

# Mornington Peninsula Technology Park

## A Clean, Campus-Style Community Asset



A new \$540 million technology precinct built and owned by major Somerville employers will bring more jobs and investment to the Mornington Peninsula, assisting with recovery from pandemic related economic damage.

A group of local landowners are collaborating to activate a tech jobs hub on Bungower Road, Somerville.

The development is unique to the Mornington Peninsula, and will draw employment and economic growth to the area and provide certainty and active recreation facilities to surrounding residents.

Some of the benefits of the project's masterplan are:

### 1. Low rise, high quality business facilities

- A 50 hectare publicly accessible site with up to 50% green open space.
- 25 hectares with 250,000 sqm of floorspace targeting high tech businesses who want to work in pleasant surrounds.
- Attractive, high quality, low rise buildings.
- Designs and streetscapes respectful of the local character.
- Setbacks and buffers, to protect visual amenity.
- A redeveloped heritage precinct.

### 2. Active recreation facilities for workers and local residents

- Facilities spread throughout the campus including:
  - Bike paths
  - Running and fitness trails
  - A 2-hectare open space playing field that could be used for a local sports including soccer.
  - Tree lined entrance

Up to  
**1500**  
High Tech Jobs  
On Site



**50% Green  
Open Space**  
(Bike paths, Trails,  
Playing Fields)



**Low Rise  
Buildings**





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### 3. A green, landscaped wildlife buffer protecting views of residents

- Up to 25 hectares of publicly accessible open space.
- Residents to the western side will see an improvement in their views, with a landscaped buffer between the campus and the road.
- The buffer protects the existing pipeline and provides a home for birdlife.



### 4. Environmental sustainability at every turn

- Increase in trees on site
- Electric car charging points
- Solar power on every building
- Recycled water and natural drainage



### 5. Significant economic benefits

- Retention of Sealite and supporting its growth as a significant local employer providing of STEM-related career opportunities in the region.
- We anticipate up to 1500 high tech jobs on site, including the growth of local company Sealite Pty Ltd to 250 jobs.
- Up to 275 direct and 435 indirect construction jobs.
- Up to \$1.2 billion in direct and indirect construction investment across the campus.
- Attracting new high value/high tech businesses to the area to support deepening and diversifying the regional economy and career opportunities (particularly involving STEM).





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### 6. Certainty of a superior planning outcome than the alternatives

- This parcel of land is designated by the State Government for industrial and commercial use, and development of employment opportunities.
- Current zoning of the land allows a broad range of heavy industrial use including container storage and concrete production.
- We are requesting a more limiting zoning with additional protections to ensure that tenants of the site are appropriate.
- The zoning change would mean certainty for residents. You'll know what you're getting and that you're protected by planning controls.
- Improve the transition of adjoining land to the remaining port-related special use land that currently is rural residential.

### 7. Safer and better road infrastructure

- Development of the site will include some local road treatments, which will improve safety and ease of movement along Bungower and Somerville Roads.

### 8. Anchor tenant – Sealite Pty Ltd

Sealite is the global leader in the design and manufacture of marine and aviation aids to navigation equipment with manufacturing and office locations in Australia, Singapore, the United Kingdom and the United States, as well as distributors servicing over 100 countries.

They are a second-generation local business making great strides across the globe, and will be the first tenant of Mornington Peninsula Technology Business Park.

**\$1.2**  
Billion in  
Construction  
Investment



Up to  
**275**  
Direct Construction  
Jobs

