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## **BALNARRING TOWNSHIP STRUCTURE PLAN PROGRESS REPORT (DECEMBER 2025)**

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### **BALNARRING**

The township of Balnarring is in the eastern region of the Peninsula near the Western Port Bay coastline. With an estimated resident population of around 1,630 in 2018, the township is forecast to grow to around 1,770 by 2036. Balnarring is one of 40 townships within the Mornington Peninsula Shire and has experienced low levels of growth over many years.

While a substantial portion of the township is in the green wedge, the urban area has a strong village feel with a commercial core that is surrounded by low-rise dwellings set within a bushy landscape. The activity centre is regarded a Small Township Activity Centre where around half of the total commercial floorspace is taken up by retail uses predominantly located in Balnarring Village Shopping Centre. The centre contains a small medical precinct west of Russell Street and services Balnarring and surrounding semi-rural townships.

The Balnarring Township Structure Plan was adopted by Council at the 19 August 2019 Planning Services Committee. The purpose and function of the Structure Plan is to plan for the future of the Balnarring Township by protecting the distinctive positive elements of the township

and building upon its opportunities. This will guide the physical environment, amenity and activities within the township.

### **VISION**

The structure plan outlines the following vision for the township to guide the future of the Balnarring township over the coming 15 years and outlines the objectives and strategies that will realise the vision.

*Balnarring is a small township nestled in Mornington Peninsula's green wedge, with a range of housing types and excellent facilities and services to support the community today and into the future. The township's appeal is maintained through extensive indigenous and other vegetation, views to the surrounding countryside and good recreational facilities. A well-maintained retail and commercial centre, and improved public spaces and connectivity has created a more cohesive community, while transport provision ensures that residents can continue to enjoy the benefits of the township's rural location.*



## OBJECTIVES

The Structure Plan includes seven objectives and associated strategies to guide the future of the Balnarring township:

- 1. To provide a range of housing choices to meet current and future community needs.**

### Strategies

*Facilitate an increased diversity of housing stock in the town centre.*

*Encourage housing that meets the needs of an ageing population and increase the diversity of household types.*

- 2. To create a town centre that is a focus for the community and a great place to meet.**

### Strategies

*Facilitate the development of a cohesive town centre that better connects the commercial areas on the south side of Frankston-Flinders Road and north-east of Balnarring Road.*

*Support new development within the town centre that contributes to a greater range of retail and commercial spaces and offerings in the town centre.*

*Improve the public realm within the town centre to facilitate safe, convenient pedestrian access, public gathering and business performance.*

- 3. To ensure the continuing viability of the township's retail and commercial areas.**

## Strategies

*Reinforce the town centre as the focus for retail and commercial activities in the township.*

*Maintain a range of retail and commercial spaces and offerings in the town centre.*

*The public and private realms in commercial areas will be better linked through coordinated urban design themes and styles that integrate and improve the township's character.*

*Facilitate uses such as primary produce sales or other uses that support industry in the township and the green wedge on commercially zoned land.*

- 4. To ensure that community infrastructure meets the needs of residents of the township.**

### Strategies

*Support the provision of additional community facilities, including youth facilities, to meet identified community needs either within the township or in adjacent areas.*

*The recommendations of the Balnarring Civic Court Long Term Master Plan 2015 will continue to be implemented to provide improved public facilities, access and linkages between existing community facilities in the township.*

*Ensure that residents have adequate transport links to access community infrastructure provided in Balnarring and surrounding townships.*



**5. To ensure new built form is of a scale and form appropriate to the township character.**

Strategies

Support development in residential areas consistent with Council's adopted Housing and Settlement Strategy 2017 (of up to a maximum of 2 storeys).

Support development in residential areas that is consistent with Council's Neighbourhood Character Study & Guidelines (once adopted) in facilitating development that is in character with the township.

Support development up to 2 storeys in commercial areas.

Support development that respects the existing heritage fabric of the township.

**6. To improve amenities and facilities within parks and open spaces for a range of ages and life stages.**

Strategies

Implementation of the Balnarring Civic Court Long Term Master Plan 2015 will continue to provide improved public facilities, access and linkages between existing community facilities in the township.

Facilitate a series of high quality open spaces integrated with the surrounding neighbourhood. Promote the semi-rural character of the township by maintaining, improving and complementing open spaces, trees and local views.

Continue to build upon the existing and extensive range of recreation facilities in the township to provide for a range of recreational needs.

Enhance the town centre and residential areas through additional tree planting and improvements to existing open spaces.

**7. To ensure residents are provided with a variety of movement options that are safe, accessible, integrated and do not rely on vehicle ownership within the township.**

Strategies

Improve the township's existing road, off-road and public transport infrastructure to ensure residents have real choice about how they access local facilities and the surrounding region.

Improve amenity, priority and safety for pedestrians and bicycle riders to and within the township, at key intersections and adjacent to Balnarring Primary School.

Simplify the design and operation of road junctions to enhance pedestrian and cycling movements, particularly at the Five-ways intersection and the intersections of Warrawee Road and Frankston-Flinders Road and Warrawee Road and Balnarring Road.



## IMPLEMENTATION ACTIONS STATUS UPDATE

ACTION		LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS
<b>A1</b>	Council will encourage some limited forms of housing and mixed use development within the town centre as shown for Precinct 1 to deliver more diverse housing opportunities and provide for the needs of an ageing population.	Council Planning Services	Ongoing	This action is ongoing and will continue to be implemented as planning permit applications are submitted for individual sites.	Ongoing	This action is ongoing and will continue to be implemented as planning permit applications are submitted for individual sites.
<b>A2</b>	The Plan will provide for new, well designed and integrated mixed-use residential, community and commercial development in the town centre, including the commercial area east of Stumpy Gully Road, as shown in Figure 9 (page 27 of the Balnarring Township Structure Plan) for Precinct 1.	Council Strategic Planning	Ongoing	<p>This action is ongoing.</p> <p>Amendment C271morn seeks to implement Council's adopted Western Port Coastal Villages and Surrounding Settlements Strategy by introducing design controls to retain and enhance valued township character for settlements within Western Port Bay including Balnarring. It proposes to apply DDO54 to the Balnarring Village which aims to facilitate the development of a cohesive town centre.</p> <p>The amendment has been adopted by Council and currently under</p>	Complete	<p>Planning Scheme Amendment C271morn was approved by the Minister for Planning and came into effect on 9 January 2025. The amendment applied a new planning control – Design and Development Overlay Schedule 54: Balnarring Commercial Contemporary Village (DDO54) – to the Balnarring Village (Precinct 1).</p> <p>The DDO54 provides a planning framework which ensures that future development in Precinct 1 achieves a more cohesive town centre with built form that contributes to the coastal village scale and character of Balnarring.</p>



ACTION		LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS
				consideration for approval by the Minister for Planning.		
<b>A3</b>	Council will develop a streetscape masterplan for the town centre precinct identifying projects to be undertaken over the coming years to enhance amenity and improve the quality of the public realm.	Council Strategic Planning	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
<b>A4</b>	Council will undertake an audit of street lighting in the town centre to identify opportunities to enhance pedestrian movements.	Council Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
<b>A5</b>	Council will work with local businesses to promote their economic activities through clustering, promotion and a business support program.	Council Economic Development	Underway	<p>This action is underway.</p> <p>A survey of all businesses in the Balnarring commercial area was undertaken in early 2021. Part of the survey involved questions on business support needs, and an extended workshop program was developed which addresses these needs. This program was launched in July.</p> <p>Additionally, a business grants program which will provide grants to</p>	Ongoing	<p>A survey of businesses across the Mornington Peninsula, including Balnarring, will be undertaken in September 2025. Part of the survey involves questions on business support needs, and the Shires business training resources will be tailored to address these needs.</p> <p>The region's Destination Management Plan has been released, with some high-level objectives to increase visitation to the Western Port region. In partnership</p>



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				<p>a consortium of businesses in small townships for revitalisation and promotion activities was launched in October 2021.</p> <p>Surveys will be undertaken again later in 2024.</p>		<p>with Mornington Peninsula Regional Tourism, opportunities will be communicated to businesses and specific actions developed for Council to deliver as part of this plan.</p>
<b>A6</b>	<p>Council will collaborate with traders on public realm upgrades and the need for coordination of urban design themes and styles which better integrates public and private land in commercial areas.</p>	<p>Council Strategic Planning</p>	<p>Yet to be commenced</p>	<p>Subject to budget and staff resourcing.</p>	<p>Yet to be commenced</p>	<p>Subject to budget and staff resourcing.</p>
<b>A7</b>	<p>Council will investigate the need for additional community facilities, including youth facilities, to meet community needs within the township or in adjacent areas.</p>	<p>Council Community Infrastructure &amp; Open Space Planning</p>	<p>Underway</p>	<p>Council is currently developing a new Community Facilities Infrastructure Strategy to guide decision making for the future planning, delivery and management of Council's community facilities. Using the principles in this Strategy, Infrastructure Investment Action Plans will be developed for each township.</p> <p>The timing of these Action Plans will be subject to budget and staff resourcing.</p>	<p>Underway</p>	<p>Council has developed a Community Facilities Infrastructure Strategy to guide decision making for the future planning, delivery and management of Council's community facilities. Using the principles in this Strategy, Council is currently developing Infrastructure Action Plans for the Western Port region, followed by the Northern region and Southern region.</p> <p>This plan will provide a strategic, needs based approach to provision of community infrastructure.</p>



ACTION		LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS
						The timing of these Action Plans will be subject to budget and staff resourcing.
<b>A8</b>	Council will continue to implement the recommendations of the <i>Balnarring Civic Court Long Term Master Plan 2015</i> as budget permits.	Council Community Infrastructure & Open Space Planning	Underway	Council continues to implement the recommendations of the <i>Balnarring Civic Court Long Term Master Plan 2015</i> with Stage 1 now complete.	Underway	Most relevant actions within the <i>Balnarring Civic Court Long Term Master Plan 2015</i> have now been completed. Further implementation of the Master Plan will be subject to Council's annual budget process.
<b>A9</b>	Council will advocate to the Victorian Government for additional public transport options connecting Balnarring with surrounding townships to improve access to community and support services for people in and around Balnarring.	Council Traffic and Transport	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula.	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula.
<b>A10</b>	Council will adopt the <i>Neighbourhood Character Study &amp; Guidelines</i> (currently under preparation) to prepare further guidance on the built form character requirements	Council Strategic Planning	Underway	This action is underway.  The <i>Neighbourhood Character Study &amp; Guidelines</i> were adopted by Council in October 2019. The recommended controls to protect and enhance neighbourhood character are now proposed to be incorporated	Complete	The <i>Neighbourhood Character Study &amp; Guidelines</i> were adopted by Council in October 2019.  The recommended controls to protect and enhance neighbourhood character are being incorporated into the Mornington Peninsula Planning



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	for residential areas of the township.			<p>into the Mornington Peninsula Planning Scheme via Amendment C219morn.</p> <p>Officers are working through the recommendations of an independent planning panel that reviewed Amendment C219morn and all community submissions in early 2023.</p> <p>Amendment C219morn will be finalised and presented to Council for adoption in mid-2024.</p>		<p>Scheme via Amendment C219morn. Amendment C219morn was adopted by Council in August 2024 and submitted to the Minister for Planning in September 2024 for approval.</p>
A11	Council will continue the staged implementation of the adopted <i>Balnarring Civic Court Reserve Long Term Master Plan 2015</i> as budget permits.	Council Community Infrastructure & Open Space Planning	Underway	Council continues to implement the recommendations of the Balnarring Civic Court Long Term Master Plan 2015 with Stage 1 now complete.	Underway	Most relevant actions within the <i>Balnarring Civic Court Long Term Master Plan 2015</i> have now been completed. Further implementation of the Master Plan will be subject to Council's annual budget process.
A12	Council will plant additional trees within the balance of parks and open spaces to improve amenity and micro-climate by developing a planting masterplan.	Council Natural Systems	Underway	Council is currently developing a new Urban Forest Strategy which will set out the vision, strategic objectives, targets and actions required to protect, manage and enhance our urban forest into the future.	Underway	Council adopted a new Urban Forest Strategy – 'Our Urban Forest: 2024-2034' in September 2024 which sets out the vision, strategic objectives, targets and actions required to protect, manage and enhance our urban forest into the future. The strategy sets a target of 45% canopy cover in urban public spaces by 2034



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						and includes actions to deliver an annual tree planting program for each township across the Shire.
<b>A13</b>	Council will investigate the creation of an interpretive Heritage Walk which enhances the existing Balnarring 'Junction Walk' through a series of improved, and direct path connections with interpretive signage elements in conjunction with the Balnarring Historical Society, providing pedestrian and cycling links from Merricks General Store and Bittern to Balnarring.	Council Transformation & ePMO	Underway	Council has identified an alignment from Merricks to Balnarring to Bittern as part of the Peninsula Trail project that is included in the project's Strategic Plan.	Underway	Council has identified an alignment from Merricks to Balnarring to Bittern as part of the Peninsula Trail project that is included in the project's Strategic Plan.  The Masterplan has now been adopted, confirming the preferred alignment for these sections.
<b>A14</b>	Council will investigate the creation of an off-leash dog area in a reserve in, or close to, the township that does not conflict with other recreational uses.	Council Community Safety	Ongoing	This is guided by Council's Dogs in Public Open Space Policy.	Ongoing	This is an ongoing action guided by Council's <i>Dogs in Public Places Policy</i> . Members of the community can nominate areas for leash-free designation, which are assessed against this policy.
<b>A15</b>	Council will advocate to the Victorian Government for improvements to the bus services including:	Council Traffic and Transport	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula.	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula.



ACTION		LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS
	<p>a) Additional services on Route 782 from Balnarring to Flinders.</p> <p>b) A new route from Balnarring to Rosebud via Main Ridge (that connects at Balnarring to every service on Route 782).</p>					
<b>A16</b>	Council will work with Public Transport Victoria (PTV) to provide DDA compliant bus stops along Route 782 including a new bus stop on Frankston-Flinders Road at Westport Road, Balnarring.	Council Traffic and Transport	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula.	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula.
<b>A17</b>	Council will work with VicRoads to reduce vehicle speeds on Frankston-Flinders Road to improve pedestrian priority, amenity and safety.	Council Traffic and Transport	Complete	This action is complete.  Federal funding of \$1m was allocated to pedestrian safety improvements on Frankston- Flinders Road and the surrounding area, including lowering the speed limit on Frankston-Flinders Road to 50 km/h and treatments to assist pedestrians cross Frankston-Flinders Road. The works have been completed by the Department of Transport.	Complete	N/A (action noted as completed during the previous review).
<b>A18</b>	Council will advocate and work with VicRoads to	Council	Ongoing	This action is ongoing.	Ongoing	This action is ongoing.



ACTION		LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS
	redesign the Five-Ways intersection, improving vehicle, pedestrian and cyclist safety, parking, access and connectivity.	Traffic and Transport				
<b>A19</b>	Council will advocate to VicRoads and the Victorian Government to prioritise improvements to pedestrian and cycling priority, safety and greater opportunities to move within the township particularly along and across Frankston-Flinders Road as identified in Figure 6 (page 23 of the Balnarring Township Structure Plan).	Council Traffic and Transport	Complete	This action is complete.  Federal funding of \$1m was allocated to pedestrian safety improvements on Frankston- Flinders Road and the surrounding area, including lowering the speed limit on Frankston-Flinders Road to 50 km/h and treatments to assist pedestrians cross Frankston-Flinders Road. The works have been completed by the Department of Transport.	Complete	N/A (action noted as completed during the previous review).
<b>A20</b>	Council will investigate closing access to Stumpy Gully Road from Frankston-Flinders Road (providing access via the service lanes if necessary).	Council Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
<b>A21</b>	Council will investigate the redesign of the loop road and pedestrian crossings along Civic Court at Balnarring	Council Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.



ACTION		LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS
	Primary School to improve access and safety.					
<b>A22</b>	Council will advocate and work with VicRoads to provide an overflow and large vehicle parking location with a caravan “dump point” around the Five-Ways intersection.	Council Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
<b>A23</b>	Council will advocate and work with VicRoads to redesign the intersections of Warrawee and Frankston-Flinders Roads and Warrawee and Balnarring Roads, improving vehicle, pedestrian and cyclist safety, parking, access and connectivity.	Council Traffic and Transport	Ongoing	This action is ongoing.  The intersection of Frankston-Flinders Road/Warrawee Road is included in advocacy list for State managed roads and intersections. The Department of Transport recognise the intersection as high risk but no redesign work has been completed to date.	Ongoing	This action is ongoing.  The intersection of Frankston-Flinders Road/Warrawee Road is included in advocacy list for State managed roads and intersections. The Department of Transport recognises the intersection as high risk but no redesign work has been completed to date.
<b>A24</b>	Council will investigate further parking response for commercial zones located within Balnarring Township.	Council Traffic and Transport	Complete	This action is complete.  The Balnarring Pedestrian and Traffic Study investigated parking demands at Balnarring Village (privately owned parking). It was found that sufficient parking is available at most times.  In the future, it is proposed to convert the existing gravel car park on Balnarring Road to asphalt. This is	Complete	N/A (action noted as completed during the previous review).



ACTION		LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS
				subject to budget being allocated to the project.		
<b>A25</b>	<p>Council will work with VicRoads to construct new or improved pedestrian crossings at six locations in the township (in priority order):</p> <ul style="list-style-type: none"> <li>a) 3039 Frankston-Flinders Road (at the Community Hall).</li> <li>b) 19 Balnarring Road (opposite Russell Street).</li> <li>c) 3057 Frankston-Flinders Road (opposite Russell Street)</li> <li>d) 1 Balnarring Road (connecting to St Marks).</li> <li>e) 2994 Frankston-Flinders Road (opposite CFA).</li> <li>f) Balnarring Recreation Reserve.</li> </ul>	Council Traffic and Transport	Ongoing	<p>This action is ongoing.</p> <p>Improved pedestrian crossings have been delivered at Frankston-Flinders Road adjacent to Community Hall and Frankston-Flinders Road adjacent to Russell Street.</p> <p>In the future, it is proposed to convert the existing gravel car park on Balnarring Road to asphalt. This is subject to budget being allocated to the project.</p>	Ongoing	<p>This action is ongoing.</p> <p>Improved pedestrian crossings have been delivered at Frankston-Flinders Road adjacent to Community Hall and Frankston-Flinders Road adjacent to Russell Street.</p> <p>In the future, it is proposed to convert the existing gravel car park on Balnarring Road to asphalt. This is subject to budget being allocated to the project.</p>