

## Where are family homes going to be located with the increased infill development?

Amendment C219morn will not prevent the development of family homes. The amendment is based on Council's adopted [Housing and Settlement Strategy \(2020\) \(HSS\)](#) and [Neighbourhood Character Strategy & Guidelines \(2019\) \(NCS\)](#) which together recognise the need to provide for housing diversity to meet the needs of our growing population whilst ensuring new houses 'fit' with the special character of our local neighbourhoods.

The HSS recognises that Mornington Peninsula's population is forecast to increase by 38,830 people between 2016 and 2036 and that our population will continue to age.

Couples without children and lone person households will remain the predominant household types. As this sector of the population increase in number over time, there will be a continued need for a diversity of housing types, including townhouse-style developments and villa units with gardens.

However, the HSS recognises that smaller households do not necessarily seek apartment-style living, and that couples with children will still make up over 1/3 of the Peninsula's population. Therefore, retaining larger housing suitable for these family household types remains important.

The NCS recognises that much of the housing stock on the Peninsula comprises single, detached family homes and that many of these are being redeveloped either for larger homes or unit development. The NCS seeks to ensure that this housing remains generally low-scale and provides appropriate side, rear and front garden spaces for landscaping and canopy trees to ensure new houses respect the highly valued character of our neighbourhoods.

Amendment C219morn implements the above strategic directions by:

- Directing housing growth towards places on the Peninsula that have good access to shops, services and community infrastructure.
- Maintaining existing residential subdivision controls (where they apply) that already limit the proliferation of unit development in many areas across the Shire.
- Maintaining existing planning controls (where they apply) that restrict development to one house on a lot.
- Introducing new and varied planning controls that require new houses to comply with locally-specific neighbourhood character requirements addressing the space around and between houses, landscaping, low-scale building height, etc.

The above will ensure that a diversity of housing development can continue to be provided across the Peninsula to suit community need, including for family homes.

## Does Council intend on retaining the Urban Growth Boundary (UGB) and protect Green Wedges?

Yes. Council's adopted [Housing and Settlement Strategy \(2020\) \(HSS\)](#) and the State Government's [Mornington Peninsula Localised Planning Statement \(Victorian Government, 2014\)](#) (MPLPS) both confirm that the existing Urban Growth Boundary and Green Wedge rural area will be maintained. Council's plan to protect the Green Wedge is outlined in our adopted [Green Wedge Management Plan \(2019\)](#).

## Where does the infrastructure come from to support increased housing, when the Peninsula's Green Wedge land can't be used for increased development and is being maintained?

The HSS identifies that the Shire's population is expected to increase by 38,830 people from 161,530 to 200,360 predicted housing growth between 2016 and 2036. This means an additional 24,101 new homes will be required (approximately 1,200 new homes per year). Council's adopted [Housing and Settlement Strategy \(2020\) \(HSS\)](#) identifies that this growth can be accommodated within existing urban zoned areas (p.33), meaning there is no need to rezone land in the Peninsula's Green Wedge to support more housing within the next 15 years.

As per the HSS, Amendment C219morn seeks to direct predicted housing growth to those locations across the Peninsula that have good access to shops, services, public transport and associated community infrastructure (such as our three main townships of Mornington, Rosebud and Hastings) and away from areas of environmental hazards or sensitivity, which includes the Green Wedge.

It is important to note that Amendment C219morn is consistent with both the HSS and the [Mornington Peninsula Localised Planning Statement \(Victorian Government, 2014\)](#) (MPLPS). The MPLPS recognises that the Mornington Peninsula will not accommodate major population growth and the existing Urban Growth Boundary and Green Wedge rural area will be maintained. The townships of the Mornington Peninsula are expected to accommodate at most moderate and generally low levels of housing growth, with many smaller towns and villages intended to accommodate very limited further development.

Council, alongside the State and Federal Governments, will continue to upgrade and provide additional infrastructure for our growing population to meet community need in line with our adopted plans and policies. To find out more about infrastructure and services provided by Council, [www.mornpen.vic.gov.au](http://www.mornpen.vic.gov.au) or call us on 1300 850 600.

Council is currently advocating for a range of infrastructure and service improvements for our community in the upcoming 2022 Victorian State election. Areas of focus include:

- **Homelessness:** Urgent investment in social and affordable housing, support for local homeless services and reform of the homeless service system
- **Peri-Regional:** Recognising the Mornington Peninsula as a 'Peri-Regional' area appropriate regional funding sources, while maintaining access to important metropolitan funding streams and planning protections
- **Public Transport:** A Cross-Peninsula bus service and improvement to existing bus services, rail electrification from Frankston to Hastings and increase rail services on the Stony Point line
- **Coastal Management:** Funding to help us better manage our coastline, build resilience to climate change and ensure our community can continue to enjoy our beaches and piers:
- **Road Safety:** Pedestrian, cyclist, road and intersection improvements.
- **Peninsula Trail:** Fixing missing links to make the Peninsula one of the world's great cycling and walking destinations.
- **Medical Research:** A new medical research and education in Precinct
- **Recycled Water:** Securing a high-quality alternative water supply for agriculture and other uses through recycled water supply infrastructure upgrades
- **Mobile Coverage:** Funding to improve local mobile coverage, particularly in Tuerong, Dromana / Arthurs Seat, Red Hill, Main Ridge, Balnarring Beach, Somers, Cape Shank, Flinders, Shoreham and Point Leo.

For more information and to lend your voice to Council's advocacy campaign, visit: [mornpen.vic.gov.au/SHOUTOUT](http://mornpen.vic.gov.au/SHOUTOUT)

## How are we ensuring increased housing stocks when policy changes are requiring increased private open space, side and rear setback requirements?

Amendment C219morn seeks to implement new planning controls across the Peninsula that aim to accommodate predicted housing growth with housing stock that meets the needs of our growing population whilst ensuring new houses 'fit' with the valued character of our neighbourhoods.

Amendment C219morn does not prevent an increase in housing stock - rather it seeks to ensure that new housing is directed to the right locations (close to shops and services and away from environmental hazards such as flooding or bushfire) and that housing development better protects and respects valued attributes of our neighbourhoods.

As demonstrated by the diagrams about single house and multi-unit development in the Document Library on our website, Amendment C219morn will help establish a better balanced between housing and areas for landscaping that reflects the unique character of the Peninsula. In the examples provided, the same number of houses can be provided on a block (as would be allowed under current planning controls), but better design outcomes would be required. That is, a block that currently could have 3 units on it could still have the same number of units under C219morn, but one of the units might have one or two less bedrooms. This is to accommodate more areas on the block for private front and back yards, landscaping, space for canopy trees and vegetation retention, etc.

In some cases, where a new house cannot meet the new standards under C219morn for things like side or rear setbacks, Council may approve an alternative design through the Planning or Building Permit application process, provided the house design still meets the overall objectives of respecting preferred character outcomes for the local neighbourhood and does not cause unreasonable amenity impacts on neighbours.

## Are there plans for Green Wedge land to be re-zoned to allow for increased infrastructure to support the increased housing?

No. As outlined above, Council's adopted [Housing and Settlement Strategy \(2020\) \(HSS\)](#) identifies that predicted population and housing growth can be accommodated within existing urban zoned areas within the existing Urban Growth Boundary (UGB) (p.33). This means that there is no need to rezone land in the Peninsula's Green Wedge to support more housing within the next 15 years.

Importantly, Council's adopted [Green Wedge Management Plan \(2019\)](#) recognises that the Shire's Green Wedge - like all Green Wedges across Melbourne - is important for the protection of biodiversity, cultural heritage and attractive landscapes, agricultural production, the availability of open space, opportunities for recreation and tourism, and provision for infrastructure that supports Melbourne and the local area, such as reservoirs, sewage treatment plants, quarries, transport routes and airports.

## What is a 'Bushfire Prone Area' (BPA) versus a 'Bushfire Management Overlay' (BMO)?

The Bushfire Prone Area (BPA) maps bushfire hazard, including grassland, for Victoria's building system. It includes all levels of bushfire hazard and covers most of Victoria.

In the BPA, a minimum construction standard applies to new residential buildings, schools, childcare centres, hospitals, aged care facilities and associated buildings. If a building is to be constructed, altered or extended within the BPA, landowners must have a bushfire hazard assessment completed to determine the Bushfire Attack Level (BAL) for

the site. Landowners then need to build to national bushfire construction standards based on the BAL determined for the site. However, a minimum BAL of 12.5 will be applied to certain buildings, such as dwellings.

The Bushfire Management Overlay (BMO) maps areas of very high and extreme bushfire hazard, including wooded areas, for Victoria's planning system. The BMO applies in addition to the BPA so areas where the BMO applies, the BPA also applies. The BMO triggers additional planning permit requirements. This includes mandatory bushfire protection measures – such as defensible space and ongoing vegetation management – in addition to the BPA construction requirements.

The Department of Environment, Land, Water and Planning (DELWP) undertakes all BPA and BMO mapping.

For more information, read the [Frequently Asked Questions about BPA and BMO on the State Government's website](#).

## What is an "activity centre"?

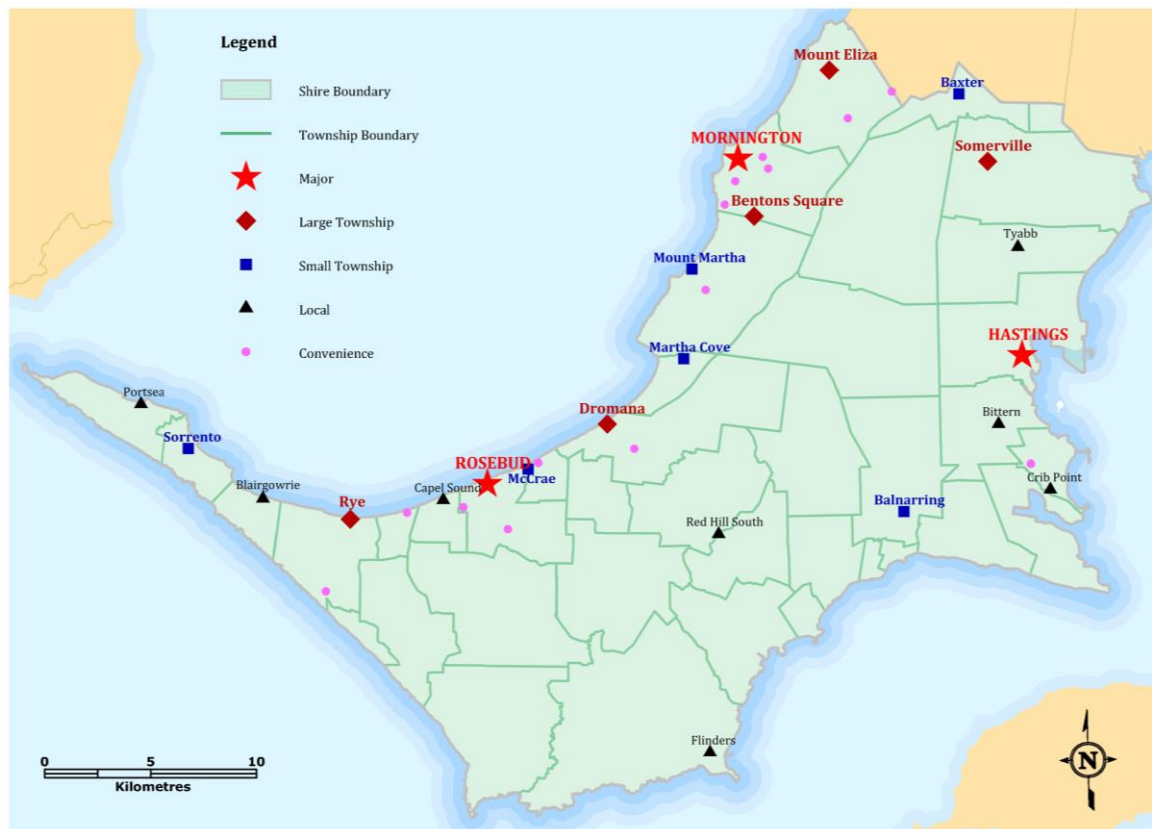
Activity centres are vibrant community hubs where people shop, work, meet, relax and often live. They range in size, from local neighbourhood shopping strips to centres that include major regional shopping malls.

The role and importance of activity centres in supporting the social, economic and environmental needs of communities is recognised in [Plan Melbourne 2017 – 2050 \(Plan Melbourne\)](#).

Council's adopted [Housing and Settlement Strategy \(2020\) \(HSS\)](#) recognises that for population growth to be sustainable, housing needs to be provided in and around activity centres to capitalise on existing infrastructure, jobs, services and public transport. Amendment C219morn therefore seeks to direct the bulk of predicted housing growth over the next 15 years within and around the Shire's activity centres.

Council's adopted [Activity Centre Strategy \(2018\)](#) identifies that the Mornington Peninsula has a well-established hierarchy of activity centres that perform a range of different roles and functions. The hierarchy includes Major Activity Centres (Mornington, Rosebud and Hastings), Large Townships Activity Centres (like Dromana and Rye), Small Township Activity Centres (like Mount Martha and Sorrento), Local Activity Centres (like McCrae and Capel Sound) and Convenience Activity Centres (like Disney Street in Crib Point and Carmichael Street in Tootgarook). The Shire's activity centres are mapped below:

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To find out more about activity centres, visit the [State Government's website](#) or [Council's website](#).

## What are overlooking standards?

All planning schemes across Victoria contain requirements to ensure that new houses are designed to limit overlooking into the areas of secluded private open space and habitable room windows of neighbouring properties.

'Secluded private open spaces' are spaces like private backyards that cannot be seen from a public area like a street.

'Habitable rooms' are rooms in a house, flat, or other residential building designed and used for normal domestic activities. It includes bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room and sunroom.

The overlooking requirements are contained at Clause 54 and 55 of the planning scheme, which are known as 'ResCode'. Specifically, they're found at [Standard A15 \(for a single house on a lot\)](#) and [B15 \(for unit development\)](#).

The State Government's [Planning Practice Note 27 - Understanding the Residential Development Standards \(ResCode\)](#) explains the standards and how they are applied (refer pages 21-22).

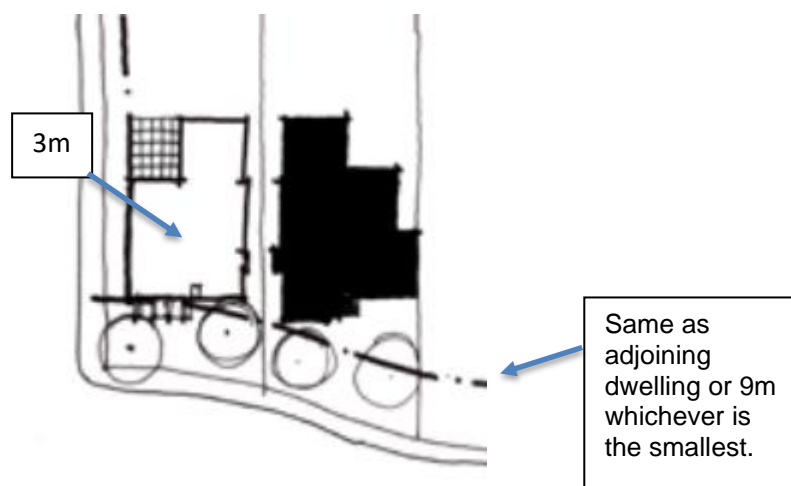
Amendment C219morn does not propose any changes to the overlooking requirements in the planning scheme.

Where no Planning Permit is required, the potential for overlooking from a new house is managed by the [Part 5 of the Building Regulations](#) as part of a Building Permit process. Overlooking requirements are contained at [Regulation 84](#). Again, Amendment C219morn does not change these regulations.

## What does the front and side street setbacks mean for corner lot in NRZ schedule?

*ResCode* (Clause 54 and 55) requires that dwellings on corner lots be setback from the front street to match the directly abutting dwelling or 9m, whichever is the lesser, and 2m from the side street.

Some of the proposed NRZ schedules of C219morn vary the standard required setback from the side street so that a dwelling should be setback 3m from the side street. See the drawing below:



## What's the difference between the NRZ and GRZ?

The [NRZ](#) and [GRZ](#) are two different types of residential zones that provide for different scales and intensity of residential land use and development. Whilst both seek to encourage development that respects the neighbourhood character of an area, the GRZ seeks to encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport (such as in and around activity centres), whereas the NRZ focuses more on ensuring that housing also responds additional characteristics related to heritage values, environmental values and/or hazards or landscape characteristics. Unlike the GRZ, the NRZ specifically seeks to recognise areas of predominantly single and double storey residential development.

A key difference between the two zones that the GRZ permits a higher mandatory maximum building height of 11 metres / 3 stories for a dwelling or residential building whilst the NRZ only allows 9 metres / 2 stories.

For more information about the GRZ and NRZ, including their role and how they are applied, refer to the State Government's [Planning Practice Note 91: Using the Residential Zones \(December 2019\)](#).

The GRZ allows a mandatory maximum building height of 11 metres / 3 stories for a dwelling or residential building. The NRZ, allows a mandatory maximum building height of 9 metres / 2 stories for a dwelling or residential building.

In both the NRZ and GRZ a building can go 1m over the mandatory maximum building height if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

Building height is defined as the vertical distance from natural ground level to the roof or parapet at any point.

## Will I get written feedback to my submission?

Shire planning officers have prepared a detailed written response to all submissions received for Amendment C219morn. Responses to submissions can be viewed on our website here under the 'Document Library': [Amendment C219morn: Housing for the Peninsula | Shape our Future \(mornpen.vic.gov.au\)](https://www.mornpen.vic.gov.au). Alternatively, view Attachment 2 to the officer's report for the 24 October Planning Services Committee meeting which is found [here](#).

To find the response to your submission, you will need to know what your submission is because all names and contact details have been redacted from each submission to maintain privacy.

If you are unsure what your submission number is, contact our Strategic Planning team on (03) 5950 1003 or via email at [strategic.admin@mornpen.vic.gov.au](mailto:strategic.admin@mornpen.vic.gov.au).

## What is C219morn doing to address social and affordable housing and homelessness on the Peninsula?

The provision of social and affordable housing to address homelessness is beyond the scope of Amendment C219. Amendment C219 is about directing housing growth to the right locations and ensuring new houses 'fit' the character of our neighbourhoods. Nevertheless, in response to concerns about housing affordability that were raised in submissions during exhibition of Amendment C219, officers have recommended that the 'tighter' neighbourhood character controls that were originally proposed for our major activity centres (Mornington, Hastings and Rosebud) be taken out of the amendment to allow more opportunity for affordable infill housing development. The 'tighter' controls include things like bigger front, side and rear setbacks that might unreasonably constrain housing yield in these three main townships which have great access to shops, services and other types of local community infrastructure. This response is considered appropriate because the objectives of the existing GRZ (and other controls) still address built form character to ensure quality outcomes are achieved.

Outside of C219, Council is undertaking a range of actions to address social and affordable housing and homelessness on the Peninsula, including through:

- Implementing our adopted [Triple A Housing Plan: 2020-2030](#) which includes the following objectives:
  - advocating for housing system funding and reform
  - facilitating housing research, information sharing and networking
  - planning for affordable housing through the Planning Scheme
  - increasing housing diversity and the supply of appropriate housing
  - incentivising social and affordable housing
  - encouraging community-led social and affordable housing projects
- Advocating for homelessness and social housing alongside 13 other councils through the [Regional Local Government Homelessness and Social Housing Charter Group](#) and associated [2020 Charter](#). The Group is committed to acting in the following three areas:
  - working in partnership with Federal and State governments, and public and private sector partners in a coordinated approach to deliver meaningful outcomes to increase the provision of social housing and respond to homelessness in east and southeast Melbourne
  - scoping land within each LGA that has the potential to be repurposed for adaptable housing needs
  - advocating for inclusive housing growth including mandatory inclusionary zoning

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- Advocating for commitments from the State Government to address homelessness as part of the Council's "Shout Out" campaign in the lead up to the Victorian State election. Council is specifically seeking urgent investment in social and affordable housing, support for local homeless services and reform of the homeless service system. For more information and to lend your voice to Council's advocacy campaign, visit: [mornpen.vic.gov.au/SHOUTOUT](http://mornpen.vic.gov.au/SHOUTOUT)

To find out more about what Council is doing about housing and homelessness, visit: [Housing - Mornington Peninsula Shire \(mornpen.vic.gov.au\)](http://mornpen.vic.gov.au).

## Does this amendment apply to commercial zoned land?

Amendment C219 does not change any planning controls affecting commercially zoned land on the Peninsula.

Council's adopted [Housing and Settlement Strategy \(2020\) \(HSS\)](#) – which underpins C219 – recognises that commercial land in our activity centres (particularly Mornington, Rosebud and Hastings) can and does accommodate housing in the form of apartments and shop-top-housing which is an important contribution to the overall supply of housing on the Peninsula.

## Amendment C219morn does not relax subdivision controls to provide more housing development. Why not? How is this consistent with the objectives of the Housing and Settlement Strategy?

The amendment is based on Council's adopted [Housing and Settlement Strategy \(2020\) \(HSS\)](#) and [Neighbourhood Character Strategy & Guidelines \(2019\) \(NCS\)](#) which together recognise the need to provide for housing diversity to meet the needs of our growing population whilst ensuring new houses 'fit' with the special character of our local neighbourhoods.

The HSS identifies that between 2016 and 2036, the population of the Mornington Peninsula is estimated to increase by 38,830 people from 161,530 to 200,360. This means an additional 24,010 new homes will be required over that period (approximately 1,200 new homes per year).

The changes C219morn proposes ensure an adequate supply of residential land to enable the delivery of housing to meet the needs of the Peninsula's future population whilst protecting the unique values of the Peninsula. As such, there is no need to relax existing subdivision controls to provide more housing development.

The HSS notes that subdivision of larger lots has a direct impact on neighbourhood character due to:

- reduced building separation;
- reduced setbacks;
- tree clearing to allow for larger scale development;
- minimal significant tree retention;
- minimal provision of space for deep soil planting and canopy trees;
- demolition of existing 'beach shacks' for larger scale development;
- change in materiality – use of more contemporary materials (concrete, render etc.); and
- loss of remnant native vegetation.

It further recognises that retaining the relatively spacious development pattern across the majority of the Peninsula through the retention of existing subdivision controls is important as this development pattern provides a point of difference to the rest of Metropolitan Melbourne and helps meet the demand for larger, lifestyle properties on the Peninsula.



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Further, some of the existing subdivision controls are in place because of identified environmental values (such as scenic landscapes or native vegetation), environmental hazards (such as bushfire or flooding) and infrastructure constraints (such as reticulated sewerage) that limit development potential.

For the above reasons, Amendment C219morn is consistent with the following vision and relevant key directions of the HSS:

*Vision:*

*The Mornington Peninsula Shire Council seeks to manage the demand for housing and associated population growth in a way that recognises the special values of the Mornington Peninsula, supports the inclusiveness and liveability of the townships and villages, and enhances the health and wellbeing of the community.*

*Objectives:*

- *Recognise the limits to the capacity of the Peninsula and of the individual towns and villages to accommodate further growth*
- *Give priority to the protection of residential character and amenity*
- *Identify and make provision for changing housing needs to the extent that is consistent with the role, character and function of each township and settlement.*
- *Ensure that future development is properly supported with infrastructure and services.*

## Does C219morn encourage new development by locals?

Like any existing planning control, policy or provision within the Mornington Peninsula Planning Scheme, Amendment C219morn does not control who undertakes housing development on the Peninsula. Rather, the amendment seeks to control the type and location of housing development by directing housing growth to locations close to shops and services (and away from environmental hazards such as flooding and bushfire) and ensuring new houses 'fit' with the character of our local neighbourhoods.

## What is the timeframe/process for the amendment?

The timeline and process for Amendment C219morn is outlined on our [webpage](#). It involves several key stages that are not likely to be completed until towards the end of 2023.

You can also find out more about the planning scheme amendment process more generally on the [State Government's website](#).

## When will the amendment come into effect?

Amendment C219morn will only come into effect if/when it is approved by the Minister for Planning and gazetted. If all the typical stages of the amendment (including a public Panel Hearing and Council review of Panel recommendations) are undertaken by Council, the amendment is not likely to come into effect until towards the end of 2023.