

17.03-2L Industrial Land Supply - Mornington Peninsula (Somerville) Technology, Industry and Business Park Precinct.

Policy application

This policy applies to land included in the Development Plan Overlay Schedule 24 Mornington Peninsula (Somerville) Technology, Industry and Business Park Precinct.

Objectives

To ensure that the use and development of the land provides primarily for the establishment and co-location of technology-based industries, manufacturing, strategic industries and research & development-based businesses.

To avoid retail, restricted retail and small-scale warehouse use and development that would limit the availability of land for larger scale industrial uses.

Strategies

Ensure that subdivision and development of the land provides larger lots and premises that can accommodate larger scale technology-based industries, manufacturing, strategic industries.

Establish a set of preferred uses and discourage other uses that would be incompatible with or limit the opportunities available for the preferred uses.

Policy guidelines

A diverse range of lots must be provided within the precinct across the following lot size ranges:

- 2,000sqm to 5,000sqm
- 5,000sqm to 10,000 sqm
- 10,000sqm and above

At least half of the developable land within the precinct should be developed for lots with an area of 5000 sqm or greater. The creation of vacant lots with an area of less than 2,000sqm, which may limit the availability of land for larger scale uses is strongly discouraged. Limited sites for the provision of smaller premises and associated subdivision into smaller lots may be considered as part of an overall master plan.

The majority of the lots created with an area of more than 5000 sqm must be retained as larger lots and not further subdivided or developed for small scale factoryette development, for example, premises with a floor area of less than 500 sqm.

The preferred uses include technology-based industries, manufacturing, strategic industries and research & development-based businesses. Uses which are not supported include:

- offensive or dangerous industries,
- bitumen/concrete batching plant, shipping container storage, transfer station and vehicle recycling or disposal,
- retail premises (other than convenience shop, landscape garden supplies, trade supplies, manufacturing sales, takeaway food shop and restaurant),
- a supermarket and shops,
- Restricted retail premises where such uses will limit the availability of land for preferred uses.

The use and development of the heritage listed building at 83 Bungower Road must be compatible with retaining the heritage values of the site.

Policy documents

Consider as relevant:

The Metropolitan Industrial and Commercial Land Use Plan (Department of Environment Land Water and Planning 2020).

Industrial Land and Infrastructure Assessment and Rezoning Strategy (Mornington Peninsula Shire Council 2020).