeted soil assessment and analysis across the site. The results of the surveys showed that there were no concentrations of contaminants found within the Woodbyne Precinct that would exceed the criteria for residential use.

In its analyses, AGS concluded that the Woodbyne Crescent Precinct is low risk in terms of potential contamination, and it is suitable for the proposed residential land use.

There are no requirements for either a Statement or Certificate of Environmental Audit to satisfy any Planning Permit requirements. Therefore, as the planning authority, Council is satisfied that the land is not potentially contaminated, consistent with the requirements *Ministerial Direction No. 1 – Potentially Contaminated Land*.

Ministerial Direction No. 9 – Metropolitan Strategy

The amendment is consistent with the Ministerial Direction No. 9 Metropolitan Strategy. Plan Melbourne 2017 to 2050 gives strong policy support for housing growth within the urban growth boundary and for selected urban renewal locations, with good access to jobs, education and facilities which deliver social infrastructure to support strong communities.

Ministerial Direction No. 11 Strategic assessment of amendments

The amendment is consistent with Ministerial Direction No. 11 on the Strategic Assessment of Amendments. The Amendment furthers strategic planning for the municipality with the subject land identified as an 'investigation area' within the

Housing and Settlement Strategy (HSS) for future rezoning to support residential development.

Ministerial Direction No. 15 – The planning scheme amendment process

The Amendment will proceed in accordance with the Ministerial Direction No. 15.

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 Objective: ‘To protect the role and character of the Mornington Peninsula’s settlements, towns and villages’. Strategy 20 under this Objective is ‘Development within the Urban Growth Boundary, whether within residential, commercial or other areas, will be of a type and scale that maintains the existing valued character of each town or settlement, or supports a change to a preferred future character that is clearly established through community consultation and the adoption of a relevant local area plan. In the assessment of any planning permit application, priority will be given to any local character statement or policy adopted by the responsible authority’.

The amendment is consistent with this objective, the HSS and Amendment C219 as it will facilitate the supply of new and diverse housing in a location that would not compromise the landscape breaks between townships or the objectives of landscape protection and environment. Development within the Urban Growth Boundary, whether within residential, commercial or other areas, will be of a type and scale that maintains the existing valued character of each town or settlement, or supports a change to a preferred future character. The amendment will facilitate the fair, orderly and sustainable use of the land and is aligned to the character statement in the adopted Neighbourhood Character Study & Guidelines (Ethos Urban, 2019) and the Mornington North Outline Development Plan.

Ministerial Direction No. 19 – Amendments that may result in impacts on the environment, amenity and human health

Ministerial Direction 19 is issued by the Minister under Section 12(2)(a) of the *Planning & Environment Act 1987* on the preparation and content of amendments that may result in impacts on the environment, amenity and human health. In response to Ministerial Direction No.19, Council has referred the Amendment to the EPA for comment. The views of the EPA have been considered in the preparation of this Planning Scheme Amendment.

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

The amendment is consistent with the following relevant clauses of the Planning Policy Framework (PPF):

Clause 11 – Settlement

- 11.01-1S (Settlement)
- 11.02-1S (Supply of urban land)
- 11.03-5S (Distinctive areas and landscapes)
- 11.03-6L (Regional and local places - Mornington North)

In accordance with Clause 11, the amendment responds the needs of future communities through the provision of zoned and serviced land for housing, as outlined in the adopted HSS. The increased supply of urban land for housing will direct growth within the existing township of Mornington, and reinforce the existing settlement boundaries, and provide for a clear direction on where growth can occur.

Through the application of the Development Plan Overlay requiring a site-wide landscape plan, the amendment will be responsive to the unique landscape values of the Mornington Peninsula and implement the strategic directions of the Mornington Peninsula Localised Planning Statement (2014).

The amendment is consistent with the policy for Mornington North, through continued residential development of the site of a density that complements the housing diversity of the residential area to the west. The proposal has regard to possible conflicts between residential use and nearby non-residential uses through setbacks and design measures.

Clause 12 Environmental and landscape values

- 12.01-1L (Protection of biodiversity - Mornington Peninsula)
- 12.01-2S (Native vegetation management)

The amendment will support the re-establishment of indigenous vegetation through the Landscape Plan that is to be endorsed under the Development Plan Overlay, consisting primarily of indigenous plantings. Proposed native vegetation removal that is sought under both combined planning permits is subject to offset requirements pursuant to Clause 52.17 (Native vegetation), ensuring no net loss to biodiversity.

Clause 13 - Environmental Risk and Amenity

- 13.04-1S (Contaminated and potentially contaminated land)
- 13.05-1S (Noise management)
- 13.06-1S (Air quality Management)
- 13.07-1S (Land use compatibility)

Clause 13 requires that Planning should identify, prevent and minimise the risk of harm to the environment, human health, and amenity through land use and development compatibility and effective controls to prevent or mitigate significant impacts.

The amendment ensures that the land is suitable for the proposed increase in intensity of the existing sensitive residential use and is protected from the effects of contamination in accordance with Clause 13.04-1S – (Contaminated and potentially contaminated land). It has been demonstrated through soil investigations that the site is low risk in terms of potential contamination and it is suitable for the proposed residential land use.

The amendment has regard to Clause 13.05-1S (Noise management) and 13.07-3S (Live music), by minimising possible noise impacts on future occupants. This will be achieved through suitable lot layout, building siting and design and land use separation techniques as appropriate to the residential land use.

The proposal considers the objectives and strategies of Clause 13.06-1S (Air quality management) by providing suitable separation between any land uses that

potentially pose a human risk or reduce amenity due to air pollutants (dust and odours).

The proposal is consistent with the objectives and strategies of Clause 13.07-1S- Land use compatibility by minimising adverse offsite impacts from nearby industrial and commercial land uses through land use separation, siting, building design and operational measures. The proposal will not result in an encroachment onto existing commercial, industrial, and other uses as the site is already within a residential zone.

Clause 15 – Built environment and heritage

- 15.01-1S (Urban design)
- 15.01-2S (Building design)
- 15.02-3S (Subdivision design)
- 15.01-4S (Healthy neighbourhoods)

The amendment responds to the relevant objectives of Clause 15, including through the application of DPO25, which will guide the future development of the land to ensure it responds to its context in terms of character, natural features, surrounding landscapes, and climate, in accordance with Clause 15.01-1S (Urban Design). Whilst the current Design and Development Overlay Schedule 6 (DDO6) will be deleted from the subject land, the new DPO25 will incorporate elements of DDO6 as well as a range of additional safeguarding provisions, ensuring that future building design will respond to the local context and enhance the public realm.

The layout of the subdivision of the planning permit applications is consistent with Clause 15.02-3S (Subdivision design) and Clause 15.01-4S (Healthy neighbourhoods). It will redevelop the area with safe and attractive spaces for walking and cycling, create a landscaped network of streets linked to open spaces that integrate stormwater water management, and provide a range of housing types for a variety of household types.

Clause 16 – Housing

- 16.01-1S (Housing supply)
- 16.01-2S (Housing affordability)

The amendment is consistent with the relevant strategies of Clause 16.01-1S (Housing supply) as it will increase the supply of housing in an established, underutilised urban area, reducing the need to develop greenfield areas of the Mornington Peninsula to meet forecasted housing demand. The subject land is in 'investigation area' in the HSS and is considered to be capable of accommodating an increased level of housing growth. Currently the subject land is in the Low Density Residential Zone (LDRZ) and is relatively undeveloped. Its redevelopment would not compromise the landscape breaks between townships or the objectives of landscape protection and environmental conservation.

The amendment proposal responds to the affordable housing objectives of Clause 16.01-2S (Housing affordability), as it will provide for the possibility for a range of housing types of different cost to support diverse a community. Further, the landowners will contribute to the provision of affordable housing by agreeing to enter into a voluntary Section 173 Agreement with the council to provide a financial contribution for the express purpose of funding affordable housing outcomes within the municipality.

Clause 17 – Economic development

- 17.03-2S (Sustainable industry)

The amendment will be consistent with Clause 17.03-2S (Sustainable industry), as it will not result in the encroachment of sensitive residential uses onto existing industrial activity to the north of the land. Future land uses in the Carbine Way industrial estate are subject to the amenity buffer provisions of Clause 53.10 of the planning scheme.

The incorporation of design measures such as building envelopes within the subdivision plans will ensure appropriate separation between residential and industrial uses.

Clause 18 – Transport

- 18.02-1S Walking
- 18.02-2S Cycling
- 18.02-2R Cycling - Metropolitan Melbourne
- 18.02-3S (Public transport)
- 18.02-4S Roads

The requirements of the DPO25 will ensure a residential precinct with a high quality and well-connected walking and cycling network. The road network will be of low traffic volume and low speed, encouraging safe walking and cycling. The land is also close to the public transport network, with local bus routes within walking distance.

Clause 19 – Infrastructure

- 19.02-6S Open space
- 19.02-6R Open space - Metropolitan Melbourne
- 19.03-2S Infrastructure design and provision
- 19.03-3S Integrated water management

The amendment will provide for the creation of multiple public open spaces across the site that are linked with walking and cycling trails. This will include a 4000sqm vegetated drainage reserve to manage increased stormwater from the urbanisation of the land while filtering pollutants, sediment, and waste before stormwater leaves the site. The provision of infrastructure will be coordinated through the development plan to be endorsed under DPO25.

Is the amendment consistent with the delivery of the relevant housing target set out in the Planning Policy Framework?

DPO25 will facilitate the development of a residential precinct with access to existing services, employment and education opportunities and recreational opportunities.

The amendment is consistent with State housing policy and supports housing targets for the Mornington Peninsula as set out in Clause 16.01-1S - Housing Supply. Mornington is described as a Major Activity Centre under the Mornington

Peninsula's Municipal Planning Strategy at Clause 02.03 Strategic Directions and particularly at Clause 02.03 Strategic Directions and Clause 02.04 – Strategic Framework Plan.

The nominated housing target for the Mornington Peninsula Shire is 24,000 dwellings to the year 2051. Council's HSS and associated proposed Amendment C219morn provides capacity for about 25,183 new dwellings – more than is required by the housing target. Assuming the State Government's revised housing target of 24,000 is spread over 26 years (2025-2051), this target would amount to about 920 net new dwellings per year. Historically, on average, around 1000 net additional dwellings have been added in the Shire each year (between 2011 and 2021)

The amendment aligns with recent policy directions outlined in the Plan for Victoria and Victorian Housing Statement which aim to direct more housing growth to underutilised land within the Urban Growth Boundary to address the State's housing crisis.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Planning Strategy?

The Municipal Planning Strategy (MPS) states the importance of defining township growth boundaries and directing future urban growth within these areas. Directing growth to under utilised land within designated township boundaries will result in the retention of rural areas and not compromise the landscape breaks between townships or the objectives of landscape protection and environmental conservation. The subject site of the amendment is located within the Mornington township area of the Mornington Peninsula Strategic Framework Plan with the Amendment being consistent with the MPS for directing future urban growth within the Shire.

Clauses 2.02 and 2.03 of the Municipal Planning Strategy note that continuing demand for housing on the Peninsula needs to be managed and integrated with the achievement of other planning objectives, including conservation and recreation. The amendment and associated applications for planning permits strike an appropriate balance in furthering planning objectives for managing future population growth, conserving local biodiversity values and providing open space recreation facilities to support the local population. The MPS states the importance of strengthening the major towns of the Peninsula, such as Mornington, including through providing for increased population growth and a focus for economic activity.

The utilisation of the Neighbourhood Residential Zone for future residential development and the utilisation of the Development Plan Overlay to maintain development density and desired residential character is consistent with Amendment C219morn to implement the HSS and Neighbourhood Character Study Guidelines (NCSG).

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

The amendment makes proper use of the Victoria Planning Provisions by adopting the Neighbourhood Residential Zone Schedule 42 (NRZ42) to ensure the desired

form and scale of residential development will be delivered.

Planning Practice Note 90 'Planning for Housing' (July 2023) and Planning Practice Note 91 'Using the Residential Zones' (July 2023) provide guidelines to local councils on the application of the reformed suite of residential zones. Planning Practice Note 91 states that applying the right residential zone must be derived from the overarching state planning policy framework and localised strategic planning policy. This amendment is consistent with, and implements, Council's Housing and Settlement Strategy (HSS) and Neighbourhood Character Study Guidelines (NCSG) (September 2019).

The HSS identifies the site as an 'investigation area' with the potential to be rezoned to support an alternative form of residential development from that of the low density. The NCSG identifies various neighbourhood character areas within the municipality and establishes preferred character statements and design guidelines for the municipality's residential areas. Council's HSS and its Amendment C219morn adopts the preferred neighbourhood character outcomes of the NCSG's via their implementation in Council's proposed rezoning of residential land. The rezoning of the land to the Neighbourhood Residential Zone (NRZ) is consistent with Council's HSS and NCSG for similar development outcomes. The NRZ schedule is prepared with regard to the NCSG and the residential schedules proposed as part of Amendment C219morn.

Planning Practice Note 30 'Potentially Contaminated Land' provides guidance on how to identify potentially contaminated land, the appropriate provisions in planning scheme amendments and the appropriate level of assessment of contamination in different circumstances. In accordance with the guidelines contained within Planning Practice Note 30 and based on the findings of the Preliminary Site Investigation, the site is not considered to have significant levels of contamination.

It is a priority to ensure that land use and development avoids land use conflict, and as such the proposal has had regard to the operation of Planning Practice Note 92 'Managing buffers for land use compatibility', which provides guidance for land use compatibility and the Planning Policy Framework. The Practice Note states that ensuring land use compatibility is fundamental to the objectives of planning in Victoria. Where separation between incompatible uses is not considered as part of the planning process, land use conflict can occur. The proposal has considered the potential off-site impacts from noise, dust, odour and contamination and has applied site specific controls to reduce any off-site amenity impacts. In addition to site specific controls, the proposal also benefits from the operation of Clause 53.10 which sets out threshold distances for different types of uses and activities with potential for adverse impacts.

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

The views of all relevant agencies including the Environmental Protection Authority (EPA) were sought during the exhibition of the amendment.

Exhibition stage

Notice of the combined amendment was given to:

- the Environment Protection Authority Victoria (EPA) as directed by the Minister's authorisation letter
- DEECA, South East Water, United Energy and VicRoads
- prescribed ministers: Minister for Agriculture, Minister for Energy and Resources, Minister for Environment, Minister for Outdoor Recreation and Minister for Water
- other relevant ministers: Minister for Housing and Minister for Racing
- other Members of Parliament at the Federal and State level: the Hon. Zoe McKenzie MP (Federal) and Mr Chris Crewther MP

Approval stage

Views of the EPA, DEECA, Department of Transport and Planning and South East Water have been taken into consideration and matters addressed in the post exhibition version of the planning scheme documents.

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 will meet the transport system objectives by providing for the design of roads that are of a suitable scale and compatible with the expected travel demand. The Development Plan includes a requirement to consult with the Department of Transport and Planning to plan for a bus stop on Racecourse Road for any future bus route.

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

The proposed amendment will trigger some increase in planning permit applications as a result of the new planning controls. However, the amendment will not pose unreasonable resource and administrative costs on Council in its normal capacity as the Responsible Authority.

Planning Scheme Amendment C247morn documents – Adoption
(Document 2: Instruction Sheet – 1 page)

Planning and Environment Act 1987

MORNINGTON PENINSULA PLANNING SCHEME

AMENDMENT C247morn

INSTRUCTION SHEET

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

The Mornington Peninsula Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of three (3) attached map sheets.

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Overlay

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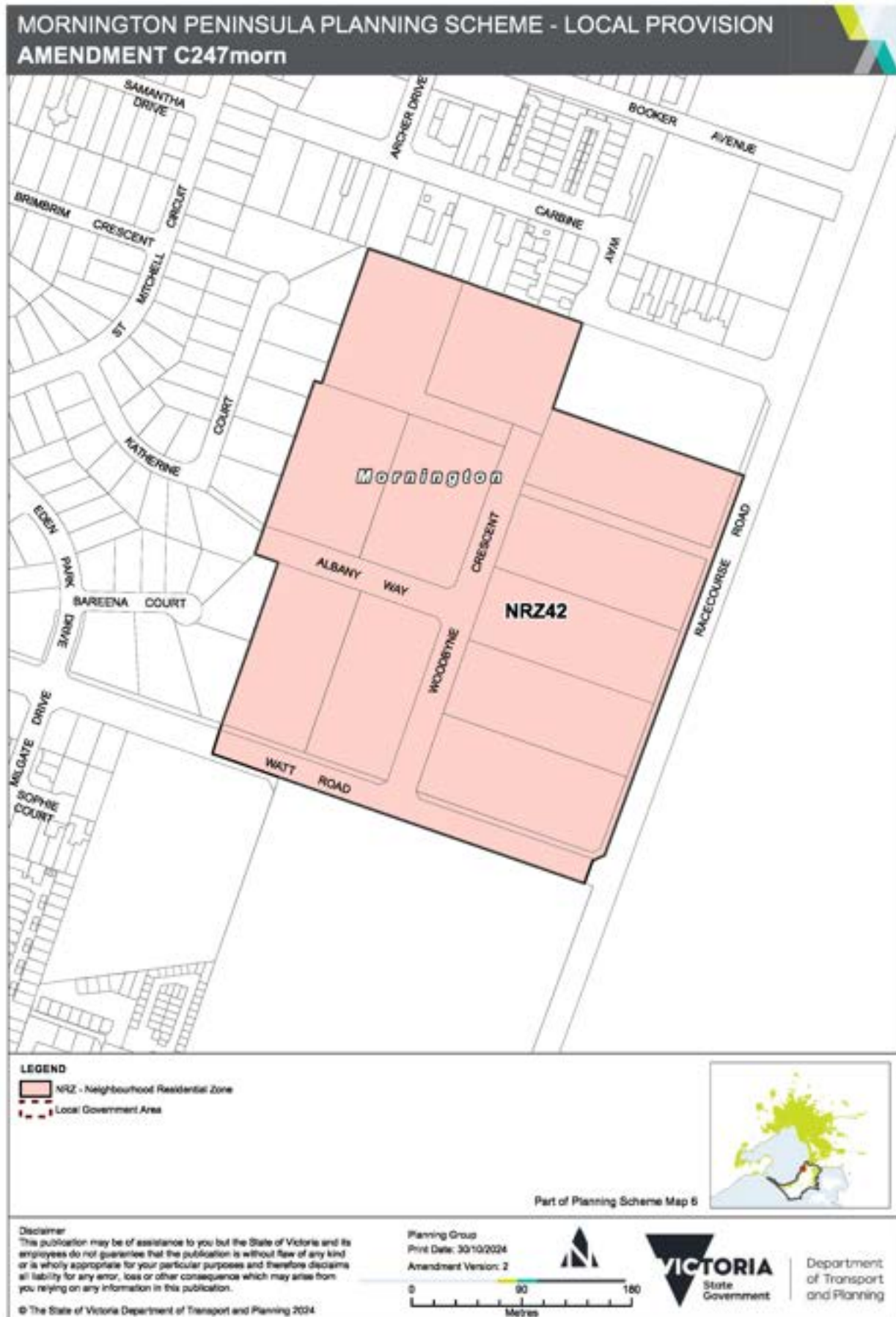
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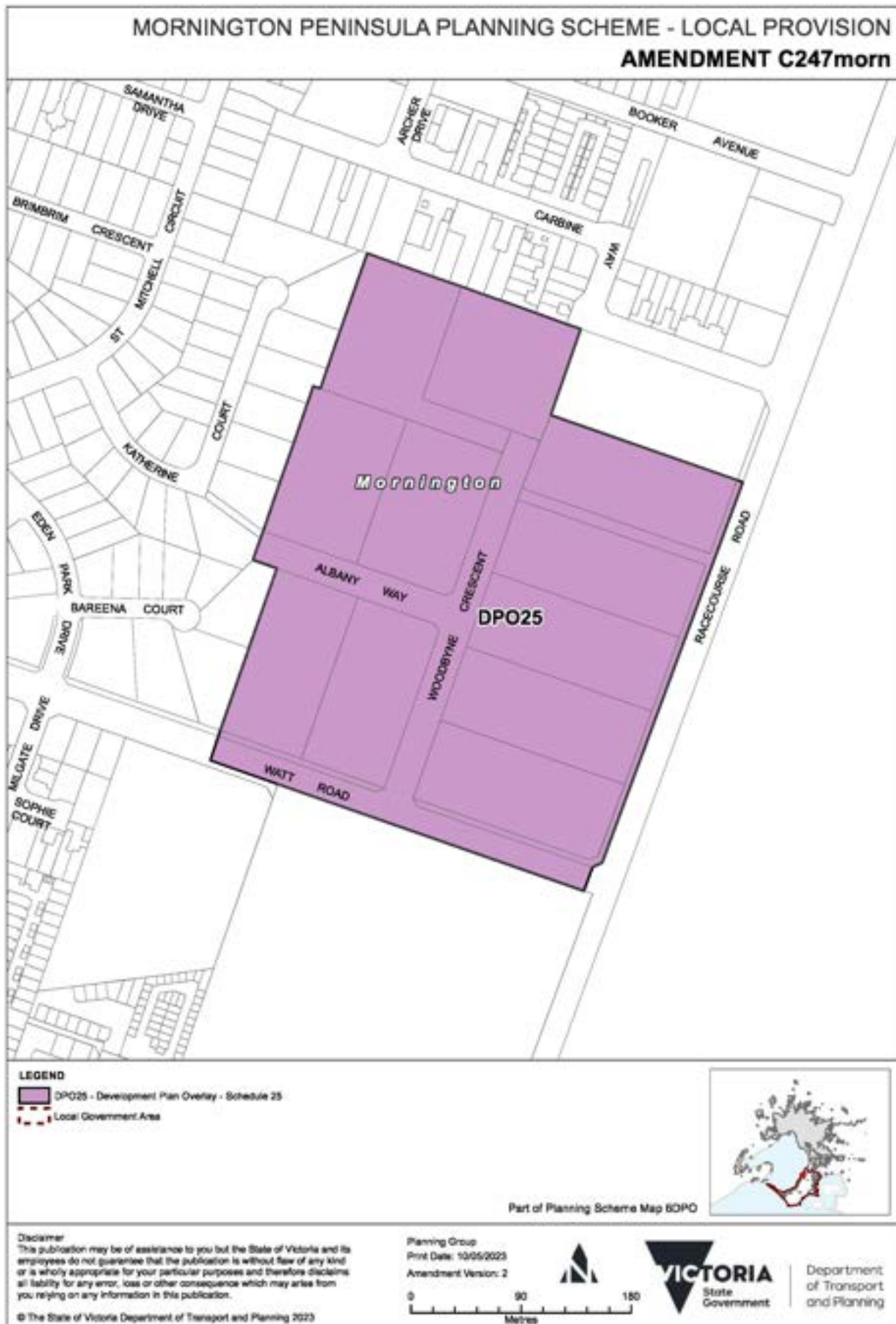
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Planning Scheme Amendment C247morn documents – Adoption (Document 3: Zoning map NRZ42 - 1 page)



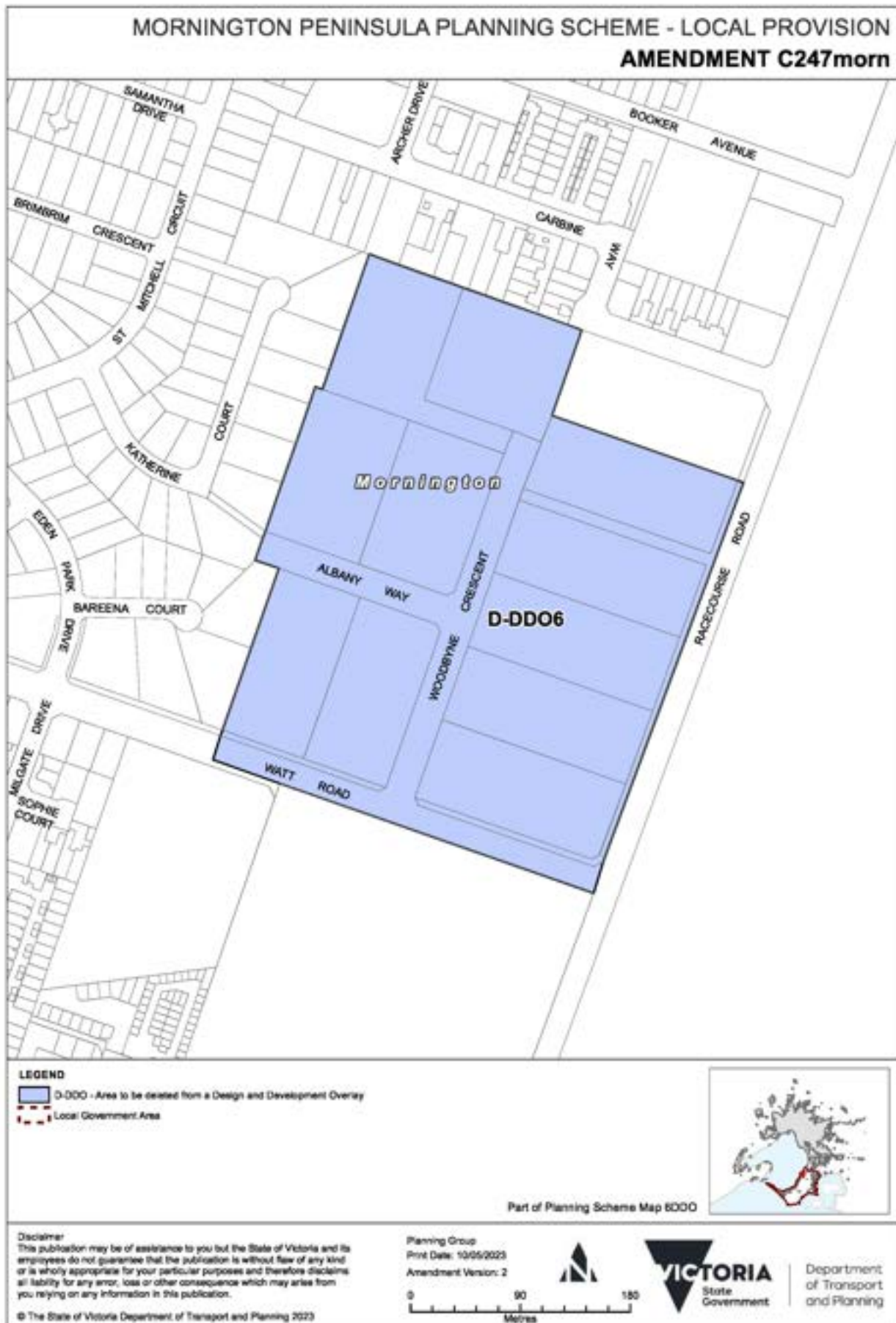
003

Planning Scheme Amendment C247morn documents – Adoption (Document 4: Overlay map DPO25 - 1 page)



002

Planning Scheme Amendment C247morn documents – Adoption (Document 5: Delete Overlay map DDO6 – 1 page)



001

Planning Scheme Amendment C247morn documents – Adoption (Document 6: Clause 11.03-6L - 3 pages)

MORNINGTON PENINSULA PLANNING SCHEME

11.03-6L Regional and local places - Mornington North

Proposed C247morn

Policy application

This policy applies to land in the Mornington North Policy Area as shown on the map to this clause.

Objectives

To protect the low-density and low-scale residential character of the area east of the dotted line as shown on the map to this clause.

To ensure development in Precincts 1B, 3 and 4 retains the well-landscaped interface and transition to the green wedge that is sensitive to its environmental and landscape values.

To ensure the siting and height of buildings east of Racecourse Road reflect the low-density residential character of that area.

To provide additional housing diversity for the Mornington Township – particularly housing that enables ageing-in-place – in the area west of Racecourse Road.

To ensure urban residential development in Precinct 6 retains landscape setbacks to Racecourse Road and Watt Road and responds to sensitive environmental interfaces with non-residential uses to the north, east and south.

To ensure the built form, site coverage, setbacks and landscaping of development surrounding the Mornington Racecourse contributes to a 'country setting' for the Mornington Racecourse.

To protect the Mornington Racecourse – as a venue for racecourse activities and non-race day activities – from encroachment by noise-sensitive uses or by uses that are otherwise incompatible with the racecourse.

To support racehorse training and other activities complementary to the Mornington Racecourse, close to the racecourse.

Strategies

For land in Precinct 1A – north of Bungower Road, west of Racecourse Road:

- Support the use and development of this area for an education centre and retirement village living.

For land in Precinct 1B – north of Bungower Road, east of Racecourse Road:

- Support development that complements the low-density residential character of the area.
- Support the use and development of land that contributes to housing diversity.
- Support the use and development of land for recreational, health and education facilities.
- Encourage development to provide setbacks and landscaping that align with the character of the area.

For land in Precinct 2 – west of Racecourse Road, south of Bungower Road:

- Support the use and development of the land along Racecourse Road for retirement village living.
- Protect the caravan park, acknowledging the importance of this tourism facility to the Mornington Township. In the event the caravan park use ceases, support the redevelopment of the land to a residential area as an extension to the St Mitchell Circuit Estate.

For land in Precinct 3 – east of Racecourse Road, south of Bungower Road:

MORNINGTON PENINSULA PLANNING SCHEME

- Support the use and development of land for health and other community services for elderly residents and uses that complement the racecourse.
- Encourage development to provide setbacks and landscaping that align with the low-density character of the area.

For land in Precinct 4 – Roberts Road area:

- Support development that complements the low-density residential character of the area.
- Support the use and development of land that contributes to racehorse-training, landscape qualities and the rural-residential landscape setting of the Mornington Racecourse.
- Encourage development to provide setbacks and landscaping that align with the character of the area.
- Ensure development enhances the environmental and landscape values of Balcombe Creek and environs.

For land in Precinct 5 – Mornington Racecourse:

- Support the use and development of the land for racecourse and complementary (non-racecourse related) activities, subject to the consideration and management of impacts on the residential amenity of surrounding areas.
- Ensure the use and development of land provides adequate infrastructure to protect the safety and efficiency of adjoining roads.

For land in Precinct 6 – Woodbyne Crescent / Albany Way area:

- Support residential development, including medium density housing, that complements the housing diversity of the residential area to the west.
- Minimise potential conflicts between residential uses and nearby non-residential uses through setbacks and other design measures.
- Enhance the landscaped character for the precinct, including the provision of landscaped fringes along Watt Road and Racecourse Road.

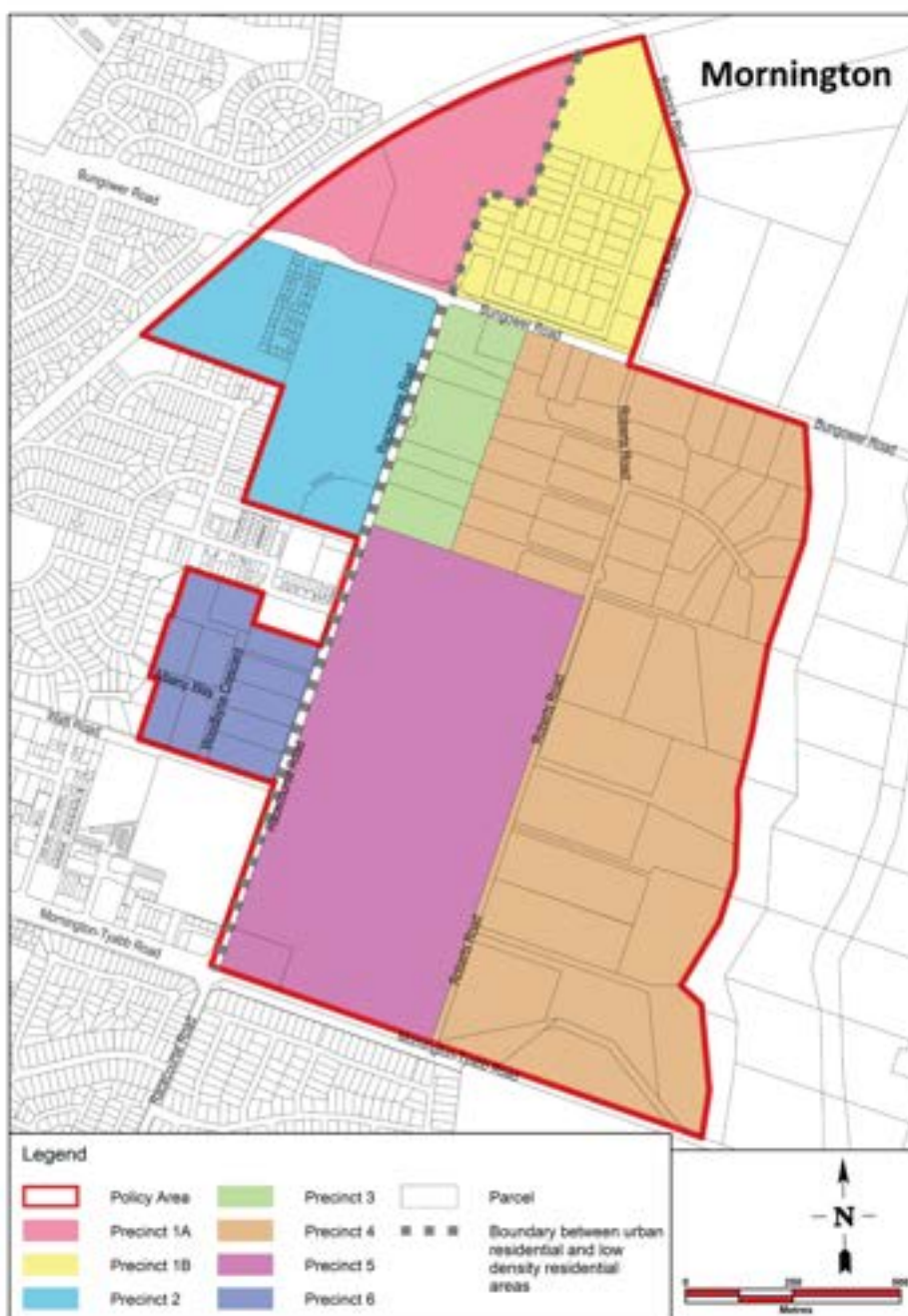
Policy document

Consider as relevant:

- *Mornington North Outline Development Plan* (Mornington Peninsula Shire, 2013)
- *Housing and Settlement Strategy: Refresh 2020-2036* (Mornington Peninsula Shire, 2020)

MORNINGTON PENINSULA PLANNING SCHEME

Precincts in the Mornington North Policy Area



Planning Scheme Amendment C247morn documents – Adoption
(Document 7: NRZ42 - 2 pages)

MORNINGTON PENINSULA PLANNING SCHEME

Proposed
C247morn

SCHEDULE 42 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ42**.

WOODBYSNE PRECINCT

1.0 Neighbourhood character objectives

Proposed
C247morn

To ensure new development respects the predominant built form on residential land to the west of the precinct with simple building forms and low-pitched roofs with prominent eaves.

To ensure new development respects and responds to the valued character of the Mornington North area through appropriate building siting and streetscape rhythm that provides space for native vegetation and contribute to the sense of openness.

To encourage the formal garden setting of dwellings, characterised by large native canopy trees, bushes, shrubs and garden beds.

To ensure new development does not dominate the streetscape and minimises the prominence of car parking structures and access.

To retain the spaciousness of the streetscape, characterised by absent, or low and permeable, front fences with views to front garden areas.

2.0 Minimum subdivision area

Proposed
C247morn

None specified.

3.0 Requirements of Clause 54 and Clause 55

Proposed
C247morn

	Standard	Requirement
Minimum street setback	A2-1	None Specified
	B2-1	None Specified
Site coverage	A2-5	None Specified
	B2-5	None Specified
Private open space	A3-2	None Specified
	B3-5	None Specified
Front fence height	A2-7 and B2-8	A front fence within 3 metres of a Road Zone, Category 1 should not exceed a height of 1.8 metres, or 1.2 metres, for all other streets.

4.0 Maximum building height requirement for a dwelling or residential building

Proposed
C247morn

None specified.

5.0 Application requirements

Proposed
C247morn

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan, drawn to scale and prepared by a suitably qualified landscape professional. The plan must contain the following information:
 - A survey that shows the location and botanical names of all existing vegetation to be retained and those to be removed.

MORNINGTON PENINSULA PLANNING SCHEME

- A planting schedule of all proposed trees, shrubs and ground covers, including location, botanical names, common names, pot sizes, width and height at maturity, and quantity of each plant.
- The per cent of species selection, by type and number, that is indigenous to the local Ecological Vegetation Class (EVC) – the indigenous component should be at least 50 per cent.
- The pot size and height of all trees and shrubs during installation – trees should have a minimum pot size of 250 millimetres and minimum height of 1.5 metres while shrubs should have a minimum pot size of 200 millimetres.
- The location of easements, both proposed and existing – trees with a mature height over 5 metres should not be planted over easements.
- The delineation of all excavation, garden beds, paving, grassed areas, retaining walls, fences and other landscape works.
- Details of landscaping and planting within all open areas of the site.
- Details of any tree protection methods required in accordance with Australian Standard *AS 4970-2009 Protection of trees on development sites*.
- Notes regarding site preparation, including the removal of all weeds, proposed mulch, planting instructions, plant establishment procedures and any specific maintenance requirements.

If the land is in a bushfire prone area, landscaping should be of a low-threat bushfire risk as defined in c2.2.3.2 of Australian Standard *AS 3959-2018 Construction of buildings in bushfire-prone areas*.

6.0

Proposed
C247mom

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the height, form and siting of new buildings reflect the preferred character of the area.
- Whether the form and siting of new buildings in a multi-dwelling development detrimentally affect the preferred streetscape character.
- Whether the spacing between new buildings and setbacks from lot boundaries in a multi-dwelling development detrimentally affect the potential to accommodate new landscaping and private open space.
- Whether the siting of new buildings relative to the street and setbacks from lot boundaries contribute to the sense of openness.
- Whether the siting and setback of buildings from the side and rear boundaries of a lot maintain the predominant backyard character of the area.
- Whether the vegetation and landscaping maintain and strengthen the formal garden setting of dwellings.
- Whether the selection of plant species is compatible with the local EVC.
- Whether the landscaping is of a low-threat bushfire risk, if the land is in a bushfire prone area.
- Whether the siting and appearance of car parking access and structures detrimentally affect the spaciousness of the streetscape.
- Whether the design of fencing retains the spaciousness of the streetscape with views to front garden areas.

Planning Scheme Amendment C247morn documents – Adoption
(Document 8: DPO25 - 8 pages)

MORNINGTON PENINSULA PLANNING SCHEME

Proposed
C247morn

SCHEDULE 25 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO25**

WOODBYPNE PRECINCT DEVELOPMENT PLAN

1.0 Objectives

To provide new and diverse housing for the Mornington township that complements the character and diversity of housing on residential land to the west of the Mornington North precinct.

To ensure that the built form, site coverage, setbacks and landscaping of new residential development respects and responds to the valued character of the Mornington North area.

To minimise potential conflicts between residential uses and nearby non-residential uses, including industrially zoned land to the north and south of the precinct, the Mornington Racecourse to the east and public land uses to the south including a municipal animal pound/shelter and waste and resource recovery centre.

To respond to and enhance the landscaped character for the precinct, including the provision of landscaped buffers along Watt Road and Racecourse Road.

2.0 Requirement before a permit is granted

A permit may be granted for the following before a development plan has been prepared to the satisfaction of the Responsible Authority

- an extension or alteration to existing building
- the construction or carrying out of minor works including site preparation works
- removal of vegetation

Before granting a permit the Responsible Authority must be satisfied that the permit will not prejudice the future use and development of the land in an integrated and orderly manner.

3.0 Conditions and requirements for permits

Except for a permit granted before a development plan has been approved in accordance with Clause 2.0 of this Schedule, the following conditions and/or requirements apply to permits:

- Before the certification of any plan of subdivision, a Memorandum of Common Provisions must be submitted to the Responsible Authority for approval. Once approved, the Memorandum of Common Provisions will be endorsed and form part of the permit. The Memorandum of Common Provisions must include the Masterplan requirements and a Sustainable Subdivision Management Plan specified in section 4.0 of Development Plan Overlay Schedule 25 to the satisfaction of the Responsible Authority. The Memorandum of Common Provisions must be registered on the Certificate of Title of each new residential lot.

The land owner/s must pay the costs of the preparation, review, execution, and registration of the Memorandum of Common Provisions on each title.

- A plan to remove reserve status from Reserve No. 1 PS 346179 (or part thereof) must not be certified unless replacement public open space of equivalent area and in a location to Council's satisfaction has been, or will by registration of the same plan be, vested in Council, at no cost to Council
- Before a Statement of Compliance is issued under the *Subdivision Act 1988*, the land owner/s must enter into an agreement (or a number of separate agreements as appropriate) with the Responsible Authority pursuant to Section 173 of the *Planning*

MORNINGTON PENINSULA PLANNING SCHEME

and *Environment Act 1987*. The agreement/s must be prepared to the satisfaction of the Responsible Authority and provide for:

- Construction of all transport mitigation works and measures recommended in the Transport and Movement Plan forming part of the approved development plan as per the requirements of Clause 4.0 of this Schedule.
- Transfer to or vesting in the relevant road authority as a public road any land required to provide the transport mitigation works and measures recommended in the Transport and Movement Plan forming part of the approved development plan as per the requirements of Clause 4.0 of this Schedule.
- Construction of all drainage works and measures recommended in the Drainage Strategy forming part of the approved development plan as per the requirements of Clause 4.0 of this Schedule.

The land owner/s must pay the reasonable costs of the preparation, execution, and registration of the Section 173 Agreement.

- Before a Statement of Compliance is issued under the *Subdivision Act 1988* or development starts for any dwelling or other building to be used for Accommodation (whichever occurs first), an acoustic report prepared by a suitably qualified acoustic engineer must be submitted to and be endorsed by the Responsible Authority. The report must respond to the acoustic report approved as part of the Development Plan under section 4.0 of Development Plan Overlay Schedule 25 and prescribe the form of acoustic mitigation measures required for any future dwelling or other building to be used for Accommodation on the subject land.
- Before a Statement of Compliance is issued under the *Subdivision Act 1988* or development starts for any dwelling or other building to be used for Accommodation (whichever occurs first), the land owner/s must enter into an agreement (or a number of separate agreements as appropriate) with the Responsible Authority pursuant to Section 173 of the *Planning and Environment Act 1987*. The agreement/s must be prepared to the satisfaction of the Responsible Authority and provide for the implementation and maintenance of the acoustic attenuation measures identified in the endorsed acoustic report.

The land owner/s must pay the reasonable costs of the preparation, review, execution, and registration of the Section 173 Agreement.

- A site-specific Soil Management Plan is developed and implemented for the construction phase of the development. This will ensure that all soils are handled appropriately and that any visual or olfactory evidence of contamination or unexpected finds (such as Underground storage or septic tanks, asbestos containing material or odorous/stained soils) are managed and/or remediated in accordance with the relevant standards and guidelines.
- Septic tanks must be decommissioned in accordance with EPA Publication 891.4 (July 2016)

4.0 Requirements for development plan

The Development Plan must be generally in accordance with the Development Concept Plan in this Schedule.

A development plan must include the following requirements to the satisfaction of the Responsible Authority.

Site plan and contextual analysis

A site context and survey plan noting the location of the site and incorporating:

- Existing easements, restrictions and reserves.
- Existing points of access to the site and adjoining sites.
- Existing connections to open space, road, bicycle and pedestrian networks.
- The identification of sensitive interface areas.
- Natural features such as vegetation, topography and drainage lines.

MORNINGTON PENINSULA PLANNING SCHEME

Masterplan

An indicative block grid layout for all land covered by the schedule showing:

- The block grid configuration, size and dimensions of all standard density residential blocks and medium density residential lots, should demonstrate ability to achieve the following Residential Lot Design Requirements:
 - Front setbacks of a minimum 5.5 metres to the main building line (with areas capable of 4.5 metre by 4.5 metre for the planting of a canopy tree). This does not apply to:
 - Sites fronting Racecourse Road should achieve the built form setback of 25 metres from Racecourse Road.
 - Sites fronting Watt Road should achieve the built form setback of 10 metres from Watt Road.
 - Front porches, which may project 1.5 metres into the front setback.
 - Lot widths for external-facing lots (Racecourse Road & Watt Road) or that adjoin the General Residential Zone (GRZ1) land to the west no less than 12.5 metres.
 - Lot widths for internal-facing lots no less than 10.5 metres in width (not including medium density sites).
 - Rear building setbacks of 5 metres from a rear boundary.
 - Walls on boundary limited to one side unless developed for a duplex or medium density lot.
 - Private open space areas to achieve the following:
 - Area & dimensions for at least one canopy tree within each of the front and rear setbacks of each lot.
 - Secluded private open space (SPOS) oriented to the north, where possible, and conveniently accessed from a living area.
 - Single dwelling on a lot: A dwelling should have private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 40 square metres and a minimum dimension of 5 metres at the side or rear of the dwelling with convenient access from a living room.
 - Two or more dwellings on a lot: A dwelling or residential building should have private open space consisting of an area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 5 metres and convenient access from a living room.
 - Fences forward of the front building line should be no greater than 1.2 metres in height and 30% transparent.
 - The orientation of lots to maximise solar access.
 - Dwellings interfacing with public open space should achieve safety and passive surveillance.
 - Lots with a rear boundary adjoining public open space should be avoided.
- The size and dimensions of all reserves and easements including:
 - The areas set aside for drainage, retarding basin and water sensitive urban design (WSUD) infrastructure.
 - The location and size of the retarding basin.
 - The retarding basin to have sufficient space around the periphery of the basin and treatment area to accommodate maintenance vehicles and landscaping.
 - Details of any transfer or relocation of existing Council owned reserves.
 - The areas set aside for public open space reserves.
 - The areas set aside on public and/or private land for potential vegetation retention and landscape reserves.

MORNINGTON PENINSULA PLANNING SCHEME

- The internal road and movement network to promote a high degree of internal permeability for a variety of transport modes, including:
 - A single vehicular access point to Watt Road.
 - The width of all roads and laneways.
 - Retention of Woodbyne Crescent as the central north-south road internal connection for the precinct.
 - All medium density residential lots to have rear lane vehicular access, unless it can be demonstrated that front access is a preferable design outcome in the context.
 - No new vehicle crossovers or road access to Racecourse Road or Watt Road.
 - Shared path (pedestrian and bicycle) connections to adjoining land to provide an integrated and continuous network of safe and convenient footpaths.
 - Retain connection to existing pedestrian linkages at Albany Way/Katherine Court and provide a new pedestrian connection between Woodbyne Crescent/Carbine Way.
- The proposed treatment of site boundary interfaces to respond to sensitive interfaces, including:
 - A 25 metre landscaped buffer (including roads) along the full extent of the Racecourse Road boundary noting that no buildings or rear yards to be provided within the 25 metre landscape buffer required by the Mornington North Outline Development Plan.
 - A 10 metre landscaped buffer (including roads) along the full extent of the Watt Road boundary required by the Mornington North Outline Development Plan.
 - Provision of an appropriate physical buffer between residential lots and the Industrial 3 Zone (INZ3) land to minimise potential land use conflict.
- An area of unencumbered public open space in a central location and the provision of multiple smaller reserves that demonstrates net community benefit.

Open space plan

An open space plan showing public reserves and landscaped linkages including:

- The location of the open space to enable the retention of existing vegetation which contributes to the character of the area.
- Open space to be located centrally within the Precinct and proximate to the proposed medium density sites.
- Any fences abutting open space should be provide a minimum 30% transparency.

Transport and movement plan

A Transport and Movement Plan, including:

- Design details of vehicle ingress and egress, internal road network, internal intersections and kerbside parking bays.
- Pavement design for any necessary upgrades to existing roads, particularly for the section of Woodbyne Crescent between Watt Road and Albany Way.
- Demonstrate access and turn-around for waste and emergency services, including waste removal procedures for laneways.
- Access lanes for the medium density sites to be common property with an agreement allowing Council waste disposal access.
- Provision of a perimeter roadway along the Racecourse Road boundary within the 25 metre landscape buffer. Any roads within the landscaped buffer should provide suitable traffic calming and kerbside parking.
- The requirement for an appropriate traffic solution (four-way intersection) to the Watt Road/Woodbyne Crescent/Resource Recovery Centre access road to the satisfaction of the Responsible Authority. Appropriate intersection turning treatments may include a channelised right turn (short) lane treatment for the Watt

MORNINGTON PENINSULA PLANNING SCHEME

Road/Woodbyne Crescent intersection.

- Provision of a bus bay on the west side of Racecourse Road adjacent to the development or nearby, considering how pedestrians will be able to safely cross Racecourse Road. The bus bay location must be to the satisfaction of Department of Transport and Planning.
- A Concept Layout Plan for the intersection of Watt Road/Racecourse Road, including the identification of any land that may need to be set aside for public ownership for future roundabout to the satisfaction of the Responsible Authority.
- The provision of paths shown in plan and cross section as follows:
 - Footpaths 1.5 metres wide on both sides of internal access through streets where lots face both sides of the street.
 - Footpaths 1.5 metres wide on one side of internal access streets where lots face one side of the street, or a cul de sac, or a street with minimal lots, to the satisfaction of the Responsible Authority.
 - Shared path 3.0 metres wide along the northern side of Watt Road, with an allowable reduction to 2.5 metres near existing utility poles.
 - The shared path along Watt Road to be widened on the north side of the existing path.
- Provision of safe pedestrian crossing points:
 - Through the Racecourse Road landscape buffer.
 - On Watt Road close to Racecourse Road including a pedestrian refuge.
- All splays on property corners at intersections to be at least 3 metres by 3 metres.
- All vehicle crossings to be constructed in reinforced concrete with an exposed aggregate surface to match the footpaths.
- All rear loaded access to be a minimum of 5.5 metres wide.
- Any long straight streets to have traffic calming mechanism to indicate to motorists they are in a low-speed environment.
- An assessment of the impact of the proposed use and development on the wider transport network, and in particular the major intersections at Racecourse Road / Bungower Road and Racecourse Road / Mornington-Tyabb Road, and proposed necessary mitigation works, if any, if the site accommodates more than 216 dwellings.

Infrastructure and stormwater management strategy

An Infrastructure Plan to include:

- The identification of all existing and proposed infrastructure requirements and easements (water, sewerage, drainage, electricity, gas and telecommunication services) to service the development.
- Details of any services that will need to be relocated within the development area.
- Whether services will be provided above or below ground.

A Stormwater Management Strategy to the satisfaction of Melbourne Water and the Responsible Authority to include:

- Internal and external drainage catchments, the potential downstream stormwater impacts from development and any necessary flood mitigation measures.
- Drainage easements designed to convey the 10-year ARI storm event underground.
- The treatment of stormwater, water quality and the reduction of run-off and downstream flows having regard to Best Practice Environmental Management (BPEM) objectives and Integrated Water Management (IWM) opportunities in accordance with the Smart Water Plan (Mornington Peninsula (2018).
- Incorporating Water Sensitive Urban Design principles and the 'major/minor' approach to stormwater management, in accordance with the latest Australian Rainfall & Run-off 2019 (ARR19).

MORNINGTON PENINSULA PLANNING SCHEME

- Easement creation and/or widening and realignment as necessary to ensure adequate provision for pipe-laying and maintenance, both within the development Precinct, and to external affected properties.
- A stormwater management system that ensures peak discharge rates.
- Land required for drainage purposes must be transferred to the drainage authority or municipal council at no cost.
- All land transferred to or vested in the municipal council under this requirement must be developed and landscaped in accordance with any approved landscape plan to the satisfaction of the responsible authority.

Acoustic attenuation measures

An acoustic report prepared by a suitably qualified acoustic engineer must be submitted to the satisfaction of the Responsible Authority and include an assessment of existing noise sources that may impact the amenity of future dwellings or other habitable buildings located in the precinct. The acoustic report is to identify any acoustic mitigation measures required to ensure noise levels inside any future dwellings or other habitable buildings located in the precinct will be acceptable and comply with noise limits established under the relevant requirements and standards, including but not limited to the Environment Protection Act 2017 (Vic), Environment Protection Regulations 2021 (Vic), Environmental Reference Standard and Noise Protocol (EPA Publication 1826.5), as applicable.

For the purposes of assessing music noise, the assessment may be conducted on the basis of internal noise levels.

The existing noise sources to be addressed in the acoustic report must include:

- Industrial noise from industrial zoned land to the north of the precinct;
- Industrial noise from industrial zoned land to the south of the precinct;
- Noise from public use zoned land to the south of the precinct;
- Music noise associated with internal functions and outdoor concerts at the Mornington Racecourse to the east of the precinct;
- Noise from public address system/s at the Mornington Racecourse to the east of the precinct; and
- Traffic noise from Watt Road and Racecourse Road.

Lots that directly abut industry to the north, Racecourse Road to the east and Watt Road to the south are required to:

- Achieve internal noise levels no greater than 35 dB(A) (assessed as an LAeq,8 h from 10pm to 6am) and 55 dB LAmax for bedrooms of a dwelling or other habitable building
- Achieve internal noise levels no greater than 40 dB(A) (assessed as an LAeq,16 h from 6am to 10pm) for bedrooms of a dwelling or other habitable building

Environmentally sustainable development

A Sustainable Subdivision Management Plan, using the CASBE template or similar assessment tool, outlining proposed measures including to:

- Improve energy efficiency and increase use of renewable energy.
- Water conservation and recycling.
- Integrated Water Management and Water Sensitive Urban Design (WSUD).
- Sustainable transport.
- Waste minimisation and waste and resource recovery.
- Urban ecology and Green Infrastructure including landscaping considerations.
- Climate resilience, including urban heat reduction.
- Universal design for access and mobility.

MORNINGTON PENINSULA PLANNING SCHEME

- Indoor environment quality

Environment and landscape concept plan

An Ecological Assessment and Native Vegetation Management Plan to include:

- the identification and assessment of the ecological value of flora, fauna and habitat areas on the land and recommendations for the retention, conservation and management of native vegetation.
- the provision of offsets for the removal of vegetation where necessary, to the satisfaction of the Responsible Authority.

An Arboricultural Assessment of all existing vegetation prepared by a suitably qualified person(s) that identifies any significant trees or vegetation on the land, any existing street trees, roadside vegetation and grassed road verges.

A Landscape Concept Plan for public open space areas, streets and tree reserves to include:

- The retention and integration of existing canopy trees or group plantings of Australian native trees into road reserves, tree reserves or open space.
- The retention and integration of existing cypress windrows along the western side of Woodbyne Crescent.
- The inclusion of indigenous canopy trees into the street tree design.
- The retention of large or significant individual trees via the isolation of Tree Protection Zones on both public land and private lots.
- Details of proposed treatments to manage sensitive interfaces between residential and non-residential land uses (including proposed landscaping, fences and vegetation to be retained, if possible).
- Details of proposed landscape themes, treatments (including proposed landscaping, fences and vegetation to be retained if possible) and cross-section concepts for lots that front Racecourse Road and Watt Road to create a strong landscape theme along the frontages.
- Concept plans for public open space reserves to show indicative landscape treatments (such as seating, lighting and paving materials) and any other infrastructure and the use of local indigenous plant species where appropriate.
- The retention of any identified existing remnant trees which contain hollows or provide a food source for native fauna.
- The retention of existing vegetation and provision of additional landscape planting along existing drainage corridors to allow for the movement of fauna.

Staging plan

A Staging Plan indicating:

- The indicative staging of development including road, infrastructure, servicing, public realm, and landscape works, including the trigger points for the provision of all required infrastructure.
- Access to all lots being subdivided.
- Temporary drainage solutions in the event the ultimate drainage solution is not to be completed at the first stage.
- Alternate sewerage arrangements in the event the ultimate sewerage solution is not to be completed at the first stage.

Confirmation that the landowner or developer will carry out the development, maintenance, retirement, reinstatement and all associated costs of any temporary drainage and stormwater solutions as part of the infrastructure staging report.

Development Concept Plan

MORNINGTON PENINSULA PLANNING SCHEME



Planning Scheme Amendment C247morn documents – Adoption
(Document 9 - Permit P23/2400 - 23 pages)

Form 9

PLANNING PERMIT GRANTED UNDER SECTION 96I OF THE PLANNING AND ENVIRONMENT ACT 1987	Permit No:	P23/2400
	Planning Scheme:	Mornington Peninsula
	Responsible Authority:	Mornington Peninsula Shire

ADDRESS OF THE LAND:

4, 6, 8 and 10 Woodbyne Crescent, Mornington VIC 3931
 Lot 2 PS 346179 Vol 10330 Fol 364
 Lot 3 PS 346179 Vol 10330 Fol 365
 Lot 4 PS 346179 Vol 10330 Fol 366
 Lot 5 PS 346179 Vol 10330 Fol 367
 Reserve No. 1 PS 346179

PLANNING SCHEME CLAUSE	MATTER FOR WHICH THE PERMIT HAS BEEN GRANTED
Clause 32.09-3 (NRZ)	Subdivide land
Clause 42.02-2 (VPO1)	Remove, destroy or lop any vegetation specified in a schedule to this overlay
Clause 52.02	Reserves and other similar land (Subdivision Act 1988, 24A)
Clause 52.17-1	Remove, destroy or lop native vegetation, including dead native vegetation.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Conditions Nos. 1 to 52 inclusive

Amended Plans

1. Prior to the commencement of the development and prior to the certification of a Plan of Subdivision, amended plans and documents to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, and endorsed accordingly, these plans and documents will form part of this permit. Plans are to be dimensioned and drawn to scale. The plans and documents must be generally in accordance with submitted plans, but modified to show:

Date Issued: XX/XX/XXXX Date permit comes into operation: XX/XX/XXXX	Signature for the Responsible Authority:

Form 9

PLANNING PERMIT GRANTED UNDER SECTION 96I OF THE PLANNING AND ENVIRONMENT ACT 1987	Permit No:	P23/2400
	Planning Scheme:	Mornington Peninsula
	Responsible Authority:	Mornington Peninsula Shire

- a. Provision of a Plan of Subdivision, prepared by a suitably qualified land surveyor, showing all bearings, distances, levels, lot numbers and reserves. The Plan of Subdivision must also show:
 - i. Appropriate minimum 2.0 metre wide drainage easements in favour of the Mornington Peninsula Shire Council.
 - ii. Appropriate drainage reserves in favour of Mornington Peninsula Shire Council.
 - iii. Appropriate sewerage easements, in favour of South East Water, for all existing or proposed South East Water sewers located within the land.
 - iv. Areas set aside as suitable sites for reserves for electric substations required to service the lots for use by United Energy.
 - v. Appropriate easements for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new power lines to service the lots or adjust the positioning of existing easements
 - vi. Appropriate splays at all intersections.
 - vii. Roads named in accordance with *Australia/New Zealand Standards for Rural and Urban addressing and Naming rules for places in Victoria, Statutory requirements for naming roads, features and localities – 2016*.
- b. A Functional Layout Plan in accordance with Condition 7 of this Permit.
- c. A Landscape Plan in accordance with Condition 8 of this Permit.
- d. A Tree Management and Protection Plan in accordance with Condition 14 of this Permit.
- e. Amended plans as required to show any design modifications; special construction methods or special construction materials required to comply with the recommendations resulting from Condition 1(d) above.
- f. Engineering Plans in accordance with Condition 20 of this Permit.

Date Issued: XX/XX/XXXX Date permit comes into operation: XX/XX/XXXX	Signature for the Responsible Authority:

Form 9

PLANNING PERMIT GRANTED UNDER SECTION 96I OF THE PLANNING AND ENVIRONMENT ACT 1987	Permit No:	P23/2400
	Planning Scheme:	Mornington Peninsula
	Responsible Authority:	Mornington Peninsula Shire

- g. The location and dimensions of new open space reserves of at least equivalent area to the part of Reserve No. 1 PS 346179 from which reserve status is to be removed pursuant to this Permit.

Layout not altered

- The approved subdivision and development as shown on the endorsed plans must not be altered with the prior written consent of the Responsible Authority (Unless otherwise specified by a condition of this permit, consent is not required for any buildings and works which do not require a planning permit under the Mornington Peninsula Planning Scheme).

Compliance with Development Plan

- The subdivision and development must be carried out in accordance with the requirements of the approved development plan and section 4.0 of Schedule 25 to the Development Plan Overlay to the satisfaction of the Responsible Authority.

Land to be vested in Council

- Any public open space and any road as vested in the Responsible Authority as a public open space reserve, drainage reserve or a road reserve respectively is to be provided at no cost to the Responsible Authority.
- A plan to remove reserve status from Reserve No. 1 PS 346179 (or part thereof) must not be certified unless replacement public open space of equivalent area and in a location to Council's satisfaction has been, or will by registration of the same plan be, vested in Council at no cost to Council.

Date Issued: XX/XX/XXXX
Date permit comes into operation: XX/XX/XXXX

Signature for the Responsible Authority:

Form 9

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Memorandum of Common Provisions

6. Before the certification of any plan of subdivision, a Memorandum of Common Provisions must be submitted to the Responsible Authority for approval. Once approved, the Memorandum of Common Provisions will be endorsed and form part of the permit. The Memorandum of Common Provisions must include the Masterplan requirements and a Sustainable Subdivision Management Plan specified in section 4.0 of Development Plan Overlay Schedule 25 to the satisfaction of the Responsible Authority. The Memorandum of Common Provisions must be registered on the Certificate of Title of each new residential lot.

The land owner/s must pay the reasonable costs of the preparation, review, execution, and registration of the Memorandum of Common Provisions on each title.

Functional Layout Plan

7. Prior to the certification of the Plan of Subdivision, a Functional Layout Plan for the subdivision, must be submitted to and approved by the Responsible Authority. The Functional Layout Plan must be in accordance with the approved subdivision layout, the approved development plan and the requirements at section 4.0 of Schedule 25 to the Development Plan Overlay. When approved, the Functional Layout Plan will be endorsed and will then form part of the permit. The Functional Layout Plan must be drawn to scale, with dimensions, and must show:
- The subdivision layout, including street names, lot areas, lot numbers and the width of each road reserve;
 - Topography and existing features, including contours for the subject land and any affected adjacent land;
 - Details of Notional Root Zones for all trees to be retained on site;
 - Any trees to be removed from the site clearly designated;

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- e. Typical cross-sections for each road, demonstrating service offsets and street trees;
- f. A table of utility services and street trees;
- g. Road and traffic management information, including:
 - i. The location and alignment of kerbs, indented parking bays, footpaths, shared paths, traffic control devices (signals, roundabouts, splitter islands, etc.) including critical swept path diagrams and turning templates;
 - ii. Traffic calming measures throughout the subdivision to the satisfaction of the Responsible Authority.
 - iii. Measures to prevent unauthorised vehicle access from the Racecourse Road reserve.
- h. The location of vehicle crossings to each lot;
- i. Works external to the subdivision, including both interim and ultimate access requirements;
- j. The provision of on-street parking for all lots at a rate of one car space per two dwellings.
- k. A lighting plan showing standard street lighting, including street lighting being provided in Watt Road at the intersection with Woodbyne Crescent.
- l. A signage and line-marking plan detailing all signage and line-marking within the subdivision to ensure that the roads are adequately signed and delineated.

Landscape Plan

- 8. Prior to the certification of the Plan of Subdivision, a detailed Landscape Plan for all road reserves, public open space reserve and drainage

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reserves (where applicable) must be submitted and approved to the satisfaction of the Responsible Authority and when approved the plan will become the endorsed Landscape Plan under this permit. This plan must be generally in accordance with the Landscape Master Plan dated June 2023 prepared by Plan E Landscape Architects, and in accordance with the approved development plan and section 4.0 of Schedule 25 to the Development Plan Overlay, and must show:

- a. Details of surface treatments and dimensions of all footpaths (including paper road).
- b. The location of all vegetation to be planted within road reserves, paper roads, public open space reserves and drainage reserves.
- c. Street trees to be planted at a minimum rate of one tree per lot (inclusive of future medium density lots).
- d. A planting schedule of all proposed street tree and trees, shrubs and ground covers within reserves, including botanical names, common names, pot sizes, sizes at planting, sizes at maturity and quantities of each plant.
- e. The proposed location, materials, finishes, suppliers, details, and final set out of pavement, structures and street furniture, with these items provided to Council's specifications.
- f. The provision of park furniture and playground equipment to the satisfaction of the Responsible Authority and to Council specifications.
- g. Appropriate fencing provided to reserves with location, height and type of fencing detailed.
- h. Standard 150 mm square timber bollards at 1.50 metre maximum centres to prevent vehicular access to all drainage and public open space reserves, with removable timber bollards to provide access for maintenance vehicles.

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Vegetation Removal

9. The extent of clearing of vegetation as shown on the endorsed plans must not be altered or modified without the consent of the Responsible Authority.
10. All disturbed surfaces on the land must be revegetated and stabilised to the satisfaction of the Responsible Authority.

Offset Requirement

11. To offset the removal or consequential loss of 0.089 hectares of native vegetation the permit holder must secure a native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DEECA 2025) as specified below:
 - A general offset of 0.017 general habitat units:
 - located within the Port Phillip and Westernport CMA or Mornington Peninsula Shire municipal district
 - with a minimum strategic biodiversity score of at least 0.111.
12. Before any native vegetation is removed evidence that the required offset has been secured must be provided to the satisfaction of the responsible authority. This evidence is one or both of the following:
 - an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site and/or;
 - credit extract(s) allocated to the permit from the Native Vegetation Credit Register.

A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence by the responsible authority, a copy of the endorsed offset evidence must be provided to the Department of Energy, Environment and Climate Action.

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Protection of Fauna

13. An appropriately certified zoologist or wildlife handler must be present during all vegetation removal operations to ensure any affected wildlife is not harmed and is removed from the subject land to an appropriate relocation site or relocated onsite to an appropriate location away from the works area to the satisfaction of the Responsible Authority.

Tree Protection and Management Plan

14. Prior to the commencement of any buildings and works on the land, a Tree Management and Protection Plan (TMPP) prepared by a Level V (AQF) Arborist and in accordance with *Australian Standard AS 4970-2025 Protection of trees on development sites* must be submitted to and approved by the Responsible Authority. The TMPP must reference the Tree Retention Plan prepared by Charlton Degg (Revision 7 dated 24/03/2023). The TMPP must also provide the following, to the satisfaction of the Responsible Authority:
- Accurate tree details including species, condition (health and structure), physical size and Structural Root Zones (SRZ) and Notional Root Zone (NRZ) for all trees to be retained.
 - The level of encroachment from any buildings and works including but not limited to drainage, topography changes, excavation or construction (including the installation of services).
 - Details of all works and or construction activities (including potential construction activities) and how these will be managed ensuring that any protected tree remains viable.
 - The requirements for non-destructive excavation for any encroachment as noted above where there may be encroachment greater than 10% of the tree protection zone area.
 - Pruning requirements for each tree as applicable in accordance with the Australian Standard AS 4373- 2007-Pruning of Amenity Trees.
 - Tree protection fencing, signage, or other protection measures (such as ground protection or supplementary measures such as irrigation etc.

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Tree protection measures must be drawn to scale in a tree protection plan.

- g. Ongoing maintenance of the tree protection area during and post construction.

15. All protection measures identified in the TMPP must be implemented, and development works undertaken on the land must be undertaken in accordance with the TMPP, to the satisfaction of the Responsible Authority.
16. Prior to the commencement of any demolition, excavation or works; and during all stages of development, the Tree Protection Zones (TPZ), Tree Protection Fencing, Recommendations and Tree Protection Measures identified in the approved TMPP must be implemented, complied with and certified to the satisfaction of the Responsible Authority.
17. No trenching or soil excavation is to occur within the Notional Root Zone (NRZ) and Tree Protection Zones of retained trees unless shown on the endorsed plans without the prior written consent of the Responsible Authority. No vehicular or pedestrian access, storage or dumping of tools, equipment or waste is to occur within the Tree Protection Zone.
18. Prior to the issue of a Statement of Compliance, a final certified copy of the TMPP, demonstrating that compliance with the plan has been implemented and achieved, must be submitted to the Mornington Peninsula Shire Planning Department to the satisfaction of the Responsible Authority,

Referral of the Plan

19. The plan of subdivision submitted for certification must be referred to relevant authorities in accordance with Section 8 of the *Subdivision Act 1988*.

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Engineering Plans

20. Prior to the commencement of works, detailed Engineering Plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved these plans and documents will form part of this permit. The Engineering Plans must show:

- a. Roadways, intersection upgrades, shared paths and footpaths in accordance with the Transport and Movement Plan endorsed under Schedule 25 to the Development Plan Overlay.
- b. Woodbyne Crescent being widened in accordance with the Transport and Movement Plan, with a geotechnical investigation of the existing road pavement and pavement design and pavement upgrade based on future traffic volume from the increased number of properties with access via this road, to the satisfaction of the Responsible Authority.
- c. A splitter island with pedestrian refuge at the intersection of Watt Road and Racecourse Road to the satisfaction of the Responsible Authority.
- d. A reinforced concrete bus bay in Racecourse Road in the vicinity of the Watt Road and Racecourse Road intersection to the satisfaction of the Responsible Authority.
- e. Asphalt surfaced road pavements generally with carriageway widths of 5.5 metres, or other width to the satisfaction of the Responsible Authority, plus indented exposed aggregate concrete parking bays, and concrete kerb and channel with agricultural drains installed behind all kerb and channel.
- f. Any temporary roads must be constructed to the same standard as permanent roads.
- g. All road pavements being in designed in accordance with the requirements of a geotechnical investigation and pavement design report.

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- h. All lots and roads being provided with full underground drainage to cater for a post development 10% Annual Exceedance Probability storm event and the road system or overland flow paths with drainage reserves being used to convey the balance of a post development 1% Annual Exceedance Probability flow.
- i. All areas being drained by means of an underground drainage system to retain a post development 1% Annual Exceedance Probability storm event for the critical storm duration. Discharge must be limited to an equivalent pre-development flow based on a 20% Annual Exceedance Probability storm event for the critical storm duration.
- j. Stormwater detention being provided in a detention basin storage with a permanent constructed wetland within the basin, located in the north-western corner of No. 5 Woodbyne Crescent, or alternatively, a temporary stormwater detention basin being provided in another location.
- k. Provision of a drainage system on the site being designed to ensure stormwater runoff exiting the site meets the current best practice performance objectives for stormwater quality, as contained in the Urban Stormwater Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999).
- l. Each lot being provided with a reinforced concrete vehicle crossing and a property drainage inlet located within the lot.
- m. Nature strips being surfaced with 75mm of approved loamy type topsoil finished true to grade level and sown with grass.
- n. Appropriate service conduits with location marks in the kerb and channel being provided for each lot (or as required).

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- o. A lighting plan showing standard street lighting, including street lighting being provided in Watt Road at the intersection with Woodbyne Crescent.
- p. Street name signs, regulatory signs, speed zone signs, posts and brackets being provided and installed.
- q. A signage and line-marking plan detailing all signage and line-marking within the subdivision to ensure that the roads are adequately signed and delineated.
- r. Standard fire plug indicators (with blue reflectors fitted both sides) and blue road reflectors being provided and installed.
- s. Provision for maintenance vehicle access from a Council Road reserve into the drainage reserve and retarding basin, and into any other reserve, including a reinforced concrete vehicle crossing where required by the Responsible Authority.
- t. The removal from the subject land of any excess excavated material from all construction within the site.
- u. Any existing open drainage channels being drained, cleaned out and filled to the satisfaction of the Responsible Authority. On completion of the filling, the standard of compaction which has been achieved must be to the satisfaction of the Responsible Authority.
- v. On-street car parking bays throughout the subdivision to the satisfaction of the Responsible Authority.
- w. Traffic calming measures throughout the subdivision to the satisfaction of the Responsible Authority.
- x. Standard 150 mm square timber bollards at 1.50 metre maximum centres to prevent vehicular access to public open space, drainage and

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other reserves, with removable timber bollards to provide access for maintenance vehicles.

- y. Temporary reinforced concrete surfaced turning areas for a 9.60 metre long waste collection vehicle to all roads where permanent turning areas have not yet been provided.
- z. Notional Root Zones (NRZs) impacted by the works, or as shown on any other development plans and documents.
- aa. Drainage works designed to avoid NRZs and Tree Protection Zones (TPZs) where possible.
- bb. Proposed methodologies for complying with AS4970-2025 (Protection of trees on development sites) for any works that are required within TPZs.
- cc. A Hydrological Peer Review Report prepared by a suitably qualified and experienced Hydrology Engineer for all Flood Modelling Reports, which must be amended if required to the written satisfaction of the Peer Reviewer, and a copy of the Peer Review Report/s, any amended Flood Modelling Report/s which may arise as a result of the Peer Review Report/s, and written confirmation from the Peer Reviewer that they are now satisfied with the Flood Modelling Report/s, all lodged with the Responsible Authority.

Construction and Traffic Management

- 21. Prior to the commencement of any works, a site-specific Major Construction Management Plan (CMP) must be submitted to and endorsed by the Responsible Authority. This CMP must be based on the standard Major CMP template found on the Mornington Peninsula Shire's website. When approved, the CMP will be endorsed and form part of the Planning Permit. The endorsed CMP must be implemented to the satisfaction of the Responsible Authority prior to, and during the works.

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22. Prior to the commencement of works, a site-specific Traffic Management Plan (TMP) must be submitted to and endorsed by the Responsible Authority. When approved, the TMP will be endorsed and form part of the Planning Permit. The TMP must then be implemented to the satisfaction of the Responsible Authority prior to and during construction of the subdivision works.

Soil Management Plan

23. Prior to the commencement works, a site-specific Soil Management Plan must be submitted to and endorsed by the Responsible Authority. The Soil Management Plan must ensure that all soils are handled appropriately and that any visual or olfactory evidence of contamination or unexpected finds (such as Underground storage or septic tanks, asbestos containing material or odorous/stained soils) are managed and/or remediated in accordance with the relevant standards and guidelines. When approved, the CMP will be endorsed and form part of the Planning Permit. The Soil Management Plan must then be implemented to the satisfaction of the Responsible Authority prior to and during construction of the subdivision works.

Section 173 Agreement - Temporary Drainage Reserve

24. Prior to the commencement of any works, if a permanent detention basin and permanent wetland has not been constructed in the north-western corner of No. 5 Woodbyne Crescent, the owner/s of the land must enter into an agreement with the Responsible Authority, pursuant to Section 173 of the *Planning and Environment Act 1987*. This agreement must be registered by the Responsible Authority pursuant to Section 181 of the *Planning and Environment Act 1987* on the title of the subject land prior to approval of the subdivision.

This agreement must provide for:

- a. A temporary drainage detention basin being constructed in accordance with engineering plans approved by the Responsible Authority in a location other than the north-western corner of No. 5

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Woodbyne Crescent prior to the transfer of any lot created by the subdivision or the occupation of any lot created by the subdivision, whichever occurs first.

- b. The temporary drainage detention basin not being located on land which is to become a Council reserve.
- c. The maintenance of the temporary drainage detention basin being carried out by the owner of the land upon which the temporary detention basin is located to the satisfaction of the Responsible Authority, with all maintenance costs being borne by the owner of the land.
- d. After the commissioning of a stormwater detention basin and permanent wetland in the north-western corner of No. 5 Woodbyne Crescent, the decommissioning and reinstatement of any temporary drainage detention basin and associated infrastructure being carried out by the owner of the land upon which the temporary detention basin is located within six months, with all decommissioning and reinstatement costs being borne by the owner of the land.

The costs in preparation and registration of such agreement are to be met by the subdivider and must be paid prior to the registration of the agreement.

The above condition will be deemed to be satisfied and the Responsible Authority will waive the need for the subdivider to enter into an Agreement, if a drainage detention basin and permanent wetland has been completed in the north-western corner of No. 5 Woodbyne Crescent in accordance with engineering plans approved by the Responsible Authority as part of another planning permit.

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Section 173 Agreement – DPO25

25. Before a Statement of Compliance is issued under the *Subdivision Act 1988*, the owner/s of the land must enter into an agreement with the Responsible Authority, pursuant to Section 173 of the *Planning and Environment Act 1987*. This agreement must be registered by the Responsible Authority pursuant to Section 181 of the *Planning and Environment Act 1987* on the title of the subject land prior to approval of the subdivision. The agreement/s must be prepared to the satisfaction of the Responsible Authority and provide for:

- a. A financial contribution for the provision of social or affordable housing equivalent to that is the lesser of:
 - i. 5% of the englobo land gross realisable value prior to rezoning of the land under Scheme Amendment C247morn;
 - ii. 1.75% of englobo land gross realisable value post rezoning of the land under Scheme Amendment C247morn.
- b. Construction of all transport mitigation works and measures recommended in the Transport and Movement Plan forming part of the approved development plan as per the requirements of section 4.0 of Schedule 25 to the Development Plan Overlay.
- c. Transfer to or vesting in the relevant road authority as a public road any land required to provide the transport mitigation works and measures recommended in the Transport and Movement Plan forming part of the approved development plan as per the requirements of section 4.0 of Schedule 25 to the Development Plan Overlay.
- d. Construction of all drainage works and measures recommended in the Drainage Strategy forming part of the approved development plan as per the requirements of section 4.0 of Schedule 25 to the Development Plan Overlay.

The land owner/s must pay the reasonable costs of the preparation, execution, and registration of the Section 173 Agreement/s.

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DPO25 – Acoustic Amenities

26. Before a Statement of Compliance is issued under the *Subdivision Act 1988* or development starts for any dwelling or other building to be used for Accommodation (whichever occurs first), an acoustic report prepared by a suitably qualified acoustic engineer must be submitted to and be endorsed by the Responsible Authority. The report must respond to the acoustic report approved as part of the Development Plan under section 4.0 of Development Plan Overlay Schedule 25 and prescribe the form of acoustic mitigation measures required for any future dwelling or other building to be used for Accommodation on the subject land.

27. Before a Statement of Compliance is issued under the *Subdivision Act 1988* or development starts for any dwelling or other building to be used for Accommodation (whichever occurs first), the land owner/s must enter into an agreement (or a number of separate agreements as appropriate) with the Responsible Authority pursuant to Section 173 of the *Planning and Environment Act 1987*. The agreement/s must be prepared to the satisfaction of the Responsible Authority and provide for the implementation and maintenance of the acoustic attenuation measures identified in the endorsed acoustic report.

The land owner/s must pay the reasonable costs of the preparation, review, execution, and registration of the Section 173 Agreement.

Statement of Compliance

28. Prior to the issue of a Statement of Compliance, the subdivider must, in accordance with the endorsed plans, engineering plans and specifications, and to the satisfaction of the Responsible Authority:

- a. Construct all required stormwater management and drainage works (including any required temporary stormwater detention basin).

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- b. Construct all required roadworks, including upgrades to existing roads, signage, linemarking, street lighting, car parking, traffic calming measures.
 - c. Construct access to each lot via a fully sealed vehicle crossing.
 - d. Carry out all landscaping works.
 - e. Construct all footpaths, street and park furniture, facilities, lighting and related infrastructure.
 - f. Construct any required fencing.
 - g. Construct any required temporary reinforced concrete surfaced turning areas.
 - h. Remove any excess excavated material from all construction within the site.
 - i. Install all utilities, services, hydrants and fire plug indicators.
29. Prior to the issue of a Statement of Compliance, the applicant must demonstrate to the Responsible Authority that water quality features will be implemented in accordance with clause 56.07-4 of the planning scheme.
30. Prior to the issue of a Statement of Compliance, the subdivider must remove all existing buildings and redundant driveways/crossovers, to the satisfaction of the Responsible Authority.
31. Prior to the issue of a Statement of Compliance, the subdivider must decommission and remove all septic tanks in accordance with EPA Publication 891.4.
32. Prior to the issue of a Statement of Compliance, trees to be retained within land to vested in the Responsible Authority must be pruned as necessary

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to mitigate hazards to the public and park/reserve infrastructure, to the satisfaction of the Responsible Authority.

33. Prior to the issue of a Statement of Compliance, the subdivider must provide to Council the schedule of quantities and rates for the construction of works.
34. Prior to the issue of a Statement of Compliance, the subdivider must pay to Council appropriate fees for plan checking and supervision.
35. Prior to the issue of a Statement of Compliance, the subdivider must provide drainage asset information in "D-Spec" using ESRI Shapefile to the Responsible Authority. Please refer to <http://www.dspect.com.au> for further information.
36. Prior to the issue of a Statement of Compliance, the owner must, to the satisfaction of the Responsible Authority, acquire an easement for the purposes of drainage in favour of the Mornington Peninsula Shire over any land through which discharge from existing or new Council drainage assets flows, other than the land on which a temporary stormwater detention basin is located.

Completion and Maintenance of Landscaping

37. Prior to the issue of a Statement of Compliance, the landscaping works shown on the approved landscape plan must be carried out and completed to the satisfaction of the Responsible Authority.
38. Prior to the issue of a Statement of Compliance, any defects notified by the Responsible Authority must be rectified. All costs associated with the works during the maintenance period must be borne by the permit holder.

Telecommunications

39. The owner of the land must enter into an agreement with:

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- a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
- a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

40. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

- a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
- a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

South East Water

41. The owner of the subject land must enter into an agreement with South East Water for the provision of drinking water supply and fulfil all requirements to its satisfaction.

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42. The owner of the subject land must enter into an agreement with South East Water for the provision of sewerage and fulfil all requirements to its satisfaction.
43. All lots on the Plan of Subdivision are to be provided with separate connections to our drinking water supply and sewerage systems.
44. Prior to certification, the Plan of Subdivision must be referred to South East Water, in accordance with Section 8 of the *Subdivision Act 1988*.

United Energy

45. The plan of subdivision submitted for certification under the *Subdivision Act 1988* shall be referred to the Distributor in accordance with Section 8 of that Act.
46. The applicant shall provide electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards.
47. The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).
48. The applicant shall, when required by the Distributor, set aside area with the subdivision for the purposes of establishing a substation or substations.
49. The applicant shall establish easements on the subdivision, for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new power lines to service the lots or adjust the positioning of existing easements.

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Country Fire Authority

50. Prior to the issue of a Statement of Compliance under the *Subdivision Act 1988* the following requirements must be met to the satisfaction of the CFA:

- Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of building envelopes, the rear of the lots) must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured as a hose would be laid on the ground. Not over obstructions, such as fences, or over side and rear boundaries.
- The hydrants must be identified with marker posts and blue road reflectors and white road triangles (as applicable).

51. Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width:

- The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 metres. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.
- Curves must have a minimum inner radius of 10 metres.
- Have a minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metres on each side and 4 metres above the access way.
- Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8 metres (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by the relevant fire authority may be used as alternatives.

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Expiry

52. This permit will expire if one of the following circumstances applies:

- The plan of subdivision is not certified within 5 years of the date of this permit.
- The development is not completed within 8 years of the date of this permit.

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:

1. Before any works on public land start, a permit to take protected flora under the *Flora and Fauna Guarantee Act 1988* is required. To obtain a Protected Flora Permit or further information, please contact DEECA Natural Environment Programs (Port Phillip Region) at ppr.nep@deeca.vic.gov.au
2. The granting of this permit does not exempt the holder of this permit from the requirements of other Commonwealth and State legislation or policy.

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Planning Scheme Amendment C247morn documents – Adoption
(Document 10 - Permit 23/2402 - 22 Pages)

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ADDRESS OF THE LAND:

2 and 5 Woodbyne Crescent, Mornington VIC 3931
 1 and 2 Albany Way, Mornington VIC 3931
 Lot 1 PS 346179 Vol 10330 Fol 363
 Lot 7 PS 346179 Vol 10330 Fol 369
 Lot 9 PS 346179 Vol 10330 Fol 371
 Lot 10 PS 346179 Vol 10330 Fol 372

PLANNING SCHEME CLAUSE	MATTER FOR WHICH THE PERMIT HAS BEEN GRANTED
Clause 32.09-3 (NRZ)	Subdivide land
Clause 42.02-2 (VPO1)	Remove, destroy or lop any vegetation specified in a schedule to this overlay
Clause 52.02	Reserves and other similar land (Subdivision Act 1988, 24A)
Clause 52.17-1	Remove, destroy or lop native vegetation, including dead native vegetation.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Conditions Nos. 1 to 50 inclusive

Amended Plans

1. Prior to the commencement of the development and prior to the certification of a Plan of Subdivision, amended plans and documents to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, and endorsed accordingly, these plans and documents will form part of this permit. Plans are to be dimensioned and drawn to scale. The plans and documents must be generally in accordance with submitted plans, but modified to show:

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- a. Provision of a Plan of Subdivision, prepared by a suitably qualified land surveyor, showing all bearings, distances, levels, lot numbers and reserves. The Plan of Subdivision must also show:
- i. Appropriate minimum 2.0 metre wide drainage easements in favour of the Mornington Peninsula Shire Council.
 - ii. Appropriate drainage reserves in favour of Mornington Peninsula Shire Council.
 - iii. Appropriate sewerage easements, in favour of South East Water, for all existing or proposed South East Water sewers located within the land.
 - iv. Areas set aside as suitable sites for reserves for electric substations required to service the lots for use by United Energy.
 - v. Appropriate easements for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new power lines to service the lots or adjust the positioning of existing easements
 - vi. Appropriate splays at all intersections.
 - vii. Roads named in accordance with *Australia/New Zealand Standards for Rural and Urban addressing and Naming rules for places in Victoria, Statutory requirements for naming roads, features and localities – 2016*.
 - viii. A 4 metre wide access easement over lots 15 to 19.
 - ix. Inclusion of a notation on the plan of subdivision which states 'no direct access to lots 16, 17 and 18 from Woodbyne Crescent is allowed, unless otherwise agreed in writing by the Responsible Authority.
- b. A Functional Layout Plan in accordance with Condition 6 of this Permit.
- c. A Landscape Plan in accordance with Condition 7 of this Permit.
- d. A Tree Management and Protection Plan in accordance with Condition 13 of this Permit.

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e. Amended plans as required to show any design modifications; special construction methods or special construction materials required to comply with the recommendations resulting from Condition 1(d) above.

f. Engineering Plans in accordance with Condition 19 of this Permit.

Layout not altered

- The approved subdivision and 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).

Compliance with Development Plan

- The subdivision and development must be carried out in accordance with the requirements of the approved development plan and section 4.0 of Schedule 25 to the Development Plan Overlay to the satisfaction of the Responsible Authority.

Land to be vested in Council

- Any public open space and any road as vested in the Responsible Authority as a public open space reserve, drainage reserve or a road reserve respectively is to be provided at no cost to the Responsible Authority.

Memorandum of Common Provisions

- Before the certification of any plan of subdivision, a Memorandum of Common Provisions must be submitted to the Responsible Authority for approval. Once approved, the Memorandum of Common Provisions will be endorsed and form part of the permit. The Memorandum of Common Provisions must include the Masterplan requirements and a Sustainable

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Subdivision Management Plan specified in section 4.0 of Development Plan Overlay Schedule 25 to the satisfaction of the Responsible Authority. The Memorandum of Common Provisions must be registered on the Certificate of Title of each new residential lot.

The land owner/s must pay the costs of the preparation, review, execution, and registration of the Memorandum of Common Provisions on each title.

Functional Layout Plan

6. Prior to the certification of the Plan of Subdivision, a Functional Layout Plan for the subdivision, must be submitted to and approved by the Responsible Authority. The Functional Layout Plan must be in accordance with the approved subdivision layout, the approved development plan and the requirements at section 4.0 of Schedule 25 to the Development Plan Overlay. When approved, the Functional Layout Plan will be endorsed and will then form part of the permit. The Functional Layout Plan must be drawn to scale, with dimensions, and must show:
 - a. The subdivision layout, including street names, lot areas, lot numbers and the width of each road reserve;
 - b. Topography and existing features, including contours for the subject land and any affected adjacent land.
 - c. Details of Notional Root Zones for all trees to be retained on site;
 - d. Any trees to be removed from the site clearly designated;
 - e. Typical cross-sections for each road, demonstrating service offsets and street trees;
 - f. A table of utility services and street trees;
 - g. Road and traffic management information, including:

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- i. The location and alignment of kerbs, indented parking bays, footpaths, shared paths, traffic control devices (signals, roundabouts, splitter islands, etc.) including critical swept path diagrams and turning templates;
 - ii. Traffic calming measures throughout the subdivision to the satisfaction of the Responsible Authority.
 - iii. Measures to prevent unauthorised vehicle access from the Racecourse Road reserve
- h. The location of vehicle crossings to each lot;
- i. Works external to the subdivision, including both interim and ultimate access requirements;
- j. The provision of on-street parking for all lots at a rate of one car space per two dwellings.
- k. A lighting plan showing standard street lighting, including street lighting being provided in Watt Road at the intersection with Woodbyne Crescent.
- l. A signage and line-marking plan detailing all signage and line-marking within the subdivision to ensure that the roads are adequately signed and delineated.
- m. The location and design of vehicle access to and from Woodbyne Crescent to lots 15 to 19.
- n. Identification of protection measures for identified native vegetation (if any) within the Woodbyne Crescent road reserve adjacent to lots 16, 17, 18 and 19.

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Landscape Plan

7. Prior to the certification of the Plan of Subdivision, a detailed landscape plan for all road reserves, public open space reserve and drainage reserves (where applicable) must be submitted and approved to the satisfaction of the Responsible Authority and when approved the plan will become the endorsed Landscape Plan under this permit. This plan must be generally in accordance with the Landscape Master Plan dated June 2023 prepared by Plan E Landscape Architects, and in accordance with the approved development plan and section 4.0 of Schedule 25 to the Development Plan Overlay, and must show:
- Details of surface treatments and dimensions of all footpaths (including paper road).
 - The location of all vegetation to be planted within road reserves, paper roads, public open space reserves and drainage reserves.
 - Street trees to be planted at a minimum rate of one tree per lot (inclusive of future medium density lots).
 - A planting schedule of all proposed street tree and trees, shrubs and ground covers within reserves, including botanical names, common names, pot sizes, sizes at planting, sizes at maturity and quantities of each plant.
 - The proposed location, materials, finishes, suppliers, details, and final set out of pavement, structures and street furniture, with these items provided to Council's specifications.
 - The provision of park furniture and playground equipment to the satisfaction of the Responsible Authority and to Council specifications.
 - Appropriate fencing provided to reserves with location, height and type of fencing detailed.

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- h. Standard 150 mm square timber bollards at 1.50 metre maximum centres to prevent vehicular access to all drainage and public open space reserves, with removable timber bollards to provide access for maintenance vehicles.
- i. Identification of protection measures (if any) for identified native vegetation within the Woodbyne Crescent road reserve adjacent to lots 16, 17, 18 and 19.

Vegetation Removal

- 8. The extent of clearing of vegetation as shown on the endorsed plans must not be altered or modified without the consent of the Responsible Authority.
- 9. All disturbed surfaces on the land must be revegetated and stabilised to the satisfaction of the Responsible Authority.

Offset Requirement

- 10. To offset the removal or consequential loss of 0.106 hectares of native vegetation the permit holder must secure a native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DEECA 2025) as specified below:
 - A general offset of 0.025 general habitat units:
 - located within the Port Phillip and Westernport CMA or Mornington Peninsula Shire municipal district
 - with a minimum strategic biodiversity score of at least 0.14.
- 11. Before any native vegetation is removed evidence that the required offset has been secured must be provided to the satisfaction of the responsible authority. This evidence is one or both of the following:
 - an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site and/or;

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- credit extract(s) allocated to the permit from the Native Vegetation Credit Register.

A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence by the responsible authority, a copy of the endorsed offset evidence must be provided to the Department of Energy, Environment and Climate Action.

Protection of Fauna

12. An appropriately certified zoologist or wildlife handler must be present during all vegetation removal operations to ensure any affected wildlife is not harmed and is removed from the subject land to an appropriate relocation site or relocated onsite to an appropriate location away from the works area to the satisfaction of the Responsible Authority.

Tree Protection and Management Plan

13. Prior to the commencement of any buildings and works on the land, a Tree Management and Protection Plan (TMPP) prepared by a Level V (AQF) Arborist and in accordance with *Australian Standard AS 4970-2025 Protection of trees on development sites* must be submitted to and approved by the Responsible Authority. The TMPP must reference the Vegetation Retention Plan by KLM Spatial (Version 1 dated 14/02/2022). The TMPP must also provide the following, to the satisfaction of the Responsible Authority:
- Accurate tree details including species, condition (health and structure), physical size and Structural Root Zones (SRZ) and Notional Root Zones (NRZ) for all trees to be retained.
 - The level of encroachment from any buildings and works including but not limited to drainage, topography changes, excavation or construction (including the installation of services).

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- c. Details of all works and or construction activities (including potential construction activities) and how these will be managed ensuring that any protected tree remains viable.
 - d. The requirements for non-destructive excavation for any encroachment as noted above where there may be encroachment greater than 10% of the tree protection zone area.
 - e. Pruning requirements for each tree as applicable in accordance with the Australian Standard AS 4373- 2007-Pruning of Amenity Trees.
 - f. Tree protection fencing, signage, or other protection measures (such as ground protection or supplementary measures such as irrigation etc. Tree protection measures must be drawn to scale in a tree protection plan.
 - g. Ongoing maintenance of the tree protection area during and post construction.
14. All protection measures identified in the TMPP must be implemented, and development works undertaken on the land must be undertaken in accordance with the TMPP, to the satisfaction of the Responsible Authority.
15. Prior to the commencement of any demolition, excavation or works; and during all stages of development, the Tree Protection Zones (TPZ), Tree Protection Fencing, Recommendations and Tree Protection Measures identified in the approved TMPP must be implemented, complied with and certified to the satisfaction of the Responsible Authority.
16. No trenching or soil excavation is to occur within the Notional Root Zone (NRZ) and Tree Protection Zones of retained trees unless shown on the endorsed plans without the prior written consent of the Responsible Authority. No vehicular or pedestrian access, storage or dumping of tools, equipment or waste is to occur within the Tree Protection Zone.
17. Prior to the issue of a Statement of Compliance, a final certified copy of the TMPP, demonstrating that compliance with the plan has been implemented and achieved, must be submitted to the Mornington

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Peninsula Shire Planning Department to the satisfaction of the Responsible Authority,

Referral of the Plan

18. The plan of subdivision submitted for certification must be referred to relevant authorities in accordance with Section 8 of the *Subdivision Act 1988*.

Engineering Plans

19. Prior to the commencement of works, detailed Engineering Plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved these plans and documents will form part of this permit. The Engineering Plans must show:
- Roadways, intersection upgrades, shared paths and footpaths in accordance with the Transport and Movement Plan endorsed under Schedule 25 to the Development Plan Overlay.
 - Woodbyne Crescent being widened in accordance with the Transport and Movement Plan, with a geotechnical investigation of the existing road pavement and pavement design and pavement upgrade based on future traffic volume from the increased number of properties with access via this road, to the satisfaction of the Responsible Authority.
 - A splitter island with pedestrian refuge at the intersection of Watt Road and Racecourse Road to the satisfaction of the Responsible Authority.
 - A reinforced concrete bus bay in Racecourse Road in the vicinity of the Watt Road and Racecourse Road intersection to the satisfaction of the Responsible Authority.
 - Asphalt surfaced road pavements generally with carriageway widths of 5.5 metres, or other width to the satisfaction of the Responsible Authority, plus indented exposed aggregate concrete parking bays, and

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concrete kerb and channel with agricultural drains installed behind all kerb and channel.

- f. All road pavements being in designed in accordance with the requirements of a geotechnical investigation and pavement design report.
- g. All lots and roads being provided with full underground drainage to cater for a post development 10% Annual Exceedance Probability storm event and the road system or overland flow paths with drainage reserves being used to convey the balance of a post development 1% Annual Exceedance Probability flow.
- h. All areas being drained by means of an underground drainage system to retain a post development 1% Annual Exceedance Probability storm event for the critical storm duration. Discharge must be limited to an equivalent pre-development flow based on a 20% Annual Exceedance Probability storm event for the critical storm duration.
- i. Stormwater detention being provided in a detention basin storage with a permanent constructed wetland within the basin, located in the north-western corner of No. 5 Woodbyne Crescent, including the following:
 - i. Silt trap.
 - ii. Wetland stormwater treatment area.
 - iii. The detention volume being capable of retaining a post development 1% Annual Exceedance Probability storm event for the critical storm duration.
 - iv. Discharge from the detention basin being limited to the pre-development flow based on a 20% Annual Exceedance Probability storm event for the critical storm duration.
 - v. Exposed aggregate concrete footpath around perimeter of detention basin.
 - vi. Minimum three (3) park bench seats located adjacent to perimeter footpath.

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- j. Provision of a drainage system on the site being designed to ensure stormwater runoff exiting the site meets the current best practice performance objectives for stormwater quality, as contained in the Urban Stormwater Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999).
- k. Each lot being provided with a reinforced concrete vehicle crossing and a property drainage inlet located within the lot.
- l. Nature strips being surfaced with 75mm of approved loamy type topsoil finished true to grade level and sown with grass.
- m. Appropriate service conduits with location marks in the kerb and channel being provided for each lot (or as required).
- n. A lighting plan showing standard street lighting, including street lighting being provided in Watt Road at the intersection with Woodbyne Crescent.
- o. Street name signs, regulatory signs, speed zone signs, posts and brackets being provided and installed.
- p. A signage and line-marking plan detailing all signage and line-marking within the subdivision to ensure that the roads are adequately signed and delineated.
- q. Standard fire plug indicators (with blue reflectors fitted both sides) and blue road reflectors being provided and installed.
- r. Provision for maintenance vehicle access from a Council Road reserve into the drainage reserve and retarding basin, and into any other reserve, including a reinforced concrete vehicle crossing where required by the Responsible Authority.
- s. The removal from the subject land of any excess excavated material from all construction within the site.

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- t. Any existing open drainage channels being drained, cleaned out and filled to the satisfaction of the Responsible Authority. On completion of the filling, the standard of compaction which has been achieved must be to the satisfaction of the Responsible Authority.
- u. On-street car parking bays throughout the subdivision to the satisfaction of the Responsible Authority.
- v. Traffic calming measures throughout the subdivision to the satisfaction of the Responsible Authority.
- w. Standard 150 mm square timber bollards at 1.50 metre maximum centres to prevent vehicular access to public open space, drainage and other reserves, with removable timber bollards to provide access for maintenance vehicles.
- x. Temporary reinforced concrete surfaced turning areas for a 9.60 metre long waste collection vehicle to all roads where permanent turning areas have not yet been provided.
- y. Notional Root Zone (NRZs) impacted by the works, or as shown on any other development plans and documents.
- z. Drainage works designed to avoid NRZs and Tree Protection Zones (TPZs) where possible.
- aa. Proposed methodologies for complying with AS4970-2025 (Protection of trees on development sites) for any works that are required within TPZs.
- bb. A Hydrological Peer Review Report prepared by a suitably qualified and experienced Hydrology Engineer for all Flood Modelling Reports, which must be amended if required to the written satisfaction of the Peer Reviewer, and a copy of the Peer Review Report/s, any amended Flood Modelling Report/s which may arise as a result of the Peer Review

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Report/s, and written confirmation from the Peer Reviewer that they are now satisfied with the Flood Modelling Report/s, all lodged with the Responsible Authority.

Construction and Traffic Management

20. Prior to the commencement of any works, a site-specific Major Construction Management Plan (CMP) must be submitted to and endorsed by the Responsible Authority. This CMP must be based on the standard Major CMP template found on the Mornington Peninsula Shire's website. When approved, the CMP will be endorsed and form part of the Planning Permit. The endorsed CMP must be implemented to the satisfaction of the Responsible Authority prior to, and during the works.
21. Prior to the commencement of works, a site-specific Traffic Management Plan (TMP) must be submitted to and endorsed by the Responsible Authority. When approved, the TMP will be endorsed and form part of the Planning Permit. The TMP must then be implemented to the satisfaction of the Responsible Authority prior to and during construction of the subdivision works.

Soil Management Plan

22. Prior to the commencement works, a site-specific Soil Management Plan must be submitted to and endorsed by the Responsible Authority. The Soil Management Plan must ensure that all soils are handled appropriately and that any visual or olfactory evidence of contamination or unexpected finds (such as Underground storage or septic tanks, asbestos containing material or odorous/stained soils) are managed and/or remediated in accordance with the relevant standards and guidelines. When approved, the CMP will be endorsed and form part of the Planning Permit. The Soil Management Plan must then be implemented to the satisfaction of the Responsible Authority prior to and during construction of the subdivision works.

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Section 173 Agreement – DPO25

23. Before a Statement of Compliance is issued under the *Subdivision Act 1988*, the owner/s of the land must enter into an agreement with the Responsible Authority, pursuant to Section 173 of the *Planning and Environment Act 1987*. This agreement must be registered by the Responsible Authority pursuant to Section 181 of the *Planning and Environment Act 1987* on the title of the subject land prior to approval of the subdivision. The agreement/s must be prepared to the satisfaction of the Responsible Authority and provide for:

- a. A financial contribution for the provision of social or affordable housing equivalent to that is the lesser of:
 - i. 5% of the englobo land gross realisable value prior to rezoning of the land under Scheme Amendment C247morn;
 - ii. 1.75% of englobo land gross realisable value post rezoning of the land under Scheme Amendment C247morn.
- b. Construction of all transport mitigation works and measures recommended in the Transport and Movement Plan forming part of the approved development plan as per the requirements of section 4.0 of Schedule 25 to the Development Plan Overlay.
- c. Transfer to or vesting in the relevant road authority as a public road any land required to provide the transport mitigation works and measures recommended in the Transport and Movement Plan forming part of the approved development plan as per the requirements of section 4.0 of Schedule 25 to the Development Plan Overlay.
- d. Construction of all drainage works and measures recommended in the Drainage Strategy forming part of the approved development plan as per the requirements of section 4.0 of Schedule 25 to the Development Plan Overlay.

The land owner/s must pay the reasonable costs of the preparation, execution, and registration of the Section 173 Agreement/s.

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DPO25 – Acoustic Amenity

24. Before a Statement of Compliance is issued under the *Subdivision Act 1988* or development starts for any dwelling or other building to be used for Accommodation (whichever occurs first), an acoustic report prepared by a suitably qualified acoustic engineer must be submitted to and be endorsed by the Responsible Authority. The report must respond to the acoustic report approved as part of the Development Plan under section 4.0 of Development Plan Overlay Schedule 25 and prescribe the form of acoustic mitigation measures required for any future dwelling or other building to be used for Accommodation on the subject land, to the satisfaction of the Responsible Authority.

25. Before a Statement of Compliance is issued under the *Subdivision Act 1988* or development starts for any dwelling or other building to be used for Accommodation (whichever occurs first), the land owner/s must enter into an agreement (or a number of separate agreements as appropriate) with the Responsible Authority pursuant to Section 173 of the *Planning and Environment Act 1987*. The agreement/s must be prepared to the satisfaction of the Responsible Authority and provide for the implementation and maintenance of the acoustic attenuation measures identified in the endorsed acoustic report.

The land owner/s must pay the reasonable costs of the preparation, review, execution, and registration of the Section 173 Agreement.

Statement of Compliance

26. Prior to the issue of a Statement of Compliance, the subdivider must, in accordance with the endorsed plans, engineering plans and specifications, and to the satisfaction of the Responsible Authority:

- a. Construct all required stormwater management and drainage works.

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- b. Construct all required roadworks, including upgrades to existing roads, signage, linemarking, street lighting, car parking, traffic calming measures.
 - c. Construct access to each lot via a fully sealed vehicle crossing.
 - d. Carry out all landscaping works.
 - e. Construct all footpaths, street and park furniture, facilities, lighting and related infrastructure.
 - f. Construct any required fencing.
 - g. Construct any required temporary reinforced concrete surfaced turning areas.
 - h. Remove any excess excavated material from all construction within the site.
 - i. Install all utilities, services, hydrants and fire plug indicators.
27. Prior to the issue of a Statement of Compliance, the applicant must demonstrate to the Responsible Authority that water quality features will be implemented in accordance with clause 56.07-4 of the planning scheme.
28. Prior to the issue of a Statement of Compliance, the subdivider must remove all existing buildings and redundant driveways/crossovers, to the satisfaction of the Responsible Authority.
29. Prior to the issue of a Statement of Compliance, the subdivider must decommission and remove all septic tanks in accordance with EPA Publication 891.4.

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	Responsible Authority:	Mornington Peninsula Shire

30. Prior to the issue of a Statement of Compliance, trees to be retained within land to vested in the Responsible Authority must be pruned as necessary to mitigate hazards to the public and park/reserve infrastructure, to the satisfaction of the Responsible Authority.
31. Prior to the issue of a Statement of Compliance, the subdivider must provide to Council the schedule of quantities and rates for the construction of works.
32. Prior to the issue of a Statement of Compliance, the subdivider must pay to Council appropriate fees for plan checking and supervision.
33. Prior to the issue of a Statement of Compliance, the subdivider must provide drainage asset information in "D-Spec" using ESRI Shapefile to the Responsible Authority. Please refer to <http://www.dspec.com.au> for further information.
34. Prior to the issue of a Statement of Compliance, the owner must, to the satisfaction of the Responsible Authority, acquire an easement for the purposes of drainage in favour of the Mornington Peninsula Shire over any land through which discharge from existing or new Council drainage assets flows, other than the land on which a temporary stormwater detention basin is located.

Completion and Maintenance of Landscaping

35. Prior to the issue of a Statement of Compliance, the landscaping works shown on the approved landscape plan must be carried out and completed to the satisfaction of the Responsible Authority.
36. Prior to the issue of a Statement of Compliance, any defects notified by the Responsible Authority must be rectified. All costs associated with the works during the maintenance period must be borne by the permit holder.

Date Issued: XX/XX/XXXX Date permit comes into operation: XX/XX/XXXX	Signature for the Responsible Authority:

Form 9

PLANNING PERMIT GRANTED UNDER SECTION 96I OF THE PLANNING AND ENVIRONMENT ACT 1987	Permit No:	P23/2402
	Planning Scheme:	Mornington Peninsula
	Responsible Authority:	Mornington Peninsula Shire

Telecommunications

37. The owner of the land must enter into an agreement with:

- a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
- a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

38. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

- a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
- a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Date Issued: XX/XX/XXXX
Date permit comes into operation: XX/XX/XXXX

Signature for the Responsible Authority:

Form 9

PLANNING PERMIT GRANTED UNDER SECTION 96I OF THE PLANNING AND ENVIRONMENT ACT 1987	Permit No:	P23/2402
	Planning Scheme:	Mornington Peninsula
	Responsible Authority:	Mornington Peninsula Shire

South East Water

39. The owner of the subject land must enter into an agreement with South East Water for the provision of drinking water supply and fulfil all requirements to its satisfaction.
40. The owner of the subject land must enter into an agreement with South East Water for the provision of sewerage and fulfil all requirements to its satisfaction.
41. All lots on the Plan of Subdivision are to be provided with separate connections to our drinking water supply and sewerage systems.
42. Prior to certification, the Plan of Subdivision must be referred to South East Water, in accordance with Section 8 of the *Subdivision Act 1988*.

United Energy

43. The plan of subdivision submitted for certification under the *Subdivision Act 1988* shall be referred to the Distributor in accordance with Section 8 of that Act.
44. The applicant shall provide electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards.
45. The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).
46. The applicant shall, when required by the Distributor, set aside area with the subdivision for the purposes of establishing a substation or substations.
47. The applicant shall establish easements on the subdivision, for all existing Distributor electric lines where easements have not been otherwise

Date Issued: XX/XX/XXXX Date permit comes into operation: XX/XX/XXXX	Signature for the Responsible Authority:

Form 9

PLANNING PERMIT GRANTED UNDER SECTION 96I OF THE PLANNING AND ENVIRONMENT ACT 1987	Permit No:	P23/2402
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	Responsible Authority:	Mornington Peninsula Shire

provided on the land and for any new power lines to service the lots or adjust the positioning of existing easements.

Country Fire Authority

48. Prior to the issue of a Statement of Compliance under the *Subdivision Act 1988* the following requirements must be met to the satisfaction of the CFA:

- Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of building envelopes, the rear of the lots) must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured as a hose would be laid on the ground. Not over obstructions, such as fences, or over side and rear boundaries.
- The hydrants must be identified with marker posts and blue road reflectors and white road triangles (as applicable).

49. Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width:

- The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 metres. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.
- Curves must have a minimum inner radius of 10 metres.
- Have a minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metres on each side and 4 metres above the access way.

Date Issued: XX/XX/XXXX
Date permit comes into operation: XX/XX/XXXX

Signature for the Responsible Authority:

Form 9

PLANNING PERMIT GRANTED UNDER SECTION 96I OF THE PLANNING AND ENVIRONMENT ACT 1987	Permit No:	P23/2402
	Planning Scheme:	Mornington Peninsula
	Responsible Authority:	Mornington Peninsula Shire

- Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8 metres (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by the relevant fire authority may be used as alternatives.

Expiry

50. This permit will expire if one of the following circumstances applies:

- The plan of subdivision is not certified within 5 years of the date of this permit.
- The development is not completed within 8 years of the date of this permit.

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:

1. Before any works on public land start, a permit to take protected flora under the *Flora and Fauna Guarantee Act 1988* is required. To obtain a Protected Flora Permit or further information, please contact DEECA Natural Environment Programs (Port Phillip Region) at ppr.nep@deeca.vic.gov.au
2. The granting of this permit does not exempt the holder of this permit from the requirements of other Commonwealth and State legislation or policy.

Date Issued: XX/XX/XXXX Date permit comes into operation: XX/XX/XXXX	Signature for the Responsible Authority:



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March 2026



Image: ADC, 2023

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Abbreviations

AEP	Annual Exceedance Probability
ARI	Annual Recurrence Interval
CFA	Country Fire Authority
DELWP	Department of Environment, Land, Water and Planning
DPO	Development Plan Overlay
ESD	Environmentally Sustainable Design
Council	Mornington Peninsula Shire Council
MCP	Memorandum Of Common Provisions
SEW	South East Water
SSMP	Sustainable Subdivision Management Plan
UE	United Energy

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1.0 Introduction

1.1 Purpose

This Development Plan is adopted by the Mornington Peninsula Shire Council as the approved Development Plan for the Woodbyne Precinct, Mornington under Clause 43.04 of the Mornington Peninsula Planning Scheme.

All planning proposals in the area covered by the Development Plan Overlay (Schedule 25) must be generally in accordance with the requirements of this document.

The purpose of the Development Plan is to provide guidance on land use, built form, connectivity and servicing provision for the residential development of the Woodbyne Precinct.

The land affected by the amendment is the whole of the land at 2, 4, 5, 6, 7, 8 and 10 Woodbyne Crescent and 1, 2, 3 and 4 Albany Way and the Council owned Watt Road plantation reserve between 8 and 10 Woodbyne Crescent (part of Reserve No. 1, PS346179), Mornington.

This Development Plan applies to land shown in Figure 1.



Figure 1: Area affected by the Woodbyne Precinct Development Plan



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1.2 Components of the Development Plan

The objectives of Schedule 25 to Clause 43.04 Development Plan Overlay are:

- *To provide additional housing diversity for the Mornington township that complements the character and diversity of housing on residential land to the west of the Mornington North precinct.*
- *To ensure that the built form, site coverage, setbacks and landscaping of new residential development respects and responds to the valued character of the Mornington North Area.*
- *To minimise potential conflicts between residential uses and nearby non-residential uses, including industrially zoned land to the north and south of the precinct, and the Mornington Racecourse to the east*
- *To enhance the landscaped character for the precinct, including the provision of landscaped buffers along Watt Road and Racecourse Road.*

Schedule 25 of the DPO provides that the Development Plan must be generally in accordance with the Development Concept Plan in section 4.0 to the DPO25.

The Development Concept Plan is shown in Figure 2.



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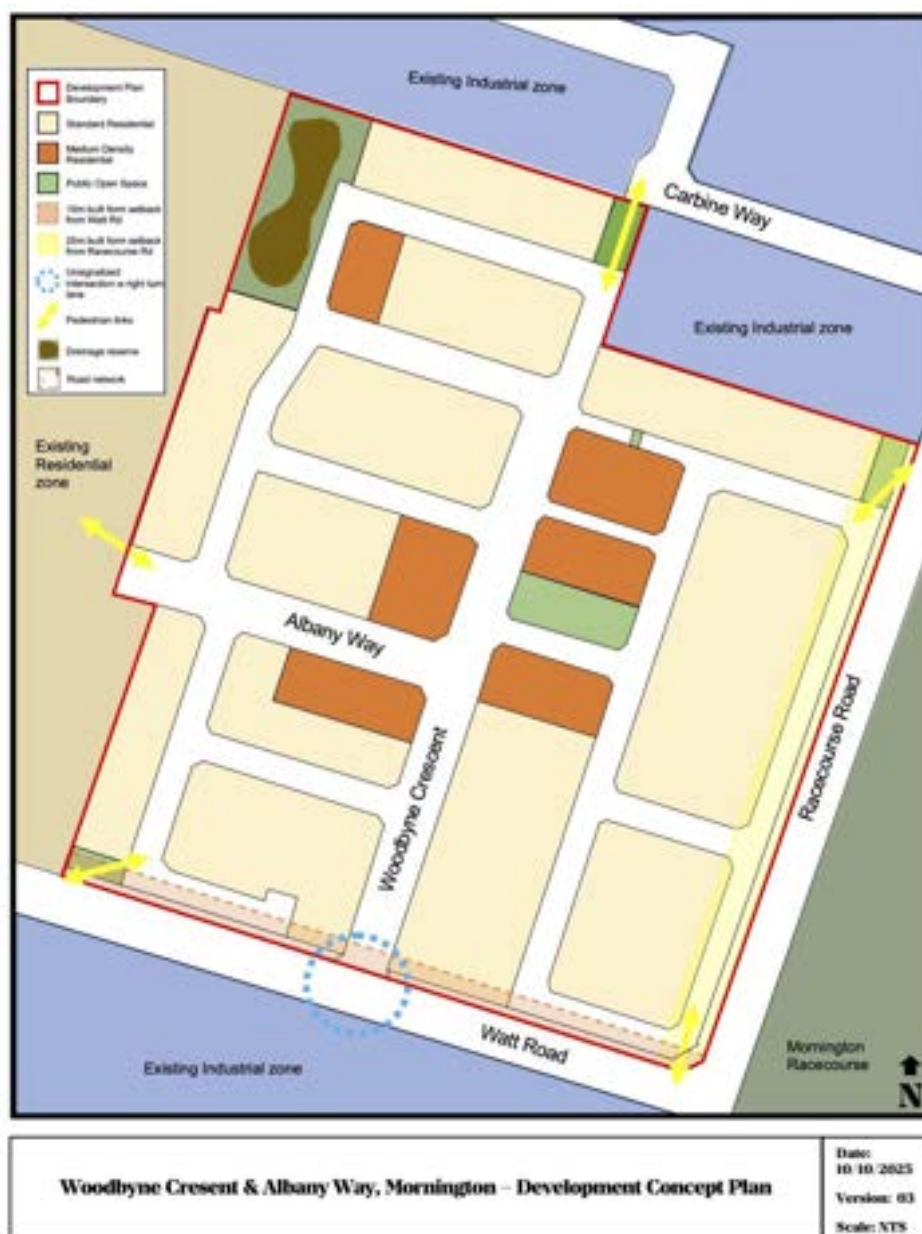


Figure 2: Woodbyne Precinct Development Concept Plan (Schedule 25 to DPO)



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The Development Plan must include the following documents to the satisfaction of the Responsible Authority:

- Site plan and contextual analysis
- Master Plan
- Open space plan
- Transport and movement plan
- Infrastructure and stormwater management strategy
- Acoustic attenuation report
- Environmentally sustainable development
- Environment and landscape plan
- Staging plan

Section 3.0 of the DPO25 provides for Conditions and Requirements for Permits. Specifically, the conditions state:

Except for a permit granted before a development plan has been approved in accordance with Clause 2.0 of this Schedule, the following conditions and/or requirements apply to permits:

- Before the certification of any plan of subdivision, a Memorandum of Common Provisions must be submitted to the Responsible Authority for approval. Once approved, the Memorandum of Common Provisions will be endorsed and form part of the permit. The Memorandum of Common Provisions must include the Masterplan requirements and a Sustainable Subdivision Management Plan specified in section 4.0 of Development Plan Overlay Schedule 25 to the satisfaction of the Responsible Authority. The Memorandum of Common Provisions must be registered on the Certificate of Title of each new residential lot.

The land owner/s must pay the costs of the preparation, review, execution, and registration of the Memorandum of Common Provisions on each title.

- A plan to remove reserve status from Reserve No. 1 PS 346179 (or part thereof) must not be certified unless replacement public open space of equivalent area and in a location to Council's satisfaction has been, or will by registration of the plan be, vested in Council, at no cost to Council
- Before a Statement of Compliance is issued under the *Subdivision Act 1988*, the land owner/s must enter into an agreement (or a number of separate agreements as appropriate) with the Responsible Authority pursuant to Section 173 of the *Planning and Environment Act 1987*. The agreement/s must be prepared to the satisfaction of the Responsible Authority and provide for:
 - Construction of all transport mitigation works and measures recommended in the Transport and Movement Plan forming part of the approved development plan as per the requirements of Clause 4.0 of this Schedule.
 - Transfer to or vesting in the relevant road authority as a public road any land required to provide the transport mitigation works and measures recommended in the Transport and Movement Plan forming part of the approved development plan as per the requirements of Clause 4.0 of this Schedule.
 - Construction of all drainage works and measures recommended in the Drainage Strategy forming part of the approved development plan as per the requirements of Clause 4.0 of this Schedule.

The land owner/s must pay the reasonable costs of the preparation, execution, and registration of the Section 173 Agreement.

- Before a Statement of Compliance is issued under the *Subdivision Act 1988* or development starts for any dwelling or other building to be used for Accommodation (whichever occurs first), an acoustic report prepared by a suitably qualified acoustic engineer must be submitted to and be



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endorsed by the Responsible Authority. The report must respond to the acoustic report approved as part of the Development Plan under section 4.0 of Development Plan Overlay Schedule 25 and prescribe the form of acoustic mitigation measures required for any future dwelling or other building to be used for Accommodation on the subject land.

- Before a Statement of Compliance is issued under the *Subdivision Act 1988* or development starts for any dwelling or other building to be used for Accommodation (whichever occurs first), the land owner/s must enter into an agreement (or a number of separate agreements as appropriate) with the Responsible Authority pursuant to Section 173 of the *Planning and Environment Act 1987*. The agreement/s must be prepared to the satisfaction of the Responsible Authority and provide for the implementation and maintenance of the acoustic attenuation measures identified in the endorsed acoustic report.
- The land owner/s must pay the reasonable costs of the preparation, review, execution, and registration of the Section 173 Agreement.
- A site-specific Soil Management Plan must be developed and implemented for the construction phase of the development. This will ensure that all soils are handled appropriately and that any visual or olfactory evidence of contamination or unexpected finds (such as Underground storage or septic tanks, asbestos containing material or odorous/stained soils) are managed and/or remediated in accordance with the relevant standards and guidelines.
- Septic tanks must be decommissioned in accordance with EPA Publication 891.4 (July 2016).

The land owner/s must enter into both a Section 173 Agreement and register a Memorandum of Common Provisions (MCP) prior to a Statement of Compliance.



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2.0 Context

2.1 Local context

The Woodbyne Precinct is located to the eastern end of the Mornington township, approximately 3.9km east of the Mornington town centre. It is bounded by Racecourse Road (to the east), Watt Road (to the south), the rear of established residential properties to the west and the rear of commercial properties to the north.

The immediate interfaces of the precinct are described as follows:

North:

The area directly to the north is a commercial and industrial area that extends west from Racecourse Road between the Woodbyne Precinct and Booker Avenue to the north. Carbine Way dissects the industrial area, and contains a range of commercial and industrial uses, including warehouses, fitness studios, hardware suppliers (timber, stone, tiles, etc), art studio and gallery, IT solutions, powder coating workshop and a café. The land immediately adjacent the precinct to the north-east at 1 Carbine Way is a large warehouse used for timber supplies.

Built form consists of single storey warehouses and double storey commercial/office buildings.

There is limited landscaping within the streetscape or within the existing properties and around buildings. There is no existing access (pedestrian or vehicle) between the Woodbyne Precinct and Carbine Way.

East:

Racecourse Road forms the eastern boundary of the Precinct. It is a two (2) lane Council arterial road that carries traffic north-south between Bungower Road (north) and Mornington Tyabb Road (south). The Mornington Racecourse and track are located directly opposite. The track itself is visible from Racecourse Road and is elevated above the level of the road reserve and the Woodbyne Precinct.

A pedestrian path is located along the western side of Racecourse Road reserve and a pedestrian/horse crossing is located opposite the 10 metre wide linear reserve between 8 and 10 Woodbyne Crescent.

South:

Watt Road forms the southern boundary of the Woodbyne Precinct. It is a connector road that carries traffic from Racecourse Road (east) to the existing commercial industrial area to the west and south. Watt Road also carries residential traffic to Woodbyne Crescent and the Eden Park Drive residential estate to the west.

The Mornington Peninsula Shire (the Shire) Waste Transfer Station and Resource Recovery Centre (MRRC) is located on the south side of Watt Road opposite the southern boundary of the Woodbyne Precinct. An entrance to the Transfer Station is located off Watt Road, to the south-west of the Woodbyne Crescent intersection with Watt Road. Large canopy trees and shrubs are located on site along the frontage of the MRRC. An existing pedestrian path is located along the northern side of the Watt Road reserve.

West:

The area to the west of the Woodbyne Precinct is zoned General Residential Zone (Schedule 1). There are nine (9) existing residential properties that abut the western boundary of the Woodbyne Precinct.

Lots within the residential area to the west range between approximately 275sqm to 2,500sqm, with some re-subdivision and unit development occurring in the area.

Built form is generally 1 to 2 storeys with landscaping and canopy trees present within the frontages and the rear open space of properties.



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A 7.5m pedestrian access reserve is located at the western end of Albany Way and provides connection to Katherine Court and the Woodbyne Precinct.

2.2 The precinct - existing site conditions

The location of the Woodbyne Precinct is shown in Figure 3 below.

The overall precinct covers an area of approximately 11.33 hectares and comprises eleven (11) separate titles that form part of an existing low density residential area. Each lot contains an existing single storey dwelling and associated outbuilding(s). A number of the properties also contain existing stables and other infrastructure associated with former or existing connections to the Racecourse.

The Woodbyne Precinct is divided by Woodbyne Crescent that runs in a north-south direction from Watt Road to the south. Woodbyne Crescent is a two (2) way, 25m wide road reserve vested in Council. Albany Way runs off Woodbyne Crescent to the west and is a two (2) way, 25m wide road reserve vested in Council. All current vehicle access is provided from Watt Road via Woodbyne Crescent.

No direct vehicle access is provided from Racecourse Road to the Precinct and is discouraged by the Mornington North Outline Development Plan.

All dwellings are setback 25m or more from the property frontage to Woodbyne Crescent or Albany Way. At the closest point existing outbuildings are setback approximately 6m from Watt Road frontage (1 Woodbyne Crescent) and approximately 6.5m from the northern boundary (10 Woodbyne Crescent).

The site generally falls from the south-east corner to the north-west. The fall is gradual, however, extent of the fall is up to 7m (boundary to boundary).

Medium native species of canopy trees of various health and condition are located along title boundaries and act as existing windrows. Larger windrows are located along the northern boundary of 10 Woodbyne Crescent, the eastern boundary of 1 Woodbyne Crescent and 3 Albany Way. Native orchids are located in the road reserve adjacent to existing No. 2 Woodbyne Crescent.



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Figure 3: Aerial imagery of the Woodbyne Precinct and surrounding area, Mornington 2023



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A 10m wide reserve is located between the properties 8 and 10 Woodbyne Crescent. The reserve is vested in Council and provides pedestrian connection between Woodbyne Crescent and Racecourse Road. A 5m wide reserve, vested in Council, is located along the property boundary frontages to Racecourse Road and Watt Road between the road reserve.

All existing properties within the Precinct are serviced by existing underground infrastructure, including water, sewer, gas, telecommunications and electricity.

Services are generally provided within the existing road reserve of Woodbyne Crescent and Albany Way, running along the Precinct boundaries of Watt Road and Racecourse Road.

Key service features include:

- 150mm diameter sewer main located along the western boundary with the existing St Mitchell Circuit residential area that has capacity for new reticulation mains to be connected to, and service the proposed standard residential development.
- 100mm diameter water mains located within Woodbyne Crescent and Albany Way combined with new key link mains to the 150mm water main in Carbine Way and 450mm water main in Racecourse Road will provide a water main system capable of being extended to adequately service the urban residential development of the Precinct.
- APA gas mains located within Watt Road, Woodbyne Crescent and Albany Way that can be extended and augmented as required to provide gas supply urban residential development.
- NBN and Telstra have communications infrastructure in the area that can be augmented to service the urban development of the land.

Disturbance within the study area is due to both the historical and current land use. A review of historical aerial imagery of the site shows the study area to be cleared farmland prior to subdivision for residential housing.

Native orchids have been identified on the road reserve adjacent to existing 2 Woodbyne Crescent. The P23/2402 subdivision plan has condition limitations on individual lot access from proposed lots 16 to part 19 Woodbyne Crescent to avoid the area identified in the ecological assessment report by Ecological and Heritage Partners, November 2022.

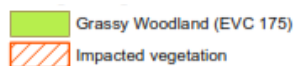




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Figure 4: Functional Layout Plan, Ecological Assessment for Proposed Residential Subdivision at Woodbyne Crescent, Mornington, Victoria, Ecology and Heritage Partners, November 2022 (Figure 2), prepared for Tango Group Pty Ltd With editor s yellow circle to demonstrate habitat zone GW2 area



Based on the modified nature of the study area, landscape context and the proximity of previous records, significant fauna species are considered unlikely to rely on habitat within the study area for foraging or breeding purposes due to the lack of suitable and/or important habitat features. This is due to the highly modified nature of the study area lacking suitable flora habitat and landscape features such as waterbodies and waterways.

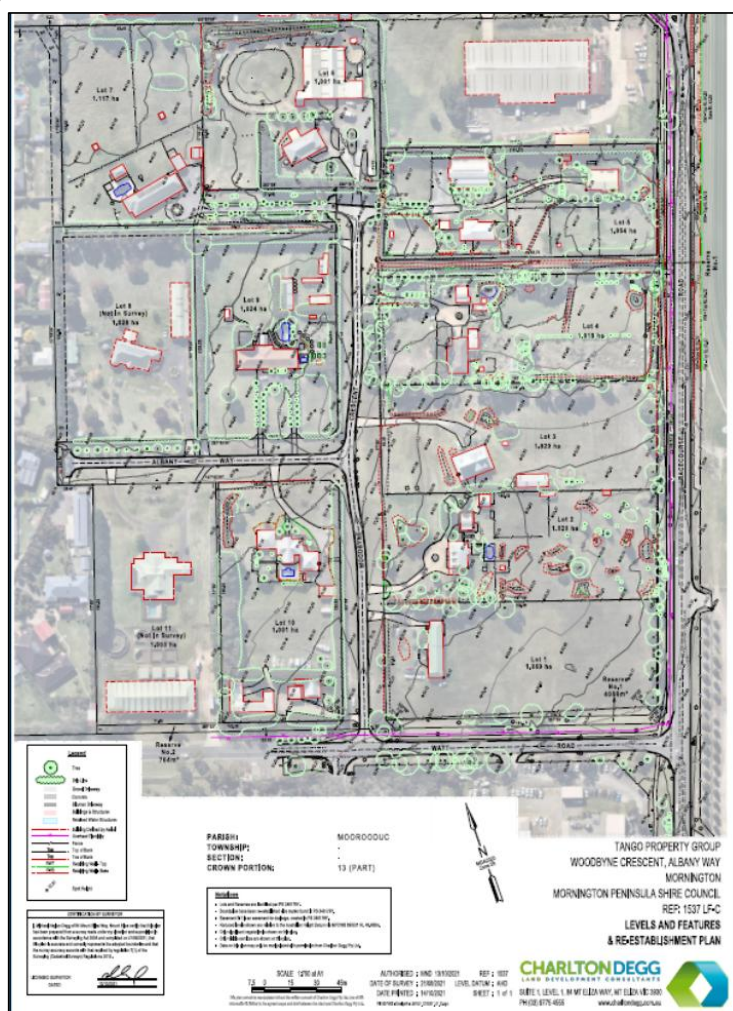


Figure 5: Existing conditions and features survey (Charlton Degg, October 2021)



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2.3 Planning context

2.3.1 Planning policy framework

The following State and Local planning policies are particularly relevant to the proposal and the Precinct:

Policy	Level	Name
Settlement		
11.01-1L-01	Local	Settlement – Mornington Peninsula
11.02	State	Managing Growth
11.02-1S	State	Supply of urban land
11.02-3S	State	Sequencing of development
11.03-5S	State	Distinctive areas and landscapes
11.03-6S	State	Regional and local places
11.03-6L	Local	Regional and local places - Mornington North
Environmental and Landscape Values		
12.01-1L	Local	Protection of biodiversity - Mornington Peninsula
12.01-2S	State	Native vegetation management
Environmental Risks and Amenity		
13.01-1L	Local	Natural hazards and climate change - Mornington Peninsula
13.04-1S	State	Contaminated and potentially contaminated land
13.05-1S	State	Noise abatement
13.06-1S	State	Air quality management
13.07-1S	State	Land use compatibility
13.07-3S	State	Live music
13.07-1L	Local	Land use compatibility - Mornington Peninsula
Natural Resource Management		
14.02-1S	State	Catchment planning and management
Built Environment and Heritage		
15.01-1S	State	Urban design
15.01-1L	Local	Urban design - Mornington Peninsula



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Policy	Level	Name
15.01-2S	State	Building design
15.01-3S	State	Subdivision design
15.01-4S	State	Healthy neighbourhoods
15.01-5S	State	Neighbourhood character
Housing		
16.01-1S	State	Housing supply
16.01-1R	Regional	Housing supply - Metropolitan Melbourne
16.01-2S	State	Housing affordability
Economic Development		
17.03-1S	State	Industry and supply
17.03-2S	State	Sustainable industry
Transport		
18.01-1S	State	Land use and transport integration
18.02-1S	State	Walking
18.02-2S	State	Cycling
18.02-3S	State	Public transport
18.02-2R	Regional	Cycling - Metropolitan Melbourne
18.02-4S	State	Roads
Infrastructure		
19.02-6S	State	Open space
19.02-6R	Regional	Open space - Metropolitan Melbourne
19.03-2S	State	Infrastructure design and provision
19.03-3S	State	Integrated water management
19.03-3L	Local	Integrated water management - Mornington Peninsula
19.03-4S	State	Telecommunications
19.03-5S	State	Waste and resource recovery



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2.3.2 Existing planning controls

The Woodbyne Precinct is located within the Neighbourhood Residential Zone Schedule 42 (NRZ42). The objectives of the Schedule 42 to the NRZ are:

To ensure new development respects the predominant built form on residential land to the west of the precinct with simple building forms and low-pitched roofs with prominent eaves.

To ensure new development respects and responds to the valued character of the Mornington North area through appropriate building siting and streetscape rhythm that provides space for native vegetation and contribute to the sense of openness.

To encourage the formal garden setting of dwellings, characterised by large native canopy trees, bushes, shrubs and garden beds.

To ensure new development does not dominate the streetscape and minimises the prominence of car parking structures and access.

To retain the spaciousness of the streetscape, characterised by absent, or low and permeable, front fences with views to front garden areas.

The following planning overlays apply to the precinct:

- Development Plan Overlay Schedule 25 (DPO25). The objectives of DPO25 are:
 - *To provide new and diverse housing for the Mornington township that complements the character and diversity of housing on residential land to the west of the Mornington North precinct.*
 - *To ensure that the built form, site coverage, setbacks and landscaping of new residential development respects and responds to the valued character of the Mornington North area.*
 - *To minimise potential conflicts between residential uses and nearby non-residential uses, including industrially zoned land to the north and south of the precinct, the Mornington Racecourse to the east and public land uses to the south including a municipal animal pound/shelter and waste and resource recovery centre.*
 - *To respond to and enhance the landscaped character for the precinct, including the provision of landscaped buffers along Watt Road and Racecourse Road.*

- Vegetation Protection Overlay Schedule 1 (VPO1). This overlay applies to Township Vegetation. The statement of nature and significance of vegetation to be protected is:

There are many residential areas within the Mornington Peninsula s where substantial vegetation cover, rather than built form, is the dominant visual and environmental feature. These areas include the Mt Eliza escarpment, areas of the Mornington and Mt Martha townships, the rural residential areas of Somerville, Hastings and Crib Point, the Westernport coastal villages, and the hillside, cliff top, sand dune and wildcoast areas of the southern Peninsula.

In these areas, the impression is of buildings within a landscape rather than that of landscaping around buildings. This balance between natural or introduced vegetation and built form contributes substantially to local character. Vegetation in these areas also serves important environmental functions in providing areas of habitat and habitat corridors, assisting soil stability, reducing the intensity of stormwater runoff and limiting the erosion and siltation of streamlines.



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2.4 Background documents

Topic	Document	Author	Date
Aboricultural	Due Diligence Preliminary vegetation/arboricultural information, 4,6,8, and 10 Woodbyne Crescent Mornington	Arbor Survey	16 March 2021
	Vegetation/Arboricultural Information 4, 6, 8 & 10 Woodbyne Crescent Mornington	Arbor Survey	6 October 2022
Acoustic	Woodbyne Crescent, Mornington – Rezoning Application Acoustic Assessment Report Rev 1 R01 22047	Clarity Acoustics	5 March 2025
	Woodbyne Crescent, Mornington - Response to EPA Victoria	Clarity Acoustics	8 February 2023
	Acoustic Peer Review of Rezoning Application: - Woodbyne Crescent, Mornington	Renzo Tonin & Associates	31 March 2023
Affordable Housing	Affordable Housing – Woodbyne Court	Urban Xchange	23 February 2022
Buffers	Letter: Environmental consulting advice for a revised separation distance in the context of the development site located at Woodbyne Crescent, Mornington, Victoria and the Mornington Resource Recovery Centre	DRC Environmental Pty Ltd	23 November 2021
Civil engineering	Proposed Rezoning Woodbyne Crescent Precinct, Mornington No's 2, 4-8 & 10 Woodbyne Crescent & 1-4 Albany Way, Mornington Civil Engineering Services Report	Charlton Degg	14 June 2023
	Proposed 96A Planning Permit Application Proposed 65 Lot Subdivision (plus 2 Medium Density Superlots) No's 4, 6, 8 and 10 Woodbyne Crescent, Mornington Civil Engineering Services Report	Charlton Degg	14 June 2023
	Proposed 96A Planning Permit Application Proposed 56 Lot Subdivision (plus 3 Medium Density Superlots) No's 1 and 2 Albany Way, and No's 2 and 5 Woodbyne Crescent, Mornington Civil Engineering Services Report	Charlton Degg	26 October 2022
Dust	Potential Dust Impact from Selected Industry on Carbine Way, and at the Mornington Council Precinct, Watt St and at Mornington Racecourse	PEC	5 October 2022
	Environmental amenity impact assessment: Dust and Particles	AOC Specialist	February 2023
Ecology	Ecological Assessment for Proposed Residential Subdivision at Woodbyne Crescent, Mornington, Victoria	Ecology & Heritage Partners	23 November 2022
Environmentally Sustainable Design	Sustainable Subdivisions Management Plan for large (60 – 249 Lots) subdivision	A Different City Pty Ltd	June 2023



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Topic	Document	Author	Date
Landscape Masterplan	Woodbyne Crescent Landscape Masterplan	Plan E	June 2023
	Woodbyne Crescent Subject Site Landscape Masterplan (Tango subdivision)	Plan E	June 2023
	Woodbyne Crescent J&V Unit Trust (Lots 1, 7, 9 And 10 Woodbyne Crescent) Landscape Masterplan (BFF subdivision)	Plan E	June 2023
Odour	Field Odour Assessment to inform a Determination of Reduced Separation Distance from a Waste Transfer Station to a Proposed Land Use Mornington, Victoria, Report R012581	Ektimo	17 August 2022
	Additional memo	Ektimo	8 February 2023
Potential site contamination	Preliminary Site Investigation (with Soil Sampling) 2, 4, 5, 6, 7, 8, 10 Woodbyne Crescent & 1, 2, 3, 4 Albany Way, Mornington	AGS Environmental Services Pty Ltd	2 February 2022 Revised 31 January 2023
Town Planning Assessment	Proposed Subdivision - Urban Planning Report 4 to 10 Woodbyne Crescent, Mornington	A Different City Pty Ltd	June 2023
	1 & 2 Albany Way and 2 & 5 Woodbyne Crescent, Mornington Town Planning Report for Subdivision	Hansen Partnership	June 2023
Traffic Impact assessment	C247morn Woodbyne Crescent, Mornington Transport Impact Assessment – Development Plan & Rezoning 210584TIA0011-F.docx	One Mile Grid	30 May 2025
	P23/2400 4-10 Woodbyne Crescent, Mornington Transport Impact Assessment – Subdivision	One Mile Grid	30 May 2025
	(Tango subdivision)		
	P23/2400, 210584TIA002H-F.docx		
	P23/2402 Woodbyne Crescent, Mornington Transport Impact Assessment	One Mile Grid	30 May 2025
Stormwater Strategy	(BFF subdivision)		
	P23/2400, 210584TIA002H-F.docx		
	Woodbyne Crescent Precinct, Mornington Stormwater Strategy	Incitus	14 June 2023
Vegetation	4 – 10 Woodbyne Crescent, Mornington Stormwater Strategy	Incitus	14 June 2023
	(Tango subdivision)		
	Vegetation and Biodiversity Assessment, Woodbyne Crescent, Mornington	Tree Wishes	March 2022
	(BFF subdivision)		



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Topic	Document	Author	Date
	BFF subdivision - Amended Tree Retention Plan	KLM Spatial	February 2022



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3.0 Woodbyne Precinct Master Plan

3.1 Vision and outcomes

The overarching vision for the Development Plan is:

To create a harmonious and cohesive community founded on the values of respect, balance and reimagination for better living.

The Development Principles include:

- Deliver a vibrant and connected new urban residential community with an urban structure that respect and responds to the unique urban infill setting at the interface of commercial / residential land uses and the landscaped environs of the Mornington Racecourse.
- Deliver a diversity of housing choice that meets the market needs and provides more affordable housing options.
- Establish a new subdivision pattern and contemporary built form that respects but does not replicate the former low density character of the surrounds.
- Respond to the western interface with a layout and form that complements the character and landscape of the adjoining established residential neighbourhood.
- Enhance through site pedestrian accessibility by connecting north, south, east and west with a defined, logical and convenient pedestrian network.
- Celebrate the existing wide road verges of Woodbyne Crescent and Albany Way by providing the opportunities for dense landscape, unique to a local enclosed road network.
- Embrace and improve connections to the existing small-medium enterprises, arts, culture and lifestyle uses in the adjoining commercial area.
- Provide an interface to land in the Industrial 3 Zone to the north to manage potential amenity implications.
- Connect with the expansive Racecourse open space aspect and ensure high on site amenity by providing appropriate and innovative new interface treatments. This may include landscape and built form outcomes such as layered landscaping, variable setbacks and building orientations, structured visual and acoustic amelioration.
- Redefining the existing hydrology of the precinct through design of the road networks and a variety of building typologies.
- Enhance both Racecourse Road and Watt Road on-street amenity through improved road-side and frontage landscaping.
- Improve pedestrian experiences through the creation of incidental/intimate landscape respites and passive open space including the possible re-imagination of the existing reserve connecting Woodbyne Crescent with Racecourse Road.
- Explore existing remnant native vegetation retention where appropriate including on public land.

The Woodbyne Precinct Master Plan is shown in Figure 6.



Figure 6: Woodbyne Precinct Master Plan (Charlton Degg, March 2023)



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3.2 Land budget

Land use	Hectares	% of total area
Residential lots	7.93	60.86
Local roads	4.11	31.54
Open space	0.27	2.07
Retarding basin	0.4	3.07
TOTAL	13.03	100

3.3 Lot layout and built form

The Development Plan contemplates in the order of 200 to 250 residential lots subject to the application of the below lot layout and built form requirements.

The Masterplan requirements in section 4.0 of the Schedule to DPO25 are:

Design	Requirement
Front setback	Front setbacks to the main building line should be at a minimum 5.5 metres with garages further recessed by at least 500mm. This does not apply to: - Sites fronting Racecourse Road should achieve the built form setback of 25 metres from Racecourse Road reserve. - Sites fronting Watt Road should achieve the built form setback of 10 metres from Watt Road reserve. Front porches can project 1.5 metres into the front setback.
Lot width	Lot widths for external-facing lots (Racecourse Road & Watt Road) or that adjoin the General Residential Zone (GRZ1) land to the west should be no less than 12.5 metres. Internal-facing lots should be no less than 10.5 metres in width (not including medium density sites).
Landscaping	A 4.5 metre by 4.5 metre area must be provided for the planting of a canopy tree in the front setback.
Rear setback	5 metres from a rear boundary.
Walls on boundaries	Dwellings must not have walls on a boundary on both sides of the lot, unless developed as a duplex or medium density lot.
Private open space	The provision of private open space to ensure at least one canopy tree within each of the front and rear setbacks of each lot. Secluded private open space (SPOS) should be oriented to the north and conveniently accessed from a living area.



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Design	Requirement
	<u>Single dwelling on a lot:</u> A dwelling should have private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 40 square metres and a minimum dimension of 5 metres at the side or rear of the dwelling with convenient access from a living room
	<u>Two or more dwellings on a lot:</u> A dwelling or residential building should have private open space consisting of an area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 5 metres and convenient access from a living room.
Front fence height	Fences forward of the front building line should be no greater than 1.2 metres in height and 30% transparent.

The Acoustic attenuation measures in section 4.0 of the Schedule to DPO25 require the following:

An acoustic report prepared by a suitably qualified acoustic engineer must be submitted to the satisfaction of the Responsible Authority and include an assessment of existing noise sources that may impact the amenity of future dwellings or other habitable buildings located in the precinct. The acoustic report is to identify any acoustic mitigation measures required to ensure noise levels inside any future dwellings or other habitable buildings located in the precinct will be acceptable and comply with noise limits established under the relevant requirements and standards, including but not limited to the Environment Protection Act 2017 (Vic), Environment Protection Regulations 2021 (Vic), Environmental Reference Standard and Noise Protocol (EPA Publication 1826.5), as applicable.

For the purposes of assessing music noise, the assessment may be conducted on the basis of internal noise levels.

The existing noise sources to be addressed in the acoustic report must include:

- Industrial noise from industrial zoned land to the north of the precinct;
- Industrial noise from industrial zoned land to the south of the precinct;
- Noise from public use zoned land to the south of the precinct;
- Music noise associated with internal functions and outdoor concerts at the Mornington Racecourse to the east of the precinct;
- Noise from public address system/s at the Mornington Racecourse to the east of the precinct; and
- Traffic noise from Watt Road and Racecourse Road.

Lots that directly abut industry to the north, Racecourse Road to the east and Watt Road to the south are required to:

- Achieve internal noise levels no greater than 35 dB(A) (assessed as an LAeq,8 h from 10pm to 6am) and 55 dB LAmax for bedrooms of a dwelling or other habitable building
- Achieve internal noise levels no greater than 40 dB(A) (assessed as an LAeq,16 h from 6am to 10pm) for bedrooms of a dwelling or other habitable building



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The Residential Lot Design Requirements and Noise Attenuation Measures will be contained within a Memorandum of Common Provisions or other suitable legal mechanism (e.g. Section 173 Agreement) as required by permit condition.

3.4 Landscape and open space

The Landscape Masterplan aims to ensure that the landscape character aspirations of the Development Plan Schedule and Mornington North Outline Development Plan are carried through to the urban residential development of the Precinct.

The proposed Landscape Masterplan provides an analysis of the existing landscape and an assessment of the Development Plan Concept, including recommendations for landscape treatments (in plan and cross-sections) within:

- Woodbyne Crescent – upgraded landscaped boulevard.
- Racecourse Road and Watt Road interface (lots and streetscapes).
- Local road / streetscapes.
- Public open space reserve (re-located pedestrian reserve to be integrated within the development plan concept area).

The Landscape Masterplan seeks to retain existing vegetation where possible (including existing windrows) and adopts a primarily native landscape palette for future development applications to draw upon, consistent with the existing landscape character of the surrounding environment.

The tree selection will be complementary to the existing windrows (to Racecourse Road and the western side of Woodbyne Way) which are to be retained, with the canopy tree selection providing green boulevards that will provide the precinct with a connection to nature.

Indigenous canopy trees have been selected for the street tree design to ensure that the tree species are suitable for the climate of the area and minimise irrigation and provide additional habitat for local fauna. The street tree planting also provides green corridors throughout the precinct.

To ensure protection of the orchids on the road reserve adjacent to existing No. 2 Woodbyne Crescent, all road widening, property access, installation of new services and footpath treatments will be required to take place outside the habitat zone 'GW2' as shown in the figure 2 on page 31 of *Ecological Assessment for Proposed Residential Subdivision at Woodbyne Crescent, Mornington, Victoria*, Ecology and Heritage Partners, November 2022. (prepared for Tango Group Pty Ltd) unless approval to remove or relocate the orchids is obtained from the Department of Energy, Environment and Climate Action (DEECA) or other relevant authority.



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The new areas of open space comprise the following land areas:

Open space	Area (m2)
Central park (Woodbyne Avenue)	1217
Pocket park (Carbine Way)	560
Pocket park (Racecourse Road)	455
Pocket park (Watt Road)	307
	Total 2539

The function of the Central Part is predominantly passive recreation opportunities with consideration to be given to minor active recreation opportunities. The park will provide a welcoming entry point to the eastern portion of the Woodbyne Precinct whilst allowing for pedestrian connections from the east to Albany Way connecting the community from east to west. The park is to provide passive and varied recreation opportunities for local residents, whilst enhancing tree canopy.

The Woodbyne Precinct Open Space Plan is shown in Figure 7.

The Woodbyne Precinct Landscape Masterplan is shown in Figure 8.



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Figure 7: Woodbyne Precinct Open Space Plan (ADC, June 2023)





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3.5 Environmentally Sustainable Development

The schedule to DPO25 requires a Sustainable Subdivision Management Plan (SSMP) outlining proposed measures in relation to:

- Improve energy efficiency and increase use of renewable energy.
- Water conservation and recycling.
- Integrated Water Management and Water Sensitive Urban Design (WSUD).
- Sustainable transport.
- Waste minimisation and waste and resource recovery.
- Urban ecology and Green Infrastructure including landscaping considerations.
- Climate resilience, including urban heat reduction.
- Universal design for access and mobility.

The applicant has prepared a SSMP. The approved SSMP will be referenced in the MCP and future applications for dwellings must comply with the environmentally sustainable design measures articulated in the SSMP.

3.6 Transport and movement

Currently, Woodbyne Crescent is a local road generally aligned north-south, running from Watt Road in the south, extending north for approximately 300m centrally within the precinct. Woodbyne Crescent has a trafficable width of approximately 5.5m (within a 28.0 m wide road reserve), facilitating two-way traffic movements. Kerbside parking is not permitted along the west side of Woodbyne Crescent, however there are no restrictions that affect stopping or parking on the east side of the road. A 40 km/h speed limit applies to the length of Woodbyne Crescent.

Albany Way is a local road that extends west from Woodbyne Crescent, terminating near the western boundary of the precinct. Albany Way facilitates two-way traffic movements on a 5.5m wide carriageway within a 25.0m wide road reserve and bears a 40 km/h speed limit. There are no restrictions on stopping or parking on Albany Way.

The Development Plan provides an indicative layout for a future subdivision. While any subdivision or development of the site would be subject to a future planning application, the Development Plan will be used for the purposes of this assessment for determining the traffic and transport implications of the proposed re-zoning.

The Development Plan Masterplan shows access to the precinct being retained from the Woodbyne Crescent/Watt Road intersection. New internal roads are shown branching off Woodbyne Crescent to provide localised lot access.

The Development Plan Masterplan shows the retention of the existing Woodbyne Way and Albany Way Road reservations. It is proposed to upgrade the existing road carriageway on Woodbyne Crescent between Watt Road and Albany Way to a Level 2 Access Street configuration, comprising a 7.3 m wide carriageway. To ensure protection of orchids, all road widening, property access, installation of new services and footpath treatments to take place outside the habitat zone GW2 unless approval to remove or relocate the orchids is obtained from DEECA or other relevant authority.

It is proposed to retain the existing road carriageway on Woodbyne Crescent to the north of Albany Way and for the entirety of Albany Way, with intermittent hard stand parking to be added in accordance with the requirements for a Level 1 Access Street.

The remaining roads within the site will generally comprise Level 1 Access Streets. It is proposed to provide a variation on the road cross sections where lots are on one side only.

A small number of Access Lanes will be provided for rear lot access.



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Street type	Road reserve width	Road pavement width	Description
Access Street- Level 2	25m	6.62m	Consists of the existing 25m road reserve of Woodbyne Crescent, which is to be widened between Watt Road and Albany Way intersection.
Access Street - Level 1	16-25m	4.72	A 25m road reserve (existing) between Woodbyne Crescent and Albany Way. Access Street Level 1 roads adjacent to external roads will provide a 13.5m road reserve.
Access Lane	8-14.5m		Access lane are proposed to provide rear access to some lots.

The Woodbyne Precinct Road Hierarchy Plan is shown in Figure 8.

The Woodbyne Precinct Pedestrian Movement Plan is shown in Figure 9.

The road cross sections for Access Street - Level 2, Access Street - Level 1 (Woodbyne Crescent), Access Street - Level 1 (typical) and Access Lane are shown in Figures 10, 11, 12 and 13.

With regards to external roadworks, it is proposed to construct a designated right turn lane on Watt Road on the eastern approach to Woodbyne Crescent to facilitate access to the site. As part of this, a short right turn lane on the Watt Road west approach to the Mornington Waste Recovery Centre will be provided.

The proposed intersection works at the Watt Road/Woodbyne intersection is shown in Figure 14.

Provision will be made for a widened 'shared path' along the Watt Road frontage from the existing 2.0m to a width of 3.0m with narrowing to 1.5m around the existing powerpoles. There is no change proposed to the Racecourse Road 'shared path'.



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Figure 9: Woodbyne Precinct Road Hierarchy Plan (OMG, June 2023)



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Figure 10: Woodbyne Precinct Pedestrian Movement Plan (ADC, June 2023)



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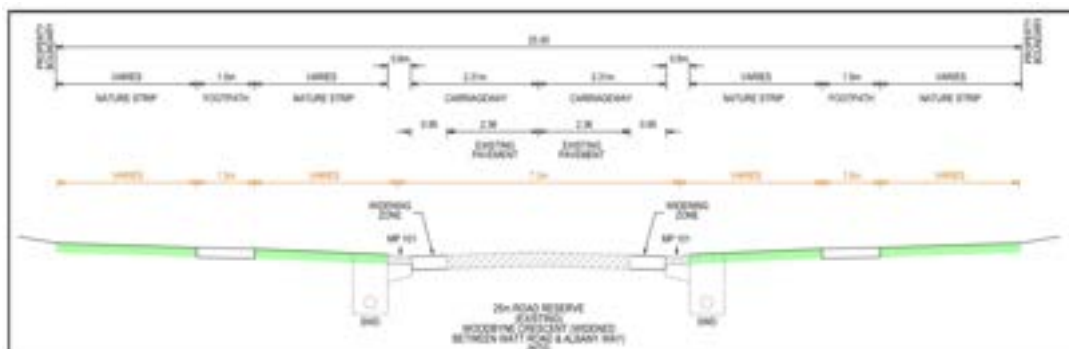


Figure 11: Road cross section – Access Street Level 2 (Woodbyne Crescent Widened)

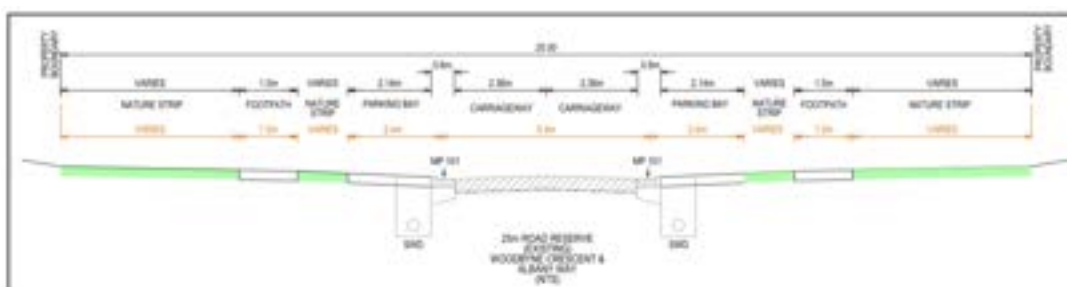


Figure 12: Road cross section – Access Street Level 1 (Woodbyne Crescent Existing)

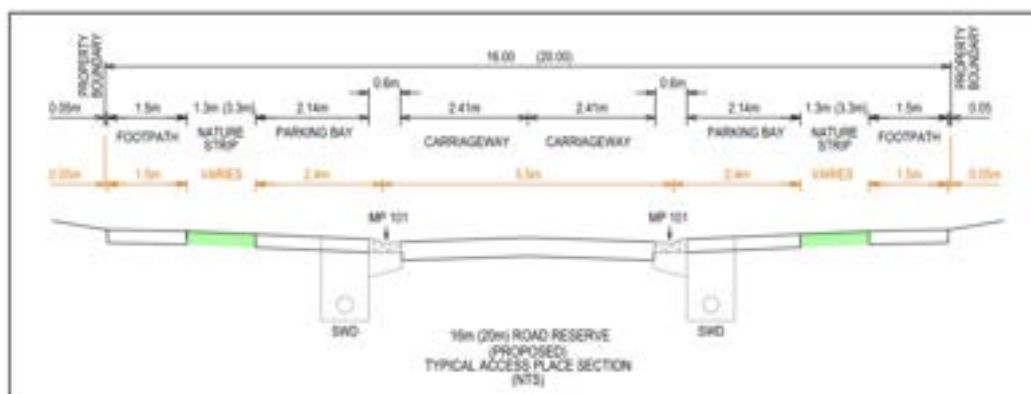


Figure 13: Road cross section – Access Street Level 1 (Typical)



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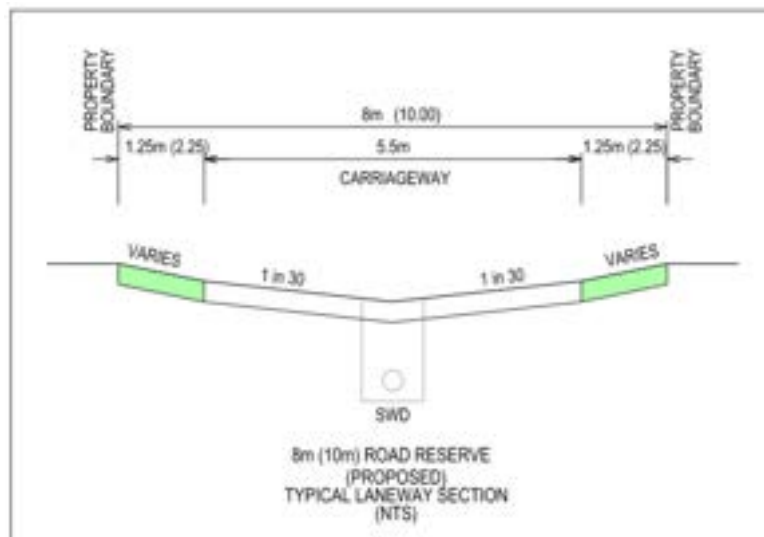


Figure 14: Road cross section – Access Lane (Typical)

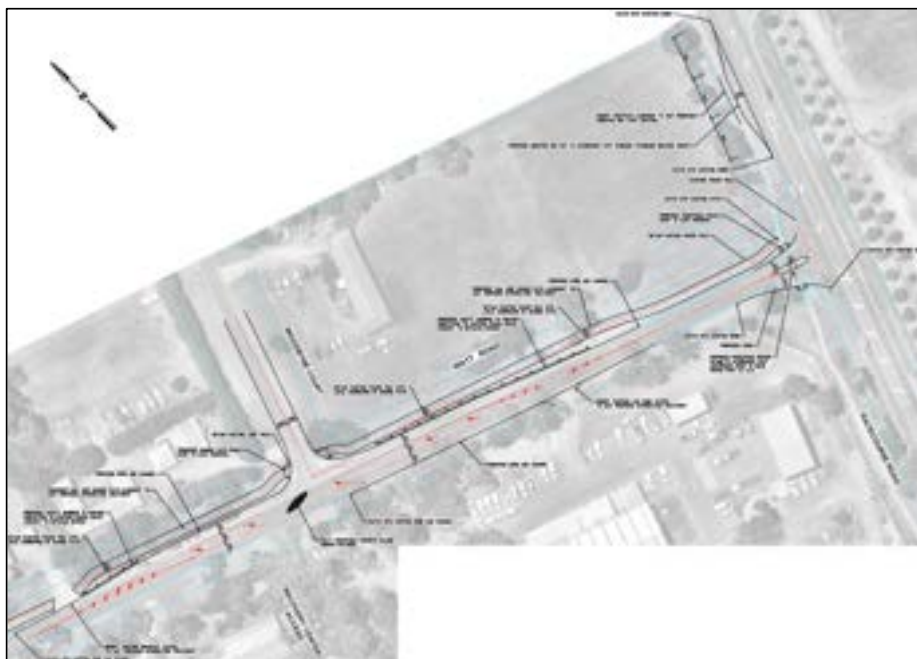


Figure 15: Proposed Watt Road/Woodbyne Crescent works (OMG, June 2023)



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3.7 Services and drainage

The Woodbyne Precinct Infrastructure Services Plan is shown in Figure 15.



Figure 16: Woodbyne Precinct Infrastructure Services Plan (Charlton Degg, June 2023)



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Storm Water

A drainage assessment of the catchment has been carried out by Incitus, that identifies the quantity of runoff, the conveyance of this runoff, the need to retard the runoff and the treatment and/or reuse of the runoff.

The Stormwater Strategy for the Woodbyne Precinct outlines a management plan for the stormwater that is generated from the urbanisation of the land. It identifies the assets required to manage the increased surface water runoff from urbanisation and sets a framework to achieve the intent of the stormwater assets. The surface water management for the site has been optimised and designed to achieve multiple benefits for the community and the environment.

The Mornington Peninsula Shire Council is the drainage authority for the subject land. Currently a network of underground drainage pipelines services Woodbyne Crescent, Albany way and the 11 existing rural residential lots making up the precinct.

An external catchment of approximately 27ha enters the site from Racecourse Road and traverses the precinct from east to west through a combination of underground drains and overland swale drains. Currently, stormwater from the precinct (including from its external catchments) discharges at the north-west corner via an existing 825mm diameter reinforced concrete pipeline through 12 Katherine Court and an existing Council Reserve connecting at its north end to Carbine Way and ultimately to the St Mitchell Circuit wetland retarding basin.

The drainage system for the Woodbyne Precinct will be designed to prevent property flooding occurring in a 1% Annual Exceedance Probability (AEP) storm event and the stormwater runoff can be safely conveyed through the development. To achieve this, the development will adopt a minor/major drainage system philosophy.

The minor drainage system will consist of a subsurface pipe network designed to capture and convey all stormwater runoff generated from the catchment for rainfall events up to and including the 20% Annual Exceedance Probability (AEP) design storm for residential catchments. The system will be designed in accordance with the Mornington Peninsula Shire Council standards.

The existing minor drainage within the precinct will be upgraded where required to ensure the no nuisance flooding in the 20% AEP storm event. The minor drainage will connect to the existing Council drainage system located in the rear corner of 12 Katherine Court and continuing north through 27 Carbine Way.

The primary objective of the major drainage system is to provide flood protection for the allotments based on the 1% AEP storm event and to ensure the overland flow can be safely conveyed through the precinct. This will be via overland flow paths contained within road reserve.

The Woodbyne Precinct will be designed so that the allotments are set a minimum of 150 mm above the overland flow conveyed through the road reserves. The catchment plan can be further refined with the development layout for the Precinct; however the general flow paths will remain.

The new road network and standard residential allotments would be designed to convey the 10 year Average Recurrence Interval (ARI) storm event underground, and the 100 year ARI gap flow overland via the road network to the proposed drainage reserve. The combination of a retarding basin, sediment pond and rain garden will retard flows to pre-development flow rates and treat stormwater to meet best practice quality objectives before leaving the site via the existing 825mm underground drain. This precinct will include stormwater quality treatment to achieve the best practice pollutant reduction targets required. It is proposed to incorporate the stormwater quality treatment into the proposed drainage reserve.

The existing Council reserve which conveys the external catchment from Racecourse Road from east to west is proposed to be 'relocated'. Under the new development proposal new road reserves will extend generally east-west through the site from Racecourse Road to the drainage reserve providing the key drainage link conveying flows from the external catchment to the east. The alignment of the new overland flow path commences at the natural low point at Racecourse Road and extends to the west towards the proposed retarding basin utilising a network of road reserves.



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The exiting Council reserve would no longer be required for drainage purposes and could be re-appropriated accordingly in accordance with the development plan. The existing underground drainage pipeline located within the Council reserve would need to be removed and the trench backfilled to level 1 requirements.

The new drainage system will be designed to Council's standards and will ultimately vest with Council for future care and maintenance after the applicable maintenance period.

The development of Woodbyne Precinct will discharge to existing drainage infrastructure located to the rear corner of 12 Katherine Court, Mornington. Peak flows up to and including the 1% AEP storm event are mitigated within the Precinct to existing flow magnitudes. The 10% AEP design for the precinct is less than the capacity of the existing 825 mm diameter RCP, therefore allowing for connection into the existing drainage network system.

Sewer

The site is located within South East Water's (SEW) sewer service area. SEW requires that gravity sewer mains be reticulated throughout the proposed development.

The existing 150mm diameter sewer main located along the western boundary of the site (within the existing St Mitchell Circuit residential area) has sufficient capacity for new reticulation mains to be connected to, and service the proposed standard residential development.

As part of the development of the site into standard residential lots, new gravity sewer mains will be constructed within the road reserves and lots in accordance with SEW requirements. The new sewer system will ultimately vest with SEW for future care and maintenance after the applicable maintenance period.

Water Supply

The site is located within SEW water supply service area. SEW will require that potable water mains be reticulated throughout the development. Recycled water is not available.

The existing 100mm diameter water mains located within Woodbyne Crescent and Albany Way combined with new key link mains to the 150mm water main in Carbine Way and 450mm water main in Racecourse Road will provide a fundamental water main system capable of being extended to adequately service the standard residential development proposal. The proposed development plan layout will facilitate these key connections.

As part of the development of the site into standard residential lots, new water mains will be constructed within all new road reserves in accordance with SEW's requirements. The new water supply system will ultimately vest with SEW for future care and maintenance after the applicable maintenance period.

Electricity Supply

The precinct is situated within United Energy's (UE) electricity distribution network area. UE has underground electrical cables in Woodbyne Crescent and Albany Way whilst overhead power lines exist in Watt Road and Racecourse Road.

UE will require that both high voltage (HV) and low voltage (LV) cables be reticulated underground throughout the development to provide electricity supply for street lighting and to service each new residential lot.

The existing electrical network in the area together with relatively straightforward HV upgrades is suitable to service the development of the precinct into standard residential lots. It is estimated that 3-5 above ground substations will be required to accommodate the additional load.

There will be a number of existing LV electrical pits, which will require decommissioning, and abolishment to make way for the changed layout and increased number of lots.

Telecommunications

NBN and Telstra has communications infrastructure located in the area.



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Under N N's current policy it will enter into a master development agreement to reticulate an optic fibre network throughout the proposed development. It is unlikely that significant 'backhaul' infrastructure would be required to facilitate this development.

Notwithstanding the above, the developer has the option of choosing a competing communications infrastructure provider.

Gas Supply

APA has gas infrastructure located in the area. There are existing APA gas mains located within Watt Road, Woodbyne Crescent and Albany Way.

These mains can be extended and augmented as required to provide gas supply to the new standard residential lots under this proposal.



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4.0 Implementation

4.1 Development staging

Note Prior to Council's consideration and approval of this Development Plan the staging plan set out in this section 4.1 will be updated to meet the requirements set out in clause 4.0 Requirements for development plan – Staging Plan.]

The precinct will be developed generally in accordance with the staging plan below, or as otherwise agreed with the Responsible Authority.



Figure 17: Woodbyne Precinct Staging Plan (A Different City, October 2025)

4.2 Owner contributions

Schedule 25 to the Development Plan Overlay requires that the owner(s) must enter into an agreement under Section 173 of the *Planning and Environment Act 1987* to the satisfaction of the responsible authority to provide for a range of infrastructure items, specifically:



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- Construction of all transport mitigation works and measures recommended in the Transport and Movement Plan forming part of the approved development plan as per the requirements of section 4.0 of the Schedule to DPO25.
- Transfer to or vesting in the relevant road authority as a public road any land required to provide the transport mitigation works and measures recommended in the Transport and Movement Plan forming part of the approved development plan as per the requirements of section 4.0 of the Schedule to DPO25.
- Construction of all drainage works and measures recommended in the Drainage Strategy forming part of the approved development plan as per the requirements of section 4.0 of the Schedule to DPO25.

The agreement was entered into covering these and other matters dated **(insert date)**.

End of Document



Woodbyne Precinct

Precinct Infrastructure Funding Plan

Prepared by Urban Enterprise for Precinct Landowners Care of: Tango Property Group

20 March 2026

www.urbanenterprise.com.au

Woodbyne Precinct Precinct Infrastructure Funding Plan

Precinct Landowners
Care of: Tango Property Group

Report Authors:

- Brett Hannah, Senior Associate

Version Control:

Issue:	Date:	Description:	Reviewed:
01	17 February 2026	Draft Report	PS
02	27 February 2026	Draft Report	
03	16 March 2026	Final Report	
04	20 March 2026	Final Report (V9)	

Acknowledgment of Country:

We acknowledge the traditional custodians of the land on which our work is based and pay our respects to their Elders past and present. We extend that respect to all First Nations people.

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1. Introduction

1.1. Background

This Precinct Infrastructure Funding Plan (**PIFP**) has been prepared by Urban Enterprise on behalf of Precinct Landowners, care of Tango Property Group (**Tango Property**), the lead proponent for Planning Scheme Amendment C247 in the Woodbyne Precinct (the **Study Area**)

1.2. Purpose

The PIFP has been prepared to guide the delivery of shared precinct infrastructure in the Study Area by:

- Identifying the land parcels which are to be developed and quantifying the area and likely development yield of each parcel;
- Identifying precinct infrastructure required to support development;
- Identifying the specifications, costs and requirements for each shared item;
- Apportioning costs to each land parcel in the study area, and calculating levies payable to ensure equitable delivery of precinct infrastructure;
- Identifying any infrastructure items that can be directly provided by landowners without the need for cost sharing; and
- Describing the mechanisms by which the PIFP will be implemented, including collection of levies, delivery of infrastructure, responsibilities for works and administration of the document (such as indexation).

The PIFP will inform a Section 173 Agreement which will formalise arrangements for infrastructure delivery between Mornington Peninsula Shire Council (**Council**) and each landowner in the Study Area.

The Section 173 Agreements may also resolve permit conditions as drafted for the draft Planning Permit No.'s P23-2400 & P23-2402 which are proceeding via Section 96A pathway and future subdivision permits in the Precinct.

1.3. Study Area

The Study Area/Precinct is located in the urban area of Mornington, Victoria, with the boundaries depicted in Figure 1. The Study Area is comprised of 11 separate lots in private ownership.

Figure 1. Study Area



Source: Urban Enterprise

2. Proposed Development

2.1. Concept Plan

A Development Concept Plan has been prepared for the study area and is shown in Figure 2.

The future land use is urban residential, with some areas designated for roads, open space and drainage.

Figure 2. Development Concept Plan



Source: Charlton Degg, March 2023

2.2. Land Budget

Table 1 shows the land budget for the precinct by land use. The total Net Development Area (**NDA**) is 10.862 ha. Appendix B contains a detailed land budget by property.

A total of 0.255 hectares of unencumbered public open space is proposed, which equates to 2.3% of the NDA.

Table 1. Land Budget

	Hectares	% Site Area	% of NDA
Total Area	13.034		
Existing Road Reserve	1.198	9.2%	11.0%
Existing Council Reserve	0.316	2.4%	2.9%
Drainage Reserve	0.402	3.1%	3.7%
Local Parks	0.255	2.0%	2.3%
Council Reserve widening	0.001	0.0%	0.0%
Net Developable Area (NDA)	10.862	83.3%	

Source: Urban Enterprise

3. Precinct Infrastructure

3.1. Overview

Various technical reports have been prepared which identify infrastructure needed to support the precinct development, including roads, open space and drainage. These documents include:

- Traffic Impact Assessment, One Mile Grid;
- Stormwater Strategy, Incitus, July 2022; and
- Landscape Masterplan, Landscape Architects, June 2023.

In addition, detailed costs and concept designs have been prepared by Charlton Degg as part of the preparation of a Public Infrastructure Plan (PIP) (December 2025).

3.2. Development Contributions Principles

The preparation of this PIFP is underpinned by the key development contributions principles of 'need' and 'nexus'.

The need for a range of infrastructure items to be funded by the PIFP has been identified based on the local strategic context and supporting studies.

The approach to apportioning the cost of each PIFP infrastructure item relies on the nexus principle. The study area is deemed to have a nexus with an infrastructure item if the residents of the study area require and are likely to make use of the infrastructure item.

The nexus between infrastructure items and development informs the levy rates adopted for this PIFP. Refer to section 4.4 for this levy rate.

3.3. Infrastructure Items

Table 2 provides a summary list of all infrastructure items to be funded under the PIFP, with locations indicated in Figure 3. Concept designs have been prepared for the infrastructure items for the purposes of high-level costing. Accordingly, the final scope of these projects may change when detailed construction plans are prepared. Development proponents will be required to directly deliver precinct infrastructure projects in accordance with the relevant concept plan. Any scope variations arising during the preparation of final construction plans, and any associated cost overruns, will be the relevant developer's responsibility.

Figure 3. Infrastructure Map



Source: Urban Enterprise.

Table 2. Infrastructure List Summary

Item Code	Name and Description	Timing	Delivery Responsibility
Transport			
RD-01	Watt Road / Woodbyne Crescent: Construction of intersection upgrade to the intersection at Watt Road and Woodbyne Crescent, including road widening, formalised right hand turn lanes in both directions and footpath upgrades.	Before the earlier of: - The issue of a statement of compliance for the first subdivision; or - The issue of the first certificate of occupancy within the Precinct.	First developer
RD-02	Watt Road / Racecourse Road intersection: Monetary contribution to Council equivalent to \$250,000 towards signalisation of the intersection at Watt Road and Racecourse Road.	Before the earlier of: - The issue of a statement of compliance for the first subdivision; or - The issue of the first certificate of occupancy within the Precinct.	First developer (Monetary Payment)
TR-03	Racecourse Road Bus Stop Monetary contribution to Council equivalent to \$250,000 towards construction of a new bus stop on Racecourse Road near its intersection with Watt Road.	Before the earlier of: - The issue of a statement of compliance for the first subdivision; or - The issue of the first certificate of occupancy within the Precinct.	First developer (Monetary Payment)
Drainage			
DR-01	Drainage Reserve: Land and construction of drainage asset including stormwater retardation and piped drainage.	Before the earlier of: - The issue of a statement of compliance for the first subdivision of 5WC; or - The issue of the first certificate of occupancy within 5WC.	5 Woodbyne Crescent (5WC)
Open Space			
OS-01	Central Precinct Park: Construction of local park including landscape works.	Before the earlier of: - The issue of a statement of compliance for the first subdivision of 8WC; or - The issue of the first certificate of occupancy within 8WC.	8 Woodbyne Crescent (8WC)
OS-02	Northern Pocket Park: Land and construction of local park including landscape works or if 7WC is to be developed in accordance with a planning permit for a retirement village and/or aged care facility, a monetary contribution to Council of \$150,606 towards additional open space land and/or improvements within or adjacent to the Precinct.	Before the earlier of: - The issue of a statement of compliance for the first subdivision of 7WC; or - The issue of the first certificate of occupancy within 7WC.	7 Woodbyne Crescent (7WC)
OS-03	North-East Pocket Park: Land and construction of local park including landscape works or if 10WC is to be developed in accordance with a planning permit for a retirement village and/or aged care facility, a monetary contribution to Council of \$323,878 towards additional open space land and/or improvements within or adjacent to the Precinct.	Before the earlier of: - The issue of a statement of compliance for the first subdivision of 10WC; or - The issue of the first certificate of occupancy within 10WC.	10 Woodbyne Crescent (10 WC)
OS-04	Southern Pocket Park: Land and construction of local park including landscape works.	Before the earlier of: - The issue of a statement of compliance for the first subdivision of 3AW; or - The issue of the first certificate of occupancy within 3AW.	3 Albany Way (3AW)

Item Code	Name and Description	Timing	Delivery Responsibility
Administration			
PIFP-01	PIFP Administration: Cash contribution to Council for the ongoing management and administration of the PIFP.	Before the earlier of: - The issue of a statement of compliance for the first subdivision; or - The issue of the first certificate of occupancy within the Precinct.	First developer

Source: Urban Enterprise.

*Where a subdivision or development is proposed on land other than 5WC before DR-01 is delivered, an interim drainage solution/s may be required to support the proposed subdivision/development as a condition of a planning permit and will not be credited against the levy for that property. See also 3.5 - Non-PIFP infrastructure.

3.4. Approach to Funding Infrastructure

The approach adopts well established principles of infrastructure contributions in growth area planning and delivery as outlined below

Key transport upgrades

This PIFP includes a contribution towards key access intersection upgrades and bus stop improvements. The following approach and principles have been applied:

- Connections to the existing road network are included in the PIFP where upgrades are required as a result of precinct development.
- The scope of the required intersection item at Watt Road (RD-01) includes a north-south section of Access Road – (Level 2) – this road section has a wider paved cross-section than all other access roads within the precinct. The PIFP provides for equitable contribution to this road by all landowners.
- Two voluntary monetary contributions are included in the PIFP towards the upgrade of the intersection at Watt Road and Racecourse Road and delivery of a nearby bus stop (RD-02 & TR-03):
 - In relation to the monetary contribution RD-02, Council has indicated a desire to construct a scope of intersection upgrade work greater than that required by the development of the Precinct. As such, a nominal amount of \$250,000 has been agreed as generally consistent with the value of the intersection upgrade works that would otherwise need to be undertaken by the development, as described in the detailed costings for RD-02 in Appendix A. It is agreed that Council may apply the monetary contribution RD-02 to other road or pedestrian infrastructure upgrades that benefit the Precinct, including but not limited to the delivery of upgrades consistent with the scope of RD-02 or signalisation of the intersection at Watt Road / Racecourse Road, at its discretion;
 - In relation to the monetary contribution TR-03, Council has indicated a desire to facilitate delivery of a new bus stop on Racecourse Road near its intersection with Watts Road. However, no public bus service currently operates on Racecourse Road and any such infrastructure would need to be agreed to by the Head, Transport for Victoria. As such, an amount of \$250,000 has been agreed as generally consistent with the value of the bus stop works as described in the detailed costings for TR-03 in Appendix A. It is agreed that Council may apply the monetary contribution TR-03 to other road or pedestrian infrastructure upgrades that benefit the Precinct, at its discretion.
- The two voluntary monetary contributions are proposed to be made up-front by the first developer and treated as a credit against the overall contributions liability under this PIFP (other than for affordable housing), consistent with the provisions of Section 5.5.

Given that key transport upgrades are required to service the entire precinct, the cost of these works is included in the PIFP.

Drainage

This PIFP funds land and construction of the shared drainage works designed to service the needs of the study area.

Given that drainage land and cost of upgrades is required to service the entire precinct, the land contribution and cost of these works is included in the PIFP.

Open Space

The PIFP includes land for public open space items – the cost of the landscape works for all open space land shown on the Development Plan is to be equalised through the PIFP.

The value of land contributed for public open space land shown on the Development Plan is also included the PIFP, except the land for the Central Park OS-01 and 0.041ha of OS-02 which are proposed to be provided through a land-swap with Council in exchange for the existing east-west drainage reserve land.

Given that open space is required and benefits the entire precinct, the cost of all landscape works and value of land (except for OS-01 and 0.041 of OS-02) is included in the PIFP.

Land Valuation

An average land valuation of \$475/sqm has been adopted for the purposes of calculating the value of land required for precinct infrastructure in the PIFP based on land valuation advice prepared by Knight Frank (26 February 2026). This value is representative of the average net developable land in the precinct assuming a Neighbourhood Residential Zone (NRZ).

3.5. Non-PIFP Infrastructure and other non-PIFP matters

All other infrastructure required to facilitate the subdivision or development of land in the Precinct that is not funded through the PIFP is to be provided in accordance with the Development Plan approved under the Development Plan Overlay Schedule 25 and technical reports and any applicable planning permit. Delivery of any such infrastructure is the responsibility of the relevant development proponent.

Affordable Housing Contribution

A monetary contribution for the provision of social or affordable housing is required to be paid to Council at least 30 days prior to the issue of a Statement of Compliance under the *Subdivision Act 1988* (Vic) in respect of each subdivision of land within the Precinct creating a new lot.

This contribution will be calculated as equivalent to the lesser of:

- 5% of the Precinct gross realisable value prior to rezoning of the land under Scheme Amendment C247morn;
- 1.75% of gross aggregate lot sales value of the Precinct (ex GST) post rezoning under Scheme Amendment C247morn.

It is noted that this contribution does not form part of the infrastructure contributions through the PIFP, but rather is a voluntary contribution made by landowners to Council prior to Statement of Compliance or prior to the commencement of development of land. Specific requirements are to be formalised through a Section 173 Agreement. This does not apply where a separate requirement exists for the payment of affordable housing contributions to the State, under a planning permit or otherwise.

4. Calculation of Levies

4.1. Introduction

The method of levy calculation is described in this section. These calculations equitably address the fragmented nature of land ownership. They adopt well established principles of infrastructure levies in growth area planning and delivery as outlined below.

4.2. Project Costs

Each item in the infrastructure list has a cost specified for either capital works or land. These costs are listed in Table 4. The costs are expressed in 2026/27 values (July 2026) and will be indexed annually in accordance with the method specified in this PIFP.

4.3. Cost Apportionment

The approach to apportioning the cost of each infrastructure item is based on the entire Precinct meeting Council's infrastructure expectations and benefiting from all infrastructure set out in the PIFP. As such, all development is required to equitably contribute to the required infrastructure.

4.4. Calculation of Levies

Charge Area

As all land within the Study Area/Precinct is required to contribute to all infrastructure items, a single charge area applies to the Precinct. This means that all landowners make an equitable contribution to precinct infrastructure based on the Net Developable Area of each property as set out in Table 1 and the Detailed Land Budget in Appendix B.

Demand Units

To calculate a levy, the cost apportioned to the Precinct must be converted into a levy per demand unit. The most common demand unit type in residential growth areas is a land area measure, such as Net Developable hectares.

In the Study Area, all land is proposed to be developed for residential purposes. Therefore, in order to fairly levy developers while maintaining financial certainty for Council, a standard 'per hectare of net developable land' (i.e. NDA) demand unit is used to identify the levies payable by each property in this PIFP.

Table 3 shows the total number of demand units used to calculate levies.

Table 3. Demand Units

	Unit	Demand Units
PIFP Area	NDA	10.862

Source: Urban Enterprise.

Levies

The total cost attributable to the Precinct for each infrastructure item is divided by the number of demand units for that item to calculate the levy for each item as shown in Table 4.

The levy amounts for each item are then aggregated to form an overall levy per demand unit for the Precinct.

Table 4. Precinct Infrastructure List and Contributions

Item Code	Item Short Description	Land Area (ha)	Land Cost	Construction Cost	Apportionment	Total Cost to Precinct	Demand Units	Levy
Transport								
RD-01	Watt Road / Woodbyne Crescent			\$2,168,046	100%	\$2,168,046	10.862	\$199,599.15
RD-02	Monetary Payments in kind in lieu of Watt Road / Racecourse Road intersection upgrade			\$250,000	100%	\$250,000	10.862	\$23,016.02
TR-03	Monetary Payments in kind in lieu of Racecourse Road Bus Stop			\$250,000	100%	\$250,000	10.862	\$23,016.02
<i>Sub-Total</i>		0.00	\$0	\$2,668,046		\$2,668,046		\$245,631.19
Drainage								
DR-01	Drainage Reserve	0.402	\$1,909,500	\$1,474,301	100%	\$3,383,801	10.862	\$311,526.51
<i>Sub-Total</i>		0.402	\$1,909,500	\$1,474,301		\$3,383,801		\$311,526.51
Open Space								
OS-01	Central Precinct Park	0.124	\$0	\$399,270	100%	\$399,270	10.862	\$36,758.42
OS-02	Northern Pocket Park	0.015	\$71,250	\$79,356	100%	\$150,606	10.862	\$13,865.40
OS-03	North-East Pocket Park	0.046	\$218,500	\$105,378	100%	\$323,878	10.862	\$29,817.53
OS-04	Southern Pocket Park	0.031	\$147,250	\$50,511	100%	\$197,761	10.862	\$18,206.68
<i>Sub-Total</i>		0.133	\$437,000	\$634,515		\$1,071,515		\$98,648.04
Administration								
PIFP-01	Monetary Payments for PIFP Administration	0	\$0	\$110,000	100%	\$110,000	10.862	\$10,127.05
<i>Sub-Total</i>		0.00	\$0	\$110,000		\$110,000		\$10,127.05
Total			\$2,346,500	\$4,886,862		\$7,233,362		\$665,932.79

Source: Urban Enterprise.

4.5. Summary of Contributions

Table 5 provides a breakdown of the levy amount payable for each property in the PIFP area based on the property NDA amounts and the levy rate per hectare. This table also identifies the ownership of each property, and the indicative value of the credits that would be owed to the owner and the resulting balance levy payable to or cash refund payable by Council from available levy funds if delivery of items occurs consistent with the responsibilities identified in Table 2.

Table 5. Summary of Levy Payable by Property

Property ID	Property Address	NDA	Levy	Liability	Potential WIK Credit	Potential WIK Items	Balance of Levy Payable to Council
2WC	2 Woodbyne Crescent	1.068	\$665,932.79	\$711,216.22			\$711,216.22
4WC	4 Woodbyne Crescent	1.020	\$665,932.79	\$679,251.45			\$679,251.45
5WC	5 Woodbyne Crescent	0.715	\$665,932.79	\$476,141.95	\$3,383,801	DR-01	-\$2,907,659.05
6WC	6 Woodbyne Crescent	0.980	\$665,932.79	\$652,614.14	\$130,908	OS-01	\$521,705.94
7WC	7 Woodbyne Crescent	0.945	\$665,932.79	\$629,306.49	\$150,606	OS-02	\$478,700.49
8WC	8 Woodbyne Crescent	0.936	\$665,932.79	\$623,313.09	\$268,362	OS-01	\$354,951.29
10WC	10 Woodbyne Crescent	1.007	\$665,932.79	\$670,594.32	\$323,878	OS-03	\$346,716.32
1AW	1 Albany Way	1.003	\$665,932.79	\$667,930.59			\$667,930.59
2AW	2 Albany Way	1.025	\$665,932.79	\$682,581.11			\$682,581.11
3AW	3 Albany Way	0.972	\$665,932.79	\$647,286.68	\$197,761	OS-04	\$449,525.68
4AW	4 Albany Way	1.028	\$665,932.79	\$684,578.91			\$684,578.91
EDR	Existing Drainage Reserve being part of Reserve No. 1 on PS 346179	0.163	\$665,932.79	\$108,547.05			\$108,547.05
Balance works attributed to first developer		0.000	\$665,932.79	\$0.00	\$2,668,046	RD-01, RD-02 & TR-03	-\$2,668,046.00
Total		10.862		\$7,233,362.00	\$7,123,362		\$110,000.00

Source: Urban Enterprise

*Note that land ownership of the Existing Drainage Reserve (EDR) is subject to a potential land transfer and swap between Council and adjacent Landowner.

In the event the land transfer (and swap) does occur, the future developer of EDR will be liable for the Balance of Levy Payable to Council as set out in Table 5 above.

5. Implementation and Administration

5.1. Section 173 Agreement

This PIFP will be implemented through s173 agreements with each landowner in the Study Area/Precinct. Each agreement will be based on a model agreement prepared by Council which embeds the implementation principles of this plan, while also including details regarding levies payable for the relevant lot, the infrastructure items to be funded, and the administrative and legal provisions contained within the PIFP, and delivery of infrastructure over time.

5.2. Indexation

Land values and construction costs listed are in July 2026 dollars. They will be indexed annually according to the following method.

All levies and costs must be adjusted as follows:

- In relation to the costs associated with all infrastructure items other than land, the cost must be adjusted, and the contribution amounts recalculated according to the following method:
 - The capital costs of each infrastructure item must be adjusted by reference to the Producer Price Indexes Australia, Victoria (Table 17 Output of the Construction industries, subdivision and class index numbers - Road and Bridge Construction Victoria (for roads, bridges, trails, drainage and open space items) and Building Construction Victoria (for buildings and Planning Costs) published by the ABS (Series 6427.0)) or similar index;
 - The revised infrastructure costs and the adjustment of the contributions must be calculated as of 1 July in each year.
 - Land values will be adjusted on 1 July every year by reference to the Victorian Valuer-General land indexation factor for Mornington.

5.3. Collection of Levies

The collection of levies will be secured via agreements entered into between Council and all landowners in the Precinct under Section 173 of the *Planning and Environment Act 1987* (**Section 173 Agreement**). The Section 173 Agreements will provide that:

- subject to the application of any works in kind credit, the levy or balance of levy payable for a property must be paid to Council as follows:
 - For the subdivision of land, no later than 30 days prior to the issue of a Statement of Compliance under the *Subdivision Act (1988)* in respect of the subdivision creating any new lot (noting the liability is triggered at Statement of Compliance); or
 - In relation to the development of land not requiring subdivision, no later than 30 days prior to the issue of the first certificate of occupancy for development on a property.
- A statement of compliance and / or certificate of occupancy must not be issued until the levy or balance levy is paid and any infrastructure works or monetary contributions in kind for which the property is responsible (as specified to Table 2) are delivered/paid.
- Any levy funds collected will be held in a specific Council account and managed as though this PIFP is an ICP for the purposes of the provisions of the *Planning and Environment Act (1987)*. All monies held in this account will be used solely for payment of works-in-kind credits.

Any contributions to affordable housing are treated separately to the infrastructure contributions in the PIFP. Contributions to affordable housing will be required consistent with triggers relating to subdivision of land.

Council will be responsible for ongoing accounting and indexation of this PIFP. This PIFP includes a contribution to the value of \$100,000 (plus GST) to assist Council with the administration of the PIFP.

5.4. Method of Provision

Responsibility for the delivery of infrastructure works within the Study Area resides with the developer of the land as a works in-kind project specified in Table 2, with a credit provided against their development contribution, subject to the agreement of the Council.

All items are expected to be provided as works in-kind, with the exception of RD02 and TR-03. As identified in Table 2, it is proposed that RD02 and TR-03 will be made as monetary payments to Council by the first developer before the earlier of:

- The issue of a statement of compliance for the first subdivision; or
- The issue of the first certificate of occupancy within the Precinct.

These up-front cash payments will be treated the same as a works in-kind credit as described in Section 5.5 and held in a separate account from the PIFP levies to ensure they remain available to Council to be applied towards the delivery of any road or pedestrian infrastructure benefitting the Precinct, at Council's discretion.

- The Monetary Payment for RD-02 may be redirected to Council's broader Capital Works Program if Council funds and delivers (through other processes) an upgrade to the intersection of Watt Road/Racecourse Road before the Monetary Payment for RD-02 is made to Council.
- The Monetary Payment for TR-03 may be redirected to Council's broader Capital Works Program if the bus stop on Racecourse Road near its intersection with Watt Road is funded and delivered through other processes.

5.5. Project Delivery

It is the developers' responsibility to facilitate the delivery of all infrastructure projects required to service the development of the subject land that are located within the study area. Project delivery will be formalised through a Section 173 Agreement with Council which confirms specific items to be provided as land, works or monetary payments in-kind, credits and project timing in accordance with the following principles:

- The delivery responsibility and timing for delivery of infrastructure items identified in Table 2 of the PIFP is to be accordance with Table 2 in the PIFP.
- The levy amount payable for each property in the PIFP will only be offset (i.e. proportionately reduced) by a works-in-kind credit for the vesting of land, payment of a contribution or delivery of infrastructure works identified in Table 2 of the PIFP;
- Where the developer of a property is responsible for delivering an item of infrastructure works pursuant to Table 2 of the PIFP:
 - A detailed design for the works must be approved by Council before the works start;
 - The works-in-kind credit for delivery of the works will only crystallise once the works are completed to the satisfaction of Council;
 - The works-in-kind credit will be indexed to the date the credit for works-in-kind crystallises in accordance with the PIFP;
 - The works-in-kind credit for delivery of the works will be limited to the construction cost specified in Table 4 of the PIFP;
 - To the extent that the cost of delivering the infrastructure item exceeds the construction cost specified in Table 4 of the PIFP, such additional cost is to be borne by the developer.
- Where the developer of a property is responsible for delivering an infrastructure item comprising or including land pursuant to Table 2 of the PIFP:
 - The works-in-kind credit for delivery of the land will only crystallise once the land is transferred to or vested in Council at no cost to Council;
 - The works-in-kind credit for delivery of the land will be limited to the land cost specified in Table 4 of the PIFP;
 - Notwithstanding that the works-in-kind credit for the delivery of land only crystallises once the land is vested in or transferred to Council, the Balance of Levy payable to Council before statement of compliance will be reduced by the relevant works-in-kind land cost specified in Table 4, provided delivery of the works-in-kind (i.e. the vesting or transfer of land) is secured by a section 173 agreement to the satisfaction of Council.

- Where the developer of a property is responsible for delivering an infrastructure item comprising a monetary payment to Council pursuant to Table 2 of the PIFP:
 - The works-in-kind credit for delivery of the item will only crystallise when the monetary payment is made to Council;
 - The works-in-kind credit for delivery of the item will be limited to the construction cost specified in Table 4 of the PIFP.
- Where the developer of a property is entitled to one or more credits for works-in-kind and the total value of the credit/s exceed the total levy liability for a property, Council shall reimburse the developer for the excess credit:
 - prior to the issue of a Statement of Compliance for the final stage of development of that developer's land, only if Council has a sufficient cash balance received from the PIFP at that time; or otherwise
 - if and when Council has a sufficient cash balance received from the PIFP.
- When determining if Council has a sufficient cash balance received from the PIFP to reimburse one or more property developers within the PIFP for an excess credit, the order of priority of reimbursement/s will be determined by the date at which the works-in-kind credit/s crystallise.
- Council will only reimburse a developer for an excess credit to the extent of funds available in the PIFP account and is not liable to reimburse excess credits beyond funds available in the PIFP account. Developers bear the risk that levy funds collected will be insufficient to reimburse all developers for excess credits.

5.6. Land

Excluding OS-01 and 0.041 of OS-02, the provision of land identified in this PIFP is suitable as works in-kind to offset against a landowner's levy liability. As with works-in-kind, the provision of land would be outlined in an agreement between the developer and the Responsible Authority pursuant to Section 173 of the *Planning and Environment Act (1987)*. The value of the offset for providing land will equal the value shown in the PIFP, subject to indexation.

Appendices

Appendix A: Detailed Costs and Concept Designs

Project: RD-01 - Watt Road / Woodbyne Crescent - Rev 4 -16.03.2026

Group	Item	Description	Quantity	Unit	ICP Benchmark Rate (\$) (P90)	ICP Benchmark Cost Index (2025-2026)	Amount (\$)
Siteworks & Earthworks	1.1	Site Preparation	4150	m2	\$ 4.96	1.32	\$ 27,170.88
	1.2	Earthworks	1500	m3	\$ 40.52	1.32	\$ 80,229.60
Road Pavement	2.1	Primary Arterial Pavement	0	m2	\$ 186.26	1.32	\$ -
	2.2	Secondary Arterial Pavement	0	m2	\$ 133.78	1.32	\$ -
	2.3	Collector Road Pavement	1200	m2	\$ 112.44	1.32	\$ 178,104.96
	2.4	Subgrade Preparation	1200	m2	\$ 16.16	1.32	\$ 25,597.44
	2.5	Pavement Rehab (profile/resheet)	2500	m2	\$ 59.32	1.32	\$ 195,756.00
	2.6	Pavement Other	0	m2	\$ -	1.32	\$ -
Concrete Works	3.1	Kerb and Channel	490	m	\$ 60.90	1.32	\$ 39,390.12
	3.2	Cycle Path	0	m2	\$ 91.94	1.32	\$ -
	3.3	SUP / Footpath	0	m2	\$ 73.63	1.32	\$ -
	3.4	SUP / Footpath (Morningson exposed agg)	950	m2	\$ 150.00	1	\$ 142,500.00
	3.5	Traffic Island	15	m2	\$ 84.07	1.32	\$ 1,664.59
Drainage	4.1	Drainage Pipe 300mm CR Backfilled	250	m	\$ 197.96	1.32	\$ 65,326.80
	4.2	Drainage Pipe 375mm CR Backfilled	0	m	\$ 282.96	1.32	\$ -
	4.3	Drainage Pipe 450mm CR Backfilled	100	m	\$ 334.33	1.32	\$ 44,131.56
	4.4	Drainage Pipe 525mm CR Backfilled	0	m	\$ 448.03	2.32	\$ -
	4.5	Drainage Pits	9	No.	\$ 2,806.10	1.32	\$ 33,336.47
	4.6	Drainage - Subsoil Drainage	490	m	\$ 43.40	1.32	\$ 28,071.12
	4.7	Drainage Culvert	0	No.		1.32	\$ -
Traffic Signals	5.1	Traffic Signals (all inclusive)	0	Item Per Leg	\$ 128,786.34	1.32	\$ -
Landscape	6.1	Tree Planting	0	No.	\$ 363.01	1.32	\$ -
	6.2	Landscaping	2000	m2	\$ 25.16	1.32	\$ 66,422.40
	6.3	Topsoil Seeding	2000	m2	\$ 8.44	1.32	\$ 22,281.60
Street Lighting	7.1	Street Lighting - Road	410	m	\$ 225.67	1.32	\$ 122,132.60
	7.2	Street Lighting - Intersections	0	Item Per Leg	\$ 55,617.74	1.32	\$ -
Miscellaneous	8.1	Regulatory Signage	15	Item	\$ 380.39	1.32	\$ 7,531.72
	8.2	Unemarking	2150	m2 of pavement	\$ 4.09	1.32	\$ 11,607.42
	8.3	Landscape Maintenance (intersections)	0	Item	\$ 88,131.43	1.32	\$ -
	8.4	Landscape Maintenance (roads)	2000	m2 of t'scape	\$ 2.96	1.32	\$ 7,814.40
	8.5	Tactile Pavers (Hazard only)	8	Item	\$ 319.78	1.32	\$ 3,376.88
	8.6	Guard Rail (inc end terminals and transitions)	95	m	\$ 500.00	1	\$ 47,500.00
	8.7	Bus Shelter	0	No.		1.32	\$ -
Other	9.1	Concrete Removal (kerb, path, pits & pipes)	200	m3	\$ 206.00	1.32	\$ 54,384.00
	9.2	Pavement Removal (asphalt & crushed rock)	75	m3	\$ 206.00	1.32	\$ 20,394.00
	9.3	Removal of existing vegetation	1	Item	\$ 15,000.00	1.32	\$ 19,800.00
	9.4	Allowance for service relocations	1	Item	\$ 100,000.00	1	\$ 100,000.00
Delivery	10.1	Council Fees	1	%	3.25%	1	\$ 43,697.05
	10.2	Vicroads Fees	1	%	1.00%	1	\$ 13,445.25
	10.3	Traffic Management	1	%	5.00%	1	\$ 67,226.23
	10.4	Construction & Environmental Management	1	%	1.50%	1	\$ 20,167.87
	10.5	Planning, Survey and Functional Design	1	%	2.50%	1	\$ 33,613.11
	10.6	Geotechnical	1	%	1.50%	1	\$ 20,167.87
	10.7	Detailed Design	1	%	5.00%	1	\$ 67,226.23
	10.8	Supervision and Project Management	1	%	9.00%	1	\$ 121,007.21
	10.9	Site Establishment	1	%	2.50%	1	\$ 33,613.11
	10.10	Contingency	1	%	30.00%	1	\$ 403,357.37
Total		Excluding Delivery					\$ 1,344,524.56
		Including Delivery					\$ 2,168,045.85

Project: RD-02 - Watt Road / Racecourse Road - Rev 4 -16.03.3026

Group	Item	Description	Quantity	Unit	ICP Benchmark Rate (\$) (P90)	ICP Benchmark Cost Index (2025-2026)	Amount (\$)
Siteworks & Earthworks	1.1	Site Preparation	460	m2	\$ 4.96	1.32	\$ 3,011.71
	1.2	Earthworks	100	m3	\$ 40.52	1.32	\$ 5,348.64
Road Pavement	2.1	Primary Arterial Pavement	0	m2	\$ 186.26	1.32	\$ -
	2.2	Secondary Arterial Pavement	0	m2	\$ 133.78	1.32	\$ -
	2.3	Collector Road Pavement	100	m2	\$ 112.44	1.32	\$ 14,842.08
	2.4	Subgrade Preparation	100	m2	\$ 16.16	1.32	\$ 2,133.12
	2.5	Pavement Rehab (profile/resheet)	300	m2	\$ 59.32	1.32	\$ 23,490.72
	2.6	Pavement Other	0	m2	\$ -	1.32	\$ -
Concrete Works	3.1	Kerb and Channel	60	m	\$ 60.90	1.32	\$ 4,823.28
	3.2	Cycle Path	0	m2	\$ 91.94	1.32	\$ -
	3.3	SUP / Footpath	0	m2	\$ 73.63	1.32	\$ -
	3.4	SUP / Footpath (Momington exposed agg)	20	m2	\$ 150.00	1	\$ 3,000.00
	3.5	Traffic Island	35	m2	\$ 84.07	1.32	\$ 3,884.03
Drainage	4.1	Drainage Pipe 300mm CR Backfilled	0	m	\$ 197.96	1.32	\$ -
	4.2	Drainage Pipe 375mm CR Backfilled	0	m	\$ 282.96	1.32	\$ -
	4.3	Drainage Pipe 450mm CR Backfilled	0	m	\$ 334.33	1.32	\$ -
	4.4	Drainage Pipe 525mm CR Backfilled	0	m	\$ 448.03	2.32	\$ -
	4.5	Drainage Pits	0	No.	\$ 2,806.10	1.32	\$ -
	4.6	Drainage - Subsoil Drainage	60	m	\$ 43.40	1.32	\$ 3,437.28
	4.7	Drainage Culvert	0	No.	\$ -	1.32	\$ -
Traffic Signals	5.1	Traffic Signals (all inclusive)	0	Item Per Leg	\$ 128,786.34	1.32	\$ -
Landscape	6.1	Tree Planting	30	No.	\$ 363.01	1.32	\$ 14,375.20
	6.2	Landscaping	0	m2	\$ 25.16	1.32	\$ -
	6.3	Topsoil Seeding	250	m2	\$ 8.44	1.32	\$ 2,785.20
Street Lighting	7.1	Street Lighting - Road	1	Item	\$ 15,000.00	1	\$ 15,000.00
	7.2	Street Lighting - Intersections	0	Item Per Leg	\$ 55,617.74	1.32	\$ -
Miscellaneous	8.1	Regulatory Signage	3	Item	\$ 380.39	1.32	\$ 1,506.34
	8.2	Linemarking	100	m2 of pavement	\$ 4.09	1.32	\$ 539.88
	8.3	Landscape Maintenance (intersections)	0	Item	\$ 88,131.43	1.32	\$ -
	8.4	Landscape Maintenance (roads)	250	m2 of f'scape	\$ 2.96	1.32	\$ 976.80
	8.5	Tactile Pavers (Hazard only)	6	Item	\$ 319.78	1.32	\$ 2,532.66
	8.6	Guard Rail (inc end terminals and transitions)	0	m	\$ 500.00	1	\$ -
	8.7	Bus Shelter	0	No.	\$ -	1.32	\$ -
Other	9.1	Concrete Removal (kerb, path, pits & pipes)	20	m3	\$ 206.00	1.32	\$ 5,438.40
	9.2	Pavement Removal (asphalt & crushed rock)	20	m3	\$ 206.00	1.32	\$ 5,438.40
	9.3	Removal of existing vegetation	0	Item	\$ 15,000.00	1.32	\$ -
	9.4	Allowance for service relocations	1	Item	\$ 25,000.00	1	\$ 25,000.00
Delivery	10.1	Council Fees	1	%	3.25%	1	\$ 4,470.82
	10.2	Vicroads Fees	1	%	1.00%	1	\$ 1,375.64
	10.3	Traffic Management	1	Item	\$ 25,000.00	1	\$ 25,000.00
	10.4	Construction & Environmental Management	1	%	1.50%	1	\$ 2,063.46
	10.5	Planning, Survey and Functional Design	1	%	2.50%	1	\$ 3,439.09
	10.6	Geotechnical	1	%	1.50%	1	\$ 2,063.46
	10.7	Detailed Design	1	%	5.00%	1	\$ 6,878.19
	10.8	Supervision and Project Management	1	%	9.00%	1	\$ 12,380.74
	10.9	Site Establishment	1	%	2.50%	1	\$ 3,439.09
	10.10	Contingency	1	%	30.00%	1	\$ 41,269.12
Total		Excluding Delivery					\$ 137,563.74
		Including Delivery					\$ 239,943.35

Project: TR-03 - Racecourse Road Bus Stop - Rev 4 -16.03.2026

Group	Item	Description	Quantity	Unit	ICP Benchmark Rate (\$) (P90)	ICP Benchmark Cost Index (2025-2026)	Amount (\$)
Siteworks & Earthworks	1.1	Site Preparation	600	m2	\$ 4.96	1.32	\$ 3,928.32
	1.2	Earthworks	150	m3	\$ 40.52	1.32	\$ 8,022.96
Road Pavement	2.1	Primary Arterial Pavement	0	m2	\$ 186.26	1.32	\$ -
	2.2	Secondary Arterial Pavement	0	m2	\$ 133.78	1.32	\$ -
	2.3	Collector Road Pavement	0	m2	\$ 112.44	1.32	\$ -
	2.4	Subgrade Preparation	160	m2	\$ 16.16	1.32	\$ 3,412.99
	2.5	Pavement Rehab (profile/resheet)	0	m2	\$ 59.32	1.32	\$ -
	2.6	Pavement Other	0	m2	\$ -	1.32	\$ -
Concrete Works	3.1	Kerb and Channel	110	m	\$ 60.90	1.32	\$ 8,842.68
	3.2	Cycle Path	0	m2	\$ 91.94	1.32	\$ -
	3.3	SUP / Footpath	0	m2	\$ 73.63	1.32	\$ -
	3.4	SUP / Footpath (Mornington exposed agg)	90	m2	\$ 150.00	1	\$ 13,500.00
	3.5	Concrete bus bay	70	m2	\$ 200.00	1	\$ 14,000.00
	3.5	Traffic Island	0	m2	\$ 84.07	1.32	\$ -
Drainage	4.1	Drainage Pipe 300mm CR Backfilled	0	m	\$ 197.96	1.32	\$ -
	4.2	Drainage Pipe 375mm CR Backfilled	0	m	\$ 282.96	1.32	\$ -
	4.3	Drainage Pipe 450mm CR Backfilled	0	m	\$ 334.33	1.32	\$ -
	4.4	Drainage Pipe 525mm CR Backfilled	0	m	\$ 448.03	2.32	\$ -
	4.5	Drainage Pits	1	No.	\$ 2,806.10	1.32	\$ 3,704.05
	4.6	Drainage - Subsoil Drainage	110	m	\$ 43.40	1.32	\$ 6,301.68
	4.7	Drainage Culvert	0	No.	\$ -	1.32	\$ -
Traffic Signals	5.1	Traffic Signals (all inclusive)	0	Item Per Leg	\$ 128,786.34	1.32	\$ -
Landscape	6.1	Tree Planting	6	No.	\$ 363.01	1.32	\$ 2,875.04
	6.2	Landscaping	0	m2	\$ 25.16	1.32	\$ -
	6.3	Topsoil Seeding	200	m2	\$ 8.44	1.32	\$ 2,228.16
Street Lighting	7.1	Street Lighting - Road	1	Item	\$ 15,000.00	1	\$ 15,000.00
	7.2	Street Lighting - Intersections	0	Item Per Leg	\$ 55,617.74	1.32	\$ -
Miscellaneous	8.1	Regulatory Signage	6	Item	\$ 380.39	1.32	\$ 3,012.69
	8.2	Linemarking	250	m2 of pavement	\$ 4.09	1.32	\$ 1,349.70
	8.3	Landscape Maintenance (intersections)	0	Item	\$ 88,131.43	1.32	\$ -
	8.4	Landscape Maintenance (roads)	200	m2 of l'scape	\$ 2.96	1.32	\$ 781.44
	8.5	Tactile Pavers (Hazard only)	4	Item	\$ 319.78	1.32	\$ 1,688.44
	8.6	Guard Rail (inc end terminals and transitions)	0	m	\$ 500.00	1	\$ -
	8.7	Bus Shelter	1	No.	\$ 30,000.00	1	\$ 30,000.00
Other	9.1	Concrete Removal (kerb, path, pits & pipes)	10	m3	\$ 206.00	1.32	\$ 2,719.20
	9.2	Pavement Removal (asphalt & crushed rock)	10	m3	\$ 206.00	1.32	\$ 2,719.20
	9.3	Removal of existing vegetation	1	Item	\$ 2,500.00	1.32	\$ 3,300.00
	9.4	Allowance for service relocations	1	Item	\$ 25,000.00	1	\$ 25,000.00
Delivery	10.1	Council Fees	1	%	3.25%	1	\$ 4,952.56
	10.2	Vicroads Fees	1	%	1.00%	1	\$ 1,523.87
	10.3	Traffic Management	1	Item	\$ 25,000.00	1	\$ 25,000.00
	10.4	Construction & Environmental Management	1	%	1.50%	1	\$ 2,285.80
	10.5	Planning, Survey and Functional Design	1	%	2.50%	1	\$ 3,809.66
	10.6	Geotechnical	1	%	1.50%	1	\$ 2,285.80
	10.7	Detailed Design	1	%	5.00%	1	\$ 7,619.33
	10.8	Supervision and Project Management	1	%	9.00%	1	\$ 13,714.79
	10.9	Site Establishment	1	%	2.50%	1	\$ 3,809.66
	10.10	Contingency	1	%	30.00%	1	\$ 45,715.97
Total		Excluding Delivery					\$ 152,386.55
		Including Delivery					\$ 263,103.99

Project: DR-01 - Drainage Reserve - Rev 4 -16.03.3026

Group	Item	Description	Quantity	Unit	ICP Benchmark Rate (\$) (P90)	ICP Benchmark Cost index (2025-2026)	Amount (\$)
Siteworks & Earthworks	1.1	Site Preparation	4000	Item	\$ 4.96	1.32	\$ 26,188.80
	1.2	Earthworks (retarding basin and rain garden)	7000	cub.m	\$ 40.52	1.32	\$ 374,404.80
	1.3	Earthworks (external reserve shaping)	500	cub.m	\$ 40.52	1.32	\$ 26,743.20
Concrete Works	2.1	Industrial Vehicle Crossing	30	m2	\$ 91.94	1.32	\$ 3,640.82
	2.2	SUP / Footpath (Mornington exposed agg)	120	m2	\$ 150.00	1	\$ 18,000.00
	2.3	Maintenance Access Track - Crushed Rock	60	m2	\$ 40.00	1	\$ 2,400.00
Drainage	3.1	Drainage Pipe 1050mm CR Backfilled (inlet)	25	m	\$ 1,250.00	1	\$ 31,250.00
	3.2	Drainage Pipe 600mm CR Backfilled (outfall)	25	m	\$ 750.00	1	\$ 18,750.00
	3.3	Drainage pit for outfall pipe connection to Ex.	1	No.	\$ 7,500.00	1	\$ 7,500.00
	3.4	Retarding basin outfall flow control pit	1	No.	\$ 15,000.00	1	\$ 15,000.00
	3.5	Headwall at inlet to sediment forebay	1	No.	\$ 1,500.00	1	\$ 1,500.00
	3.6	Rain Garden Filter Media inc. geofabric liner	250	m3	\$ 250.00	1	\$ 62,500.00
	3.7	Drainage - 150mm PVC Subsoil Drainage	125	m	\$ 150.00	1	\$ 18,750.00
Landscape	4.1	Preliminaries	1	Item	\$ 20,000.00	1	\$ 20,000.00
	4.2	Arboricultural Works	1	Item	\$ 5,000.00	1	\$ 5,000.00
	4.3	Earthworks (incl. site clearing, excl. open pools)	3625	m2	\$ 3.00	1	\$ 10,875.00
	4.4	Plain Grey Paving	364	m2	\$ 120.00	1	\$ 43,680.00
	4.5	Aquatic Planting	1180	m2	\$ 24.00	1	\$ 28,320.00
	4.6	Ephemeral Planting (incl. amelioration & jute mat)	901	m2	\$ 32.00	1	\$ 28,832.00
	4.7	Terrestrial Planting (incl. amelioration & mulch)	641	m2	\$ 28.00	1	\$ 17,948.00
	4.8	Trees (45Lt)	22	No.	\$ 300.00	1	\$ 6,600.00
	4.9	Tree Protection Mulch Zones	58	m2	\$ 16.00	1	\$ 928.00
	4.10	Lawn Areas (incl. amelioration & turf)	481	m2	\$ 18.00	1	\$ 8,658.00
	4.11	Furniture	3	No.	\$ 2,500.00	1	\$ 7,500.00
Miscellaneous	5.1	Grouted Rock Sediment Forebay on FCR bed	300	m2	\$ 200.00	1	\$ 60,000.00
	5.2	Rock armouring of high flow spillway	50	m2	\$ 150.00	1	\$ 7,500.00
	5.3	Forebay Maintenance Access Track	120	m2	\$ 50.00	1	\$ 6,000.00
	5.4	Paling Fence along Private Property Interface	70	m	\$ 150.00	1	\$ 10,500.00
	5.5	Timber Bollards along Road Reserve Interface	50	No.	\$ 150.00	1	\$ 7,500.00
	5.6	Landscape Maintenance	117	Weeks	\$ 500.00	1	\$ 58,500.00
Other	6.1	Removal of existing vegetation	1	Item	\$ 5,000.00	1	\$ 5,000.00
Delivery	7.1	Council Fees	1	%	3.25%	1	\$ 30,548.98
	7.2	Vicroads Fees	0	%	1.00%	1	\$ -
	7.3	Traffic Management	1	Item	\$ 15,000.00	1	\$ 15,000.00
	7.4	Construction & Environmental Management	1	%	1.50%	1	\$ 14,099.53
	7.5	Planning, Survey and Functional Design	1	%	2.50%	1	\$ 23,499.22
	7.6	Geotechnical	1	%	1.50%	1	\$ 14,099.53
	7.7	Detailed Design	1	%	5.00%	1	\$ 46,998.43
	7.8	Supervision and Project Management	1	%	9.00%	1	\$ 84,597.18
	7.9	Site Establishment	1	%	2.50%	1	\$ 23,499.22
	8.10	Contingency	1	%	30.00%	1	\$ 281,990.59
Total		Excluding Delivery					\$ 939,968.62
		Including Delivery					\$ 1,474,301.29

Project: OS-01 - Central Precinct Park - Rev 3 -13.03.3026

Group	Item	Description	Quantity	Unit	ICP Benchmark Rate (\$) (P90)	ICP Benchmark Cost Index (2025-2026)	Amount (\$)
Landscape	1.1	Preliminaries	1	Item	\$ 17,500.00	1	\$ 17,500.00
	1.2	Arboricultural Works	1	Item	\$ 12,500.00	1	\$ 12,500.00
	1.3	Earthworks (incl. site clearing)	1215	m2	\$ 3.00	1	\$ 3,645.00
	1.4	Plain Grey Paving	154	m2	\$ 120.00	1	\$ 18,480.00
	1.5	Feature Paving	36	m2	\$ 200.00	1	\$ 7,200.00
	1.6	Garden Beds (incl. topsoil, mulch & planting)	318	m2	\$ 75.00	1	\$ 23,850.00
	1.7	Trees (45Lt)	20	No.	\$ 300.00	1	\$ 6,000.00
	1.8	Tree Protection Mulch Zones	282	m2	\$ 16.00	1	\$ 4,512.00
	1.9	Lawn Areas (incl. topsoil & turf)	425	m2	\$ 24.00	1	\$ 10,200.00
	1.10	Furniture (bench seats and picnic table)	3	No.	\$ 3,500.00	1	\$ 10,500.00
	1.11	Double Swing Set	1	No.	\$ 5,000.00	1	\$ 5,000.00
	1.12	Freestanding play elements for social and imaginative play (may include los, log steppers, music elements and water play)	1	Item	\$ 10,000.00	1	\$ 10,000.00
	1.13	Play structure (3-12 year olds)	1	Item	\$ 40,000.00	1	\$ 40,000.00
	1.14	Bike racks	3	No.	\$ 2,000.00	1	\$ 6,000.00
	1.15	Vehicle exclusion fencing (cable and bollard)	125	Lin.m	\$ 150.00	1	\$ 18,750.00
	1.16	Lighting to perimeter of open space	1	Item	\$ 30,000.00	1	\$ 30,000.00
Miscellaneous	2.1	Landscape Maintenance	104	Weeks	\$ 400.00	1	\$ 41,600.00
Other	3.1	Removal of existing vegetation	1	Item		1	\$ -
Delivery	4.1	Council Fees	1	%	3.25%	1	\$ 8,636.45
	4.2	Vicroads Fees	0	%	1.00%	1	\$ -
	4.3	Traffic Management	0	Item	5.00%	1	\$ -
	4.4	Environmental Management	1	%	0.50%	1	\$ 1,328.69
	4.5	Survey and Design	1	%	5.00%	1	\$ 13,286.85
	4.6	Supervision and Project Management	1	%	9.00%	1	\$ 23,916.33
	4.7	Site Establishment	1	%	2.50%	1	\$ 6,643.43
	4.8	Contingency	1	%	30.00%	1	\$ 79,721.10
Total		Excluding Delivery					\$ 265,737.00
		Including Delivery					\$ 399,269.84

Project: OS-02 - Northern Pocket Park - Rev 2 -13.03.3026

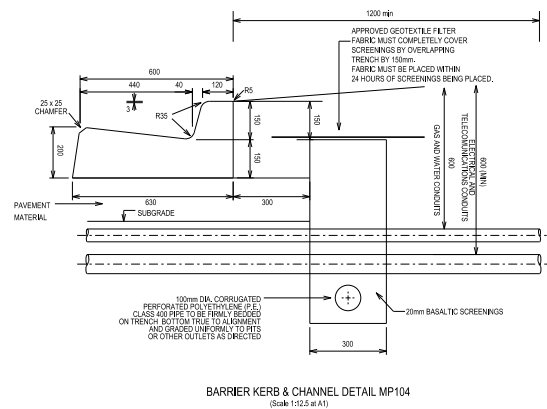
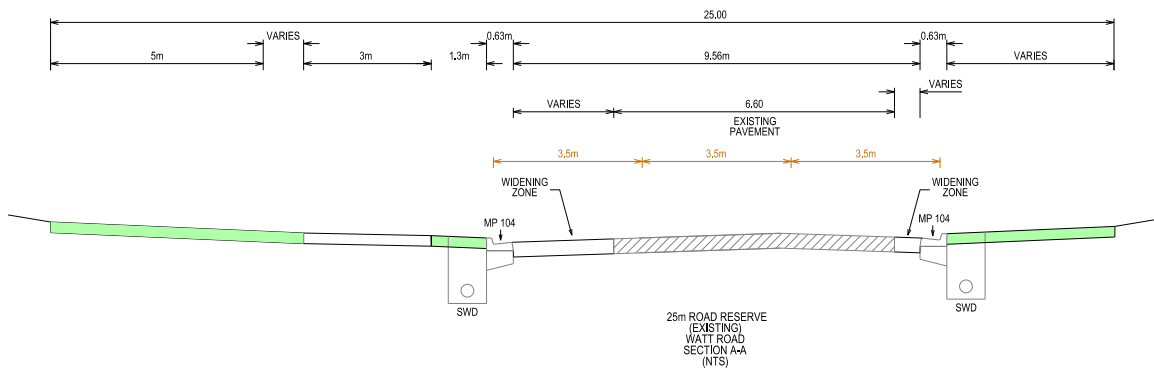
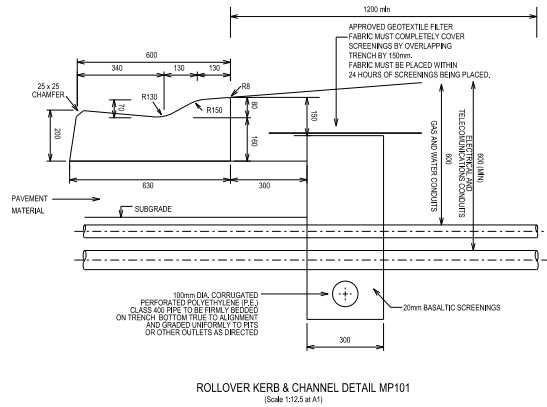
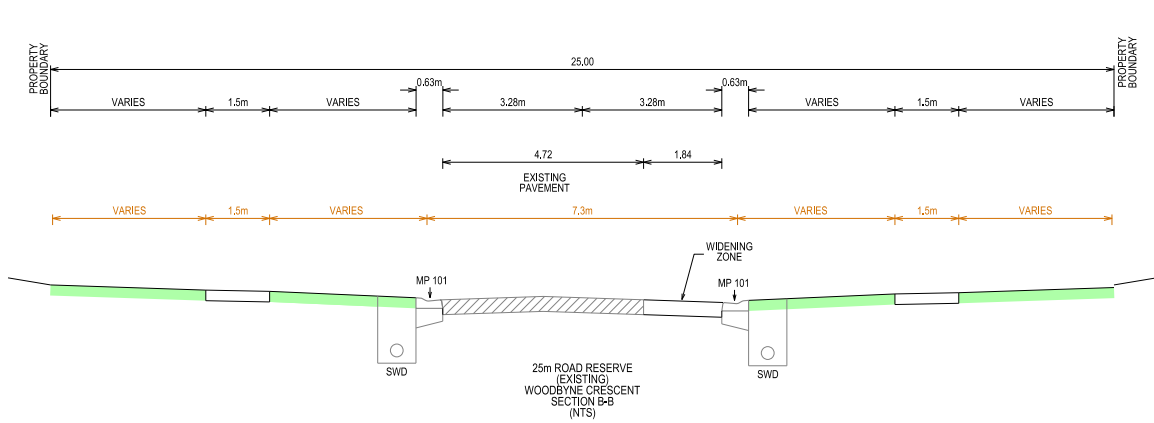
Group	Item	Description	Quantity	Unit	ICP Benchmark Rate (\$) (P90)	ICP Benchmark Cost index (2025-2026)	Amount (\$)
Landscape	1.1	Preliminaries	1	Item	\$ 5,000.00	1	\$ 5,000.00
	1.2	Arboricultural Works	1	Item	\$ 5,000.00	1	\$ 5,000.00
	1.3	Earthworks (incl. site clearing)	560	m2	\$ 3.00	1	\$ 1,680.00
	1.4	Plain Grey Paving	61	m2	\$ 120.00	1	\$ 7,320.00
	1.5	Garden Beds (incl. topsoil, mulch & planting)	373	m2	\$ 75.00	1	\$ 27,975.00
	1.6	Trees (45Lt)	4	No.	\$ 300.00	1	\$ 1,200.00
	1.7	Tree Protection Mulch Zones	126	m2	\$ 16.00	1	\$ 2,016.00
	1.8	Furniture	1	No.	\$ 2,500.00	1	\$ 2,500.00
Miscellaneous	2.1	Landscape Maintenance	1	Item	\$ 125.00	1	\$ 125.00
Other	3.1	Removal of existing vegetation	1	Item		1	\$ -
Delivery	4.1	Council Fees	1	%	3.25%	1	\$ 1,716.52
	4.2	Vicroads Fees	0	%	1.00%	1	\$ -
	4.3	Traffic Management	0	Item	5.00%	1	\$ -
	4.4	Environmental Management	1	%	0.50%	1	\$ 264.08
	4.5	Survey and Design	1	%	5.00%	1	\$ 2,640.80
	4.6	Supervision and Project Management	1	%	9.00%	1	\$ 4,753.44
	4.7	Site Establishment	1	%	2.50%	1	\$ 1,320.40
	4.8	Contingency	1	%	30.00%	1	\$ 15,844.80
Total		Excluding Delivery					\$ 52,816.00
		Including Delivery					\$ 79,356.04

Project: OS-03 - North-Eastern Pocket Park

Group	Item	Description	Quantity	Unit	ICP Benchmark Rate (\$) (P90)	ICP Benchmark Cost index (2025-2026)	Amount (\$)
Landscape	1.1	Preliminaries	1	Item	\$ 5,000.00	1	\$ 7,500.00
	1.2	Arboricultural Works	1	Item	\$ 5,000.00	1	\$ 5,000.00
	1.3	Earthworks (incl. site clearing)	455	m2	\$ 3.00	1	\$ 1,365.00
	1.4	Plain Grey Paving	73	m2	\$ 120.00	1	\$ 8,760.00
	1.5	Garden Beds (incl. topsoil, mulch & planting)	226	m2	\$ 75.00	1	\$ 16,950.00
	1.6	Trees (45Lt)	6	No.	\$ 300.00	1	\$ 1,800.00
	1.7	Tree Protection Mulch Zones	98	m2	\$ 16.00	1	\$ 1,568.00
	1.8	Lawn Areas (incl. topsoil & turf)	58	m2	\$ 24.00	1	\$ 1,392.00
	1.9	Furniture	2	No.	\$ 2,500.00	1	\$ 5,000.00
Miscellaneous	2.1	Landscape Maintenance	104	Weeks	\$ 200.00	1	\$ 20,800.00
Other	3.1	Removal of existing vegetation	1	Item		1	\$ -
Delivery	4.1	Council Fees	1	%	3.25%	1	\$ 2,279.39
	4.2	Vicroads Fees	0	%	1.00%	1	\$ -
	4.3	Traffic Management	0	Item	5.00%	1	\$ -
	4.4	Environmental Management	1	%	0.50%	1	\$ 350.68
	4.5	Survey and Design	1	%	5.00%	1	\$ 3,506.75
	4.6	Supervision and Project Management	1	%	9.00%	1	\$ 6,312.15
	4.7	Site Establishment	1	%	2.50%	1	\$ 1,753.38
	4.8	Contingency	1	%	30.00%	1	\$ 21,040.50
Total		Excluding Delivery					\$ 70,135.00
		Including Delivery					\$ 105,377.84

Project: OS-04 - Southern Pocket Park

Group	Item	Description	Quantity	Unit	ICP Benchmark Rate (\$) (P90)	ICP Benchmark Cost index (2025-2026)	Amount (\$)
Landscape	1.1	Preliminaries	1	Item	\$ 5,000.00	1	\$ 5,000.00
	1.2	Arboricultural Works	1	Item	\$ 5,000.00	1	\$ 5,000.00
	1.3	Earthworks (incl. site clearing)	307	m2	\$ 3.00	1	\$ 921.00
	1.4	Garden Beds (incl. topsoil, mulch & planting)	35	m2	\$ 75.00	1	\$ 2,625.00
	1.5	Trees (45Lt)	4	No.	\$ 300.00	1	\$ 1,200.00
	1.6	Tree Protection Mulch Zones	82	m2	\$ 16.00	1	\$ 1,312.00
	1.7	Lawn Areas (incl. topsoil & turf)	190	m2	\$ 24.00	1	\$ 4,560.00
Miscellaneous	2.1	Landscape Maintenance	104	Weeks	\$ 125.00	1	\$ 13,000.00
Other	3.1	Removal of existing vegetation	1	Item		1	\$ -
Delivery	4.1	Council Fees	1	%	3.25%	1	\$ 1,092.59
	4.2	Vicroads Fees	0	%	1.00%	1	\$ -
	4.3	Traffic Management	0	Item	5.00%	1	\$ -
	4.4	Environmental Management	1	%	0.50%	1	\$ 168.09
	4.5	Survey and Design	1	%	5.00%	1	\$ 1,680.90
	4.6	Supervision and Project Management	1	%	9.00%	1	\$ 3,025.62
	4.7	Site Establishment	1	%	2.50%	1	\$ 840.45
	4.8	Contingency	1	%	30.00%	1	\$ 10,085.40
Total		Excluding Delivery					\$ 33,618.00
		Including Delivery					\$ 50,511.05



VERSION DETAILS:			
REV	DATE	DESCRIPTION	STATUS
A	03/12/2025	PRELIMINARY PLANS	PRELIMINARY
B	10/12/2025	REVISED PROJECT SCOPE & LABELLING	PRELIMINARY
C	12/12/2025	MINOR PROJECT LABELLING CHANGES	PRELIMINARY

FILENAME: P:\1537\1537 - Design\1537 - DGN\1537_PIP02.dgn			
DRAWN:	S.DONOGHUE	DATE:	DEC 2025
DESIGNED:	S.DONOGHUE	DATE:	DEC 2025
AUTHORISED:	A.CHARLTON	DATE:	DEC 2025



CHARLTONDEGG
LAND DEVELOPMENT CONSULTANTS

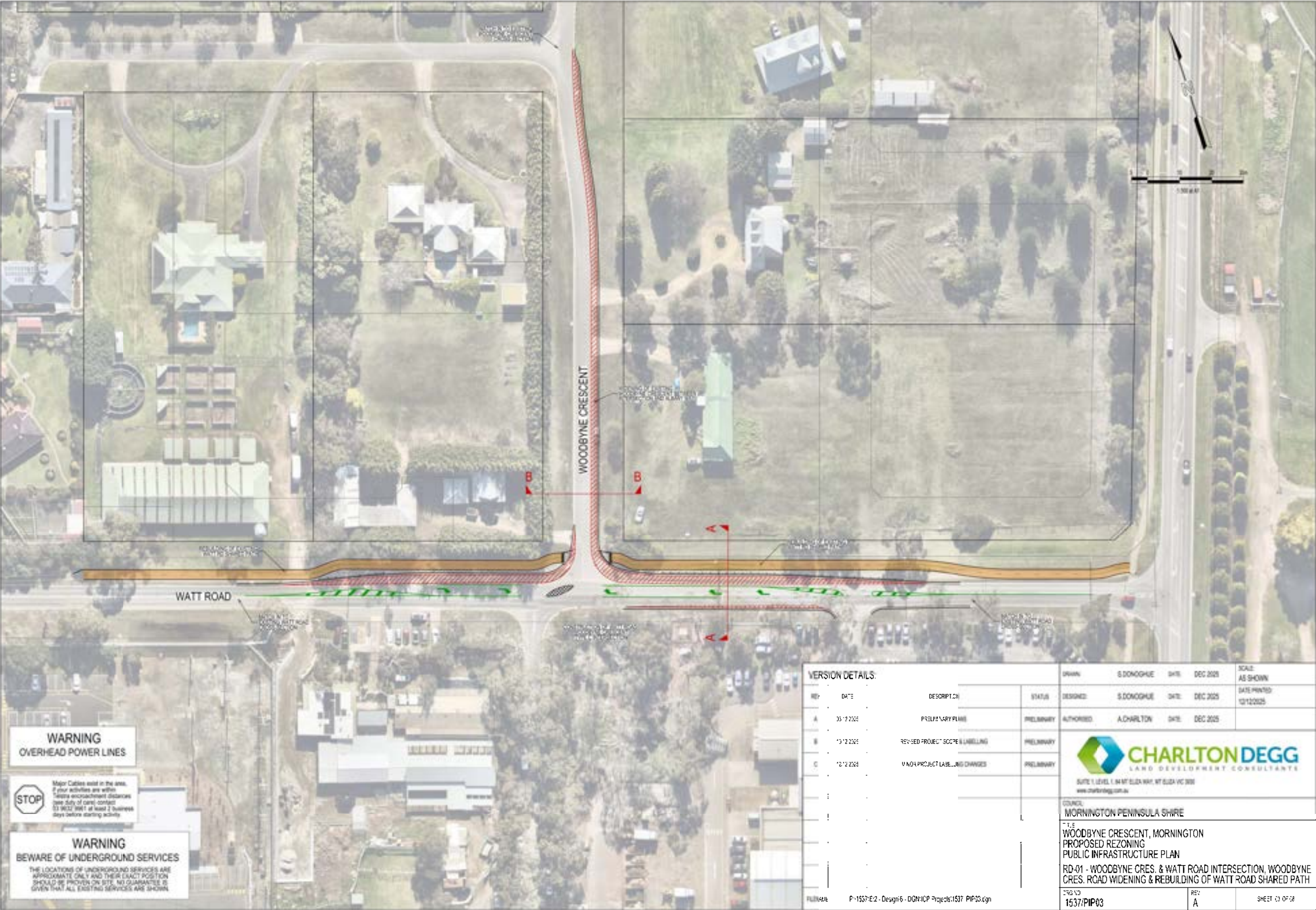
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www.charltondegg.com.au

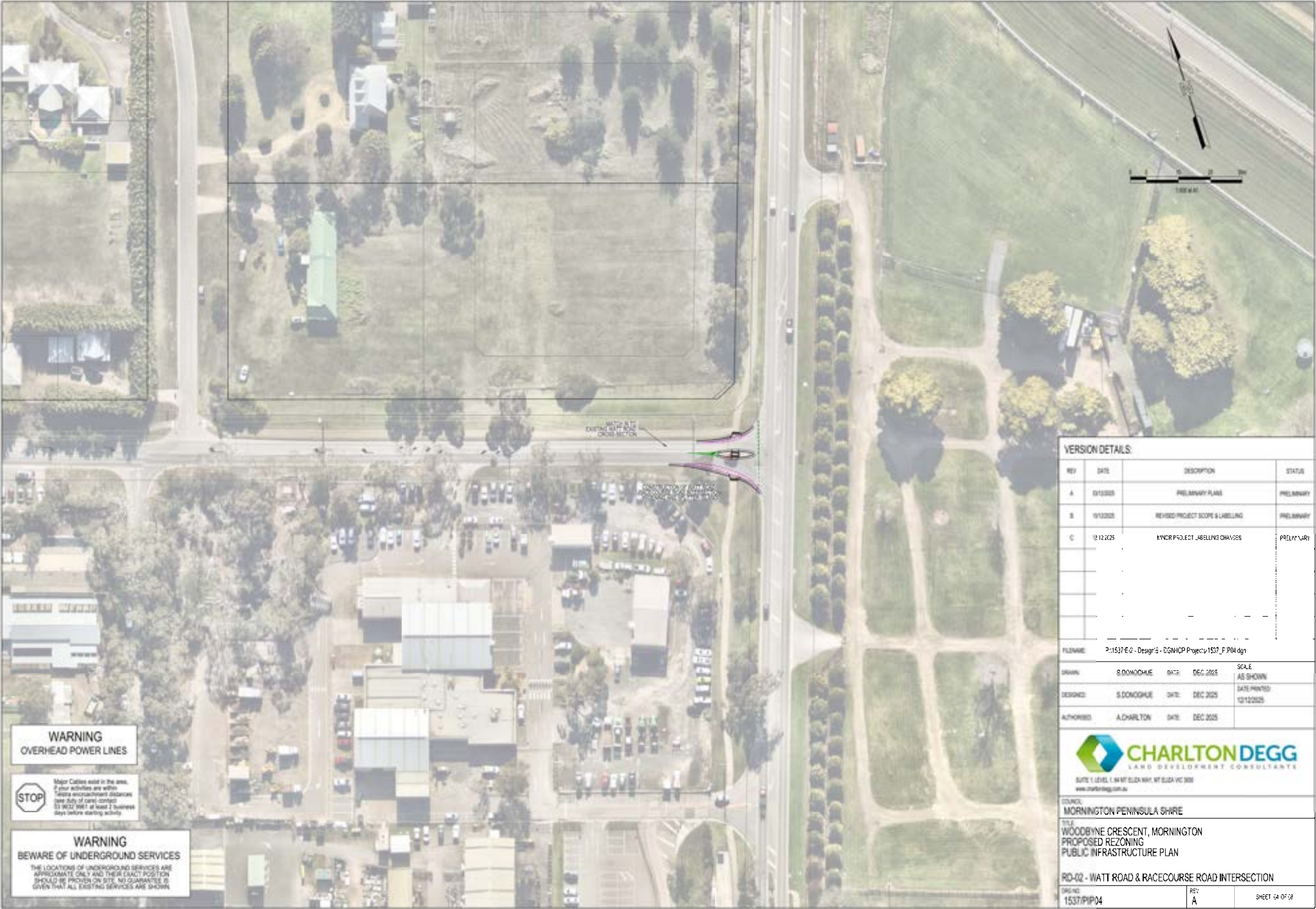
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MORNINGTON PENINSULA SHIRE

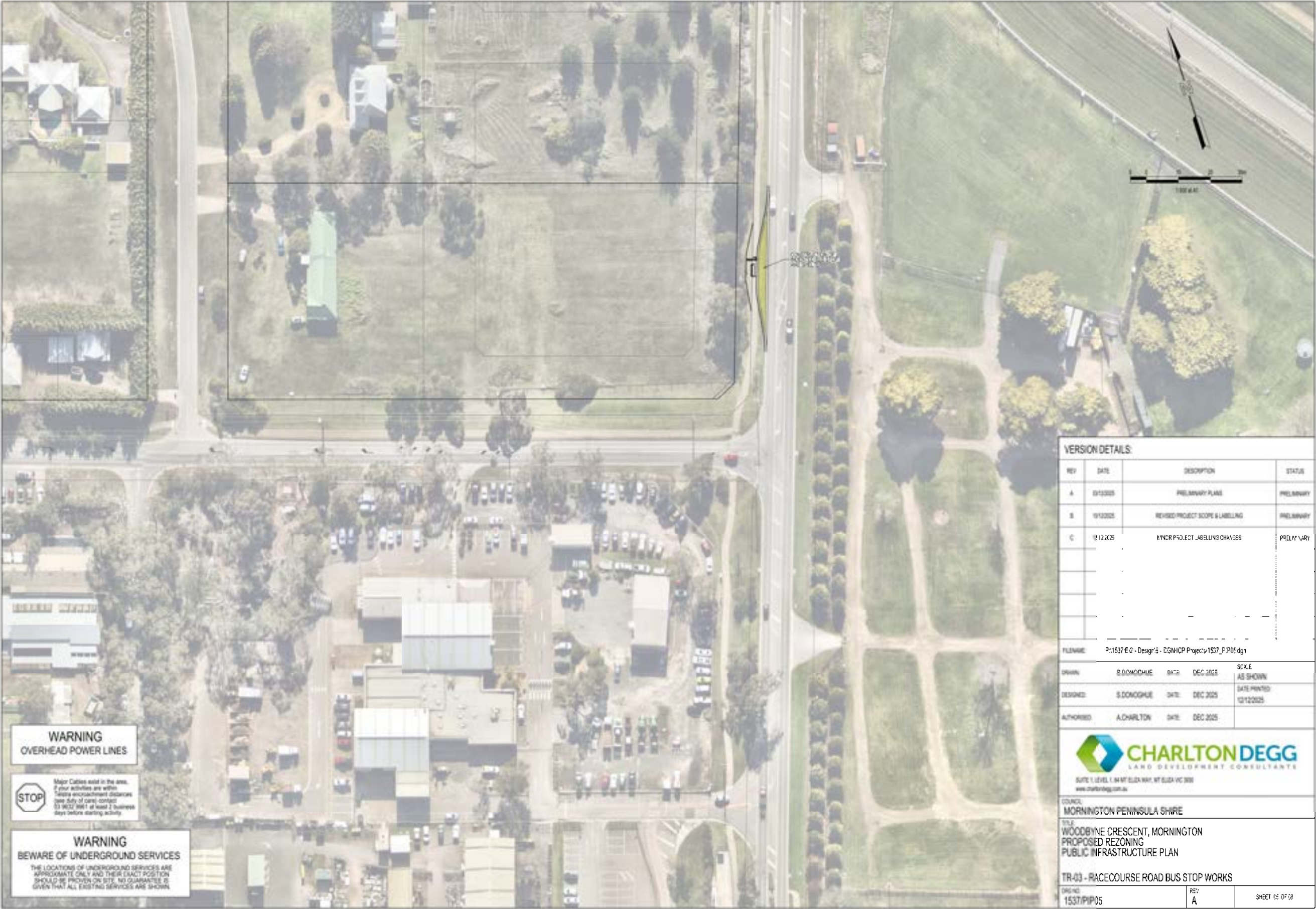
TITLE:
WOODBYPNE CRESCENT, MORNINGTON
PROPOSED REZONING
PUBLIC INFRASTRUCTURE PLAN

WATT ROAD & WOODBYNE CRESCENT TYPICAL SECTIONS

DRG NO. 1537/PIP02	REV. A	SHEET 02 OF 08











Appendix B: Detailed Land Budget

Figure 4. Property Map



Property Details			Public Open Space		Existing Reserve							Lot Area	
Property ID	Property Address	Total area (Ha)	Main Park	Pocket Park	Council Reserve	Drainage Reserve	Existing Road Reserve	Council Reserve Widening	NDA	Internal Road Area	NSA	Low Density	Medium Density
2WC	2 Woodbyne Crescent	1.069	0	0	0	0	0	0.001	1.068	0.286	0.782	0.783	0.000
4WC	4 Woodbyne Crescent	1.020	0	0	0	0	0	0	1.020	0.299	0.721	0.721	0.000
5WC	5 Woodbyne Crescent	1.117	0	0	0	0.402	0	0	0.715	0.383	0.332	0.182	0.150
6WC	6 Woodbyne Crescent	1.020	0.040	0	0	0	0	0	0.980	0.274	0.706	0.523	0.183
7WC	7 Woodbyne Crescent	1.001	0	0.056	0	0	0	0	0.945	0.241	0.704	0.704	0.000
8WC	8 Woodbyne Crescent	1.018	0.082	0	0	0	0	0	0.936	0.258	0.678	0.451	0.228
10WC	10 Woodbyne Crescent	1.053	0	0.046	0	0	0	0	1.007	0.258	0.749	0.619	0.130
1AW	1 Albany Way	1.003	0	0	0	0	0	0	1.003	0.186	0.817	0.617	0.199
2AW	2 Albany Way	1.025	0	0	0	0	0	0	1.025	0.133	0.892	0.673	0.217
3AW	3 Albany Way	1.003	0	0.031	0	0	0	0	0.972	0.309	0.663	0.663	0.000
4AW	4 Albany Way	1.028	0	0	0	0	0	0	1.028	0.258	0.770	0.770	0.000
EDR	Existing Drainage Reserve	0.163	0	0	0	0	0	0	0.163	0.029	0.134	0.072	0.061
ECR	Existing Council Reserve	0.316	0	0	0.316	0	0	0	0.000	0.000	0.000	0.000	0.000
ERR	Existing Road Reserve	1.198	0	0	0	0	1.198	0	0.000	0.000	0.000	0.000	0.000
Totals		13.034	0.122	0.133	0.316	0.402	1.198	0.001	10.862	2.914	7.948	6.778	1.168
			0.255										7.946

Notes:

1) All measurements in hectares

2) It is agreed with the Council, and intended that Tango Property Group (Developer of Properties 4WC, 5WC, 6WC, 7WC, 8WC, 10WC) undertake a land swap of Council's EDR (0.163ha) for Tango's Main Park (0.122ha)

Disclaimer

Neither Urban Enterprise Pty. Ltd. nor any member or employee of Urban Enterprise Pty. Ltd. takes responsibility in any way whatsoever to any person or organisation (other than that for which this report has been prepared) in respect of the information set out in this report, including any errors or omissions therein. In the course of our preparation of this report, projections have been prepared on the basis of assumptions and methodology which have been described in the report. It is possible that some of the assumptions underlying the projections may change. Nevertheless, the professional judgement of the members and employees of Urban Enterprise Pty. Ltd. have been applied in making these assumptions, such that they constitute an understandable basis for estimates and projections. Beyond this, to the extent that the assumptions do not materialise, the estimates and projections of achievable results may vary.



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Woodhys Precinct – Precinct Infrastructure Funding Plan



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