

22.1419/01/2006
VC37**MORNINGTON PENINSULA LAND UNITS**

This policy applies to all land shown on the planning scheme maps as being within the Environmental Significance Overlay (Schedules 1 – 16 inclusive).

ESO1	Moorooduc Plain and Balcombe Valley	ESO 9	Arthurs Seat Southern Slopes
ESO2	Northern Mosaic.	ESO 10	Upland Basalt Slopes
ESO3	Central Peninsula	ESO11	South Eastern Basalt Slopes
ESO4	Eastern Peninsula	ESO12	Southern Basalt Slopes
ESO5	Western Port Hinterland	ESO13	Tideway Uplift
ESO6	Kangerong Basin	ESO14	Tootgarook Swamp- Boneo Flats
ESO7	South Eastern Peninsula	ESO15	The Cups
ESO8	Arthurs Seat Escarpment	ESO16	Cape Schanck Hinterland

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VC37**Policy basis**

In developing the Conservation Plan for the Southern Mornington Peninsula (1979), the Western Port Regional Planning Authority (WPRPA) applied a land capability approach to land use planning. In this context, the Mornington Peninsula was described in terms of a number of distinct “land units”.

The land units were established through a number of studies commissioned by the WPRPA in the early 1970’s, including:

- A Natural Systems Study of the Southern Mornington Peninsula, Victoria (Environment Resources Australia, January 1974).
- A Landscape Assessment of the Southern Mornington Peninsula (Centre for Environmental Studies – University of Melbourne, May 1974).
- Westernport Region Conservation Survey (Conservation Council of Victoria, August 1974).

Land Units identify areas with reasonably consistent:

- Environmental characteristics including land form, soils and geology.
- Landscape and capacity to absorb further development without detriment to landscape qualities.
- Land use patterns.

A number of smaller scale studies have applied a similar approach to the issue of multi dimensional land capability assessment including: Somerville Guidelines For Growth 1977, Frankston Baxter Corridor Study (Centre for Environmental Studies 1978), Warrengine Creek Catchment and Estuary - A Landscape Assessment Study (University of Melbourne, 1979).

The land unit approach, which reflects the environmental and landscape capability of different areas to support land use and absorb further development without loss of value, has been used as the basis for local schedules 1 to 16 to the Environmental Significance Overlay. This applies a holistic understanding of the term “environmental significance”, rather than focussing exclusively on ecological aspects or physical processes, and is intended to assist the implementation of the principle of sustainability. The land units also provide a framework for the further development of integrated catchment management.

The purpose of this policy is to support the Environmental Significance Overlays and to provide decision guidelines for consideration of both land use and development proposals.

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Objectives

To promote sustainable use and development of rural land, sustainable land use practices and integrated land management, including the retention and enhancement of habitat corridors along streamlines and the protection of wetlands.

To maintain and conserve the environmental systems, habitat areas, soil stability, drainage patterns and stream quality of the Mornington Peninsula.

To conserve areas of native vegetation, including native grasses and ground flora.

To support effective catchment and land protection, including the management of salinity.

To promote the siting and design of buildings, including the choice of building materials that is responsive to landscape character.

To maintain the scenic value of roads and recreational routes.

To promote use and development which is compatible with the maintenance of long term natural, agricultural, landscape and recreational values of the Mornington Peninsula.

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Policy

It is policy that:

Environmental sustainability will be applied as a guiding principle.

A best practice environmental management and risk management approach will be required as part of use and development proposals.

Areas and sites with significant historic, landscape and cultural values will be protected.

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Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

Sustainable land use and development

Whether the proposed use or development, including any subdivision, is appropriate to the site and will not be detrimental to environmental values, the landscape or to the continuation of established rural activities in the area.

The need for a land capability assessment, by a suitably qualified person or persons, to ensure that a proposed use or development will not have an immediate or cumulative adverse impact on environmental stability or values.

The integration of sustainable rural production with the environmental values of the land, through mechanisms such as whole farm planning.

The benefit of permit conditions requiring the preparation of a management plan providing an assessment of environmental values and land capability, and demonstrating best practice environmental management.

The need to maintain established separation distances between intensive rural activities and potentially sensitive uses, including dwellings.

Any relevant regional catchment strategy, development plan, code or policy relating to the protection and development of land in the area.

Stream protection; storm water management and effluent disposal

- The capacity of the land to accommodate the proposed development, having regard to the disposal of sewage, sullage and effluent on site. Where it is proposed to locate sewage, sullage or effluent within 60 metres of a streamline wetland the responsible authority must be satisfied that no reasonable alternative site is available and that the requirements of State environment protection policies will be met.
- The need for a report, by a suitably qualified person, to ensure that all waste water and effluent generated by a proposed use or development will be properly treated and retained on site, with no significant effect on surface or ground water quality.
- The effect of dams on the flow regime of rivers, streams and wetlands and the need to maintain environmental flows.
- The works necessary to control drainage and stormwater runoff from all buildings and works.
- The ability to control sediment and nutrient input to streams and wetlands as part of the development of the land.
- Measures to avoid land erosion, changes to the natural hydrology of the area and increased salinity and acidification.
- The location and extent of any alterations to the natural topography, including details of works to stabilise areas of fill or excavation.

Protection of vegetation

- The value of any vegetation which is proposed to be removed in terms of physical condition, rarity, diversity, age, habitat value and the viability of habitat corridors, landscape significance and the type, extent and location of proposed replanting.
- The effect of proposed use and development on the habitat values of resident and migratory fauna.
- The extent to which development proposals and applications for the removal of native vegetation provide for integrated land management. This may include:
 - Limiting vegetation removal to the maximum extent that is reasonable and practical.
 - Provision for the retention of native vegetation and habitat corridors.
 - Provision for the revegetation and protection of streamlines wetlands and other sensitive areas, having regard to the benefit of using locally indigenous species and the need to avoid the introduction and spread of environmental weeds.
- Appropriate management of fire regimes and bushfire prone areas.
- The need for a report, by a suitably qualified person, assessing impact of a proposed use or development on the quality and habitat value of vegetation and, where necessary, detailing modifications to the proposal or remedial works to achieve the objectives of this policy.

Maintaining landscape and recreational values

- The likely impact of development on the landscape of the area, and the benefit of conditions relating to the colour, and reflectivity of building materials or requiring the landscaping of buildings and works, having regard to the maintenance of existing views.
- Promoting a low intensity of development within significant landscape areas.

- The need for a report, by a suitably qualified person, assessing the landscape impact of a proposed use or development.

The impact of the proposed development on the safety, efficiency and amenity of roads.

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Policy references

Conservation Plan for the Southern Mornington Peninsula (1979)

A Natural Systems Study of the Southern Mornington Peninsula, Victoria
(Environment Resources Australia, January 1974).

A Landscape Assessment of the Southern Mornington Peninsula
(Centre for Environmental Studies – University of Melbourne, May 1974).

Westernport Region Conservation Survey
(Conservation Council of Victoria, August 1974).

Somerville Guidelines For Growth 1977, Frankston Baxter Corridor Study (Centre for Environmental Studies 1978), *Warrengine Creek Catchment and Estuary - A Landscape Assessment Study* (University of Melbourne, 1979).