

21.0404/02/2016
VC127**MORNINGTON PENINSULA STRATEGIC FRAMEWORK PLAN**

Making the most of Mornington Peninsula's assets involves critical and often complex land-use planning decisions, particularly when competing values and strategic objectives have to be reconciled.

To assist this process Council has prepared a Strategic Framework Plan. This plan provides a framework for balanced development and sustainable land use on the Peninsula. It aims to maintain the long-term economic, social and environmental values that have been identified in previous sections of this statement.

Achieving balance does not mean trying to accommodate all land uses in all locations; it means making the most of each area's particular strengths and respecting limits. The Strategic Framework Plan identifies locations where specific land use outcomes will be supported and promoted as well as areas where some forms of use and development will be excluded. The aim is to define a positive role for each area of the Peninsula having regard to the particular characteristics of each area and the full range of the community's needs and values.

The plan indicates a basic land-use structure, consisting of

- Townships.
- Coastlines and foreshores.
- Rural areas.
- Port development areas.

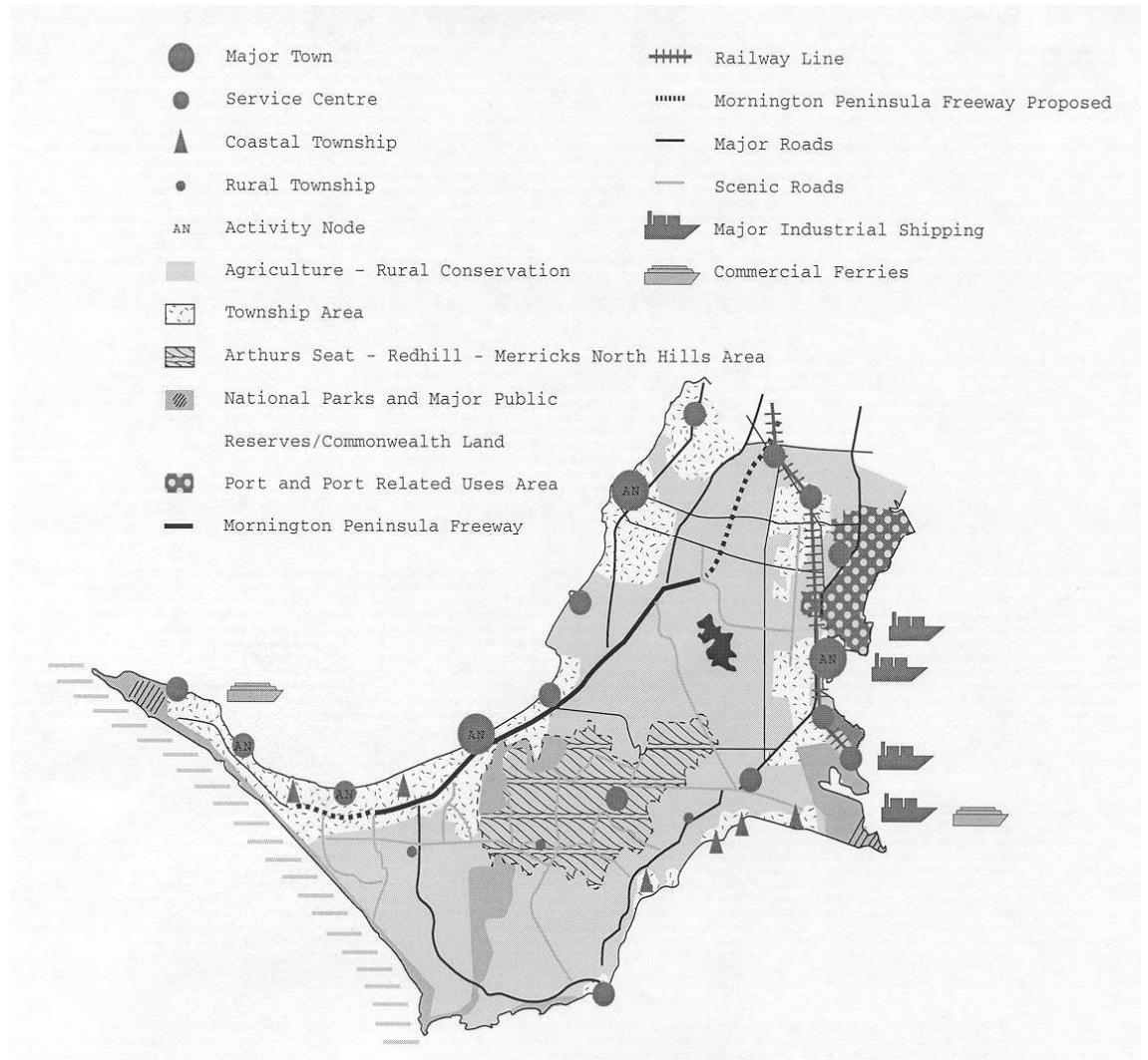
Planning for each of these areas requires consideration of social, economic and environmental dimensions.

The major strategic directions identified in the Strategic Framework Plan include:

- Establishing a clear definition of the Peninsula's boundary and the "green break" between the Peninsula and metropolitan Melbourne.
- Supporting and strengthening the hierarchy of towns and villages on the Peninsula, having regard to their individual character and functions, their relationships to each other and to adjacent rural, coastal and port development areas.
- Defining township growth boundaries as a method of focusing future development in the major towns. This strategy of distributing future population growth also depends on containing other townships and villages within existing established boundaries.
- Recognising the coastal activity nodes and tourism priority areas identified in the Victorian Coastal Strategy 2014.
- Directing rural residential development to defined locations, in accordance with Ministerial Direction 6 – Rural Residential Development.
- Recognising and protecting strategic landscape areas between and around townships, due to their strong influence on the Peninsula's sense of place.
- Maintaining rural areas for their environmental, landscape/recreational and agricultural values. The Framework Plan utilises the Arthurs Seat escarpment / Red Hill area as a point of orientation, emphasising the diversity of landscape types on the Peninsula.
- Identifying major components of the regional open space network, including the Point Nepean National Parks, Greens Bush and Arthurs Seat State Park. These areas form a "green spine" on the Peninsula and support major recreational and environmental goals.
- Distinguishing between the Port Phillip foreshore as an area capable, in selected locations, of sustaining recreational opportunities for large numbers of people and

Western Port and Bass Strait/Wild coast, which are more fragile environments, with greater sensitivity to modification.

- Supporting the maintenance and development of the arterial road network as a key economic and recreational resource.
- Identifying areas available for port development, recognising that this area is a unique resource of state significance.
- Maintaining separation between port development areas and township areas.



Mornington Peninsula Strategic Framework Plan