

# Mornington Peninsula Technology Park Comparison Sheet



## Activating Both Hastings and Somerville for Staged Growth

The Mornington Peninsula Shire Council should be commended for their intention to prioritise economic recovery in the wake of the pandemic. The Peninsula has been hit harder than most areas of Victoria in terms of job losses and general economic downturn.

Council has indicated its intention to activate a site in Hastings for industrial development. This is a positive step and will address local shortages of industrial land and generate employment.

Unfortunately, there are a number of obstacles that need to be overcome before that project can proceed.

The proposed Mornington Peninsula Technology Park is ready to build now, pending a simple rezoning by Council.

Activating both the Mornington Peninsula Technology Park and the Hastings site will mean Council can address the immediate and future economic recovery of the region.

## Here's How the Two Projects Compare

Mornington Peninsula Technology Park	Proposed Hastings site
Immediate focus: ready to begin work now	Long term focus: substantial further studies required
Funding confirmed pending rezoning	No funding commitments
Anchor tenant locked in and discussions underway with other possible tenants	No confirmed tenants
Low rise, low density buildings and plenty of green space and active recreation	No clarity on height or density of buildings or on community benefits
Considered over several years and adapted according to community feedback	A first-pass desktop study, being presented to the community for the first time
Seeking zoning for a high-tech focus, limiting heavy industrial use	Seeking the broadest industrial use zoning
Independent traffic study required to reconcile Council study with our expert study	Study required into rail stabling and infrastructure for upcoming rail extension to Hastings
Landowners have committed to assisting with infrastructure costs	Coordination of several landowners with regard to contributions to infrastructure funding
Addresses industrial land needs with a 30-year focus as identified in the Melbourne Industrial and Commercial Land Use Plan	Only considers needs of the next 15 years as considered by the state-wide plan
Focused on addressing local demand NOW	Focused on addressing regional demand sometime in the future