



Media Release

David Morris MP

Member for Mornington
Parliamentary Secretary for Local Government
Chair – Public Accounts and Estimates Committee

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NEW GREEN WEDGE ZONES TO PROTECT THE PENINSULA

Mornington MP David Morris has welcomed today's announcement that the reformed Green Wedge Zones will further protect the Mornington Peninsula from inappropriate development.

Mr Morris said "The reformed Green Wedge Zone and the policy emphasis on protection of agriculture and landscape, together with the anticipated Peninsula Policy Statement, mean the Mornington Peninsula will have the best planning system in the State – sound planning controls, recognised areas for growth and recognised areas with strong protection".

"The decision confirms that the green wedge is an agricultural zone, not a residential zone. The Mornington Peninsula is home to a thriving agricultural industry, generating more than \$650 million annually for the local economy and creating significant employment opportunities."

"Freeway service centres and corrective services facilities, previously a permitted use, will now be prohibited."

"The reformed zone retains the 40Ha minimum subdivision which for several decades has protected the non-urban areas of the Peninsula, together with the 'in-conjunction' test".

"The in-conjunction test ensures that any development proposal must be related to the primary use of the land on which it is located, preventing inappropriate and indiscriminate development.

"The new controls are a win – win situation – a win for the Mornington Peninsula and a win for the people of Victoria. It confirms the critical role played by the Mornington Peninsula Green Wedge in protecting the amenity and landscape values of the Peninsula for future generations" Mr Morris said.

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In summary, the changes to the Green Wedge Zone will:

- Add a purpose – ‘To provide for the use of land for agriculture’.
- Agriculture, Primary Produce Sales (max 50 sq m & not within 110m of a dwelling under separate ownership), Rural Store (max 100 sq m) uses will no longer require a permit.
- Place of Assembly (max 10 days per calendar year), Primary and Secondary School become uses subject to a permit.
- Freeway Service Centre and Corrective Institution become prohibited uses.
- Uses to remain prohibited include Service Station, Display Home, Medical Centre.
- In conjunction tests to remain – Restaurant, Group Accommodation, Function Centre, Residential Building, Residential Hotel, Research Centre.
- Primary and Secondary school decision guidelines have been added.

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