



Mornington Peninsula Shire

Appendix 4: State and regional PPF/rural zones



During the audit period, a review of Victoria's Planning Policy Framework (PPF) was changing the content of planning schemes. Planning schemes are always dynamic. However, the PPF translation is particularly significant because it re-organises the structure of the entire local policy portion of a planning scheme in one amendment.

KEY:	
✘	No support
▶	Some support (could be augmented).
●	Strong support
N/A	Not applicable

		Mornington Peninsula Planning Scheme: PPF										Mornington Peninsula Planning Scheme: Zone Schedules		Council Plans, Policies, Strategies					Notes:
		Clause 11.01 - 1R Green Wedges - MM	Clause 11.03 - 3S Peri-Urban Areas	Clause 11.03-5S Distinctive Areas and Landscapes	Clause 14.01-1S Protection of Agricultural Land	Clause 14.01-2S Sustainable Agricultural Land Use	Clause 17.01-1S Diversified Economy	Clause 21.02 Profile of the Mornington Peninsula (Agriculture)	Clause 21.03-MP a Regional role and Local Vision.	Clause 21.09-2 Planning for Rural Areas	Clause 35.04 Green Wedge Zone Schedules	Clause 35.07 Farming Zone Schedule	Council Plan 2017-2021	MHWP 2017-2021	Mornington Peninsula Localised Planning Statement 2014	Mornington Peninsula Shire GWMP 2019 (implemented)	Local Food Strategy 2013		
Peri-urban Planning Scheme Audit Benchmarking Principles																			
Food Production	Does the planning scheme support 'accepted agricultural practices' and 'accepted farm structures' by exempting them from the requirement to obtain a planning permit (note: other regulation may apply).	N/A	✘	✘	✘	▶	N/A	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	Default provisions for outbuildings in schedules.
	Does the planning system facilitate expansion of the array of food produced - to satisfy demand for local food and expand access to local food for the community.	N/A	N/A	N/A	N/A	▶	✘	✘	✘	✘	✘	✘	▶	▶	✘	●	●		
	Does the planning system facilitate resilience against climate change, peak oil, and other threats?	N/A	N/A	✘	N/A	▶	N/A	✘	✘	▶	✘	✘	▶	✘	✘	●	✘		
	Does the planning scheme support new sources of revenue on-farm, such as non-exempt agricultural uses, by taking a generally flexible and scale-sensitive approach? These might include farm-based businesses, agritourism, and direct sales.	N/A	N/A	N/A	N/A	▶	▶	✘	✘	✘	✘	✘	▶	▶	✘	●	●		
Food Processing and Manufacture	Does the planning system respond to the scale of an operation and developmental needs for food processing - such as other regulatory requirements, and the infrastructure needed for packaging and distribution.	N/A	N/A	N/A	N/A	✘	N/A	✘	✘	✘	✘	✘	✘	✘	✘	▶	●		
	Does the planning system provide for the on-farm sale of prepared food, if components of that food are produced or processed on the farm?	N/A	N/A	N/A	N/A	▶	N/A	✘	✘	✘	✘	✘	▶	▶	✘	▶	●		

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Aggregation, Distribution and Storage (Wholesale Distribution)	Does the planning system facilitate producers self-distributing their products, especially when they have small and medium sized farms?	N/A	N/A	N/A	N/A	✘	✘	✘	✘	✘	✘	✘	☺	☺	✘	●	●	
	Does the planning system facilitate producers' access to all types of local and regional supermarkets, restaurants and institutions- where most food is purchased- which is a necessary precursor to significantly expanding the consumption of locally grown products. This might relate to the availability of a variation of scales and types of on-farm and commercial storage, aggregation and distribution services.	N/A	N/A	N/A	N/A	✘	✘	✘	✘	✘	✘	✘	☺	☺	✘	☺	●	
	Does the planning system facilitate "secondary integrated agricultural activities" on farms – such as the sale of non-farm products (where these are ancillary to the marketing of an on-farm product), and the hosting of educational and cultural events related to farming.	N/A	N/A	N/A	N/A	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	☺	●	Educational uses and place of assembly (in some zones) are prohibited so would have to provide a legal planning argument for support.
	Does the planning system facilitate personal relationships among producers and consumers whose collective desire is to eat food that is healthy, fresh, tastes good, and to support those who produce it. This might encompass farmers markets, food hubs, shared marketing, shared distribution, regional brand development.	N/A	N/A	N/A	N/A	✘	N/A	✘	✘	✘	✘	✘	☺	☺	✘	●	●	Planning would require specific policy references – markets, food hubs, shared assets for distribution on farms. Goes against most policy direction to discourage commercial uses not directly related to the farm business.
Nutrient Management	Does the planning system facilitate the prevention of nutrient losses in the environment, moving away from waste management to nutrient management?	N/A	N/A	N/A	N/A	✘	N/A	✘	✘	✘	✘	✘	✘	✘	✘	☺	✘	
	Does the planning system facilitate the production and use of compost as a valuable component of sustainable farming operations?	N/A	N/A	N/A	N/A	✘	N/A	✘	✘	✘	✘	✘	✘	✘	✘	☺	✘	
	Does the planning system facilitate sustainable agriculture practices – for example, environmental stewardship that supports soil health and biodiversity conservation/ enhancement, prevents manure and fertilizer runoff, reduces soil erosion and prevents livestock access to waterways. This may be achieved with buffers and setbacks that relate to the scale of the use/development.	N/A	N/A	N/A	N/A	☺	N/A	✘	✘	●	✘	✘	✘	✘	☺	●	✘	

Notes:

- Clause 22.15 Landscape Protection and Broiler Farms not included as it relates to built form.
- Clause 22.03 Dwelling Density, Excisions and Realignments in Rural Areas not included as it does not identify food production enterprises that would be encouraged in association with a dwelling.
- Economic Development Strategy also supports Food Economy (reflected in GWMP – therefore the Economic Development Strategy was not reviewed in the matrix).
- The GWMP (2019) has been implemented but there were no draft policy recommendations for local food production, so none are included in the planning scheme.
- At time of writing, Mornington Peninsula Shire is developing an *Agroecology and Food Economy Strategy*. When it is completed, it is likely to have content that would be an important inclusion in the planning scheme.

Summary recommendations:

Note for all Council Matrices

The Farm to Plate Victorian Peri-Urban Planning Scheme Audit defined the problem via a literature review, VCAT review, and a review of state and local government policy reforms, using this information to make recommendations for local planning scheme content within each Council matrix. Relevant content from publicly available, local Council strategies and plans has also influenced the recommendations. Possible changes to the wording in local policy to support local sustainable food systems have been proposed below (refer strike-through and blue text). However, planning schemes are dynamic and there can be no guarantee that the policy content that was reviewed here remains the same at time of reading.

Despite a riches of content in Council strategies and plans (particularly the Local Food Strategy), this content has not been implemented into the planning scheme. There is no existing planning policy support for local food production and marketing, which makes recommendations from the audit impossible. For example, Clause 21.09 (Planning for Rural Areas) would be a logical place to find policy on supporting primary production, and Clause 21.09-2 purports to do this. However, all objectives in this clause that relate to use and development proposals relate to the protection of amenity and the protection of agricultural land, rather than providing guidance on what would be recognised as a positive example of farm practice and agricultural diversification. This does amount to ignoring agricultural viability and despite the strong focus from Council's economic development team, innovative farm enterprises proposed for Mornington Peninsula could remain in the regulatory grey area. It is to be hoped that the *Agroecology and Food Economy Strategy* provides implementation actions for the planning scheme.