



TOWN SPECIFIC
ISSUES

4.0 Town Specific Issues

4.1 Demographics for Arthurs Seat, Red Hill, Red Hill South, Merricks North & Main Ridge

- The demographics have been sourced from both Profile id and Forecast id.
- Forecast id groups smaller townships together in order to achieve a more statistically accurate sample size.
- Some Forecast id groups contain townships that are not included within the study area of this project.

Population Growth

Id. estimate that the combined resident population of this region in 2016 was 2,881 persons. The rate of growth in this area is anticipated to be -0.1% between 2016 and 2026, thereafter forecasts indicate that growth of between 0.3% and 0.2% per annum can be expected between the years 2031-2036. The resident population of the region in the year 2036 is expected to be 2,915 an increase of +34 residents from the 2016 figure.

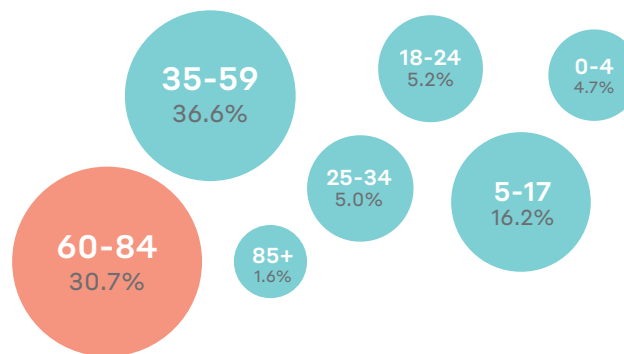


Income

Individual incomes are, on average, higher when compared with the MPS median. In 2016, 17.9% of the population in the combined townships earned a high income, and 29.9% earned a low income, compared with 10% and 37.5% respectively for the Shire.

Age Profile

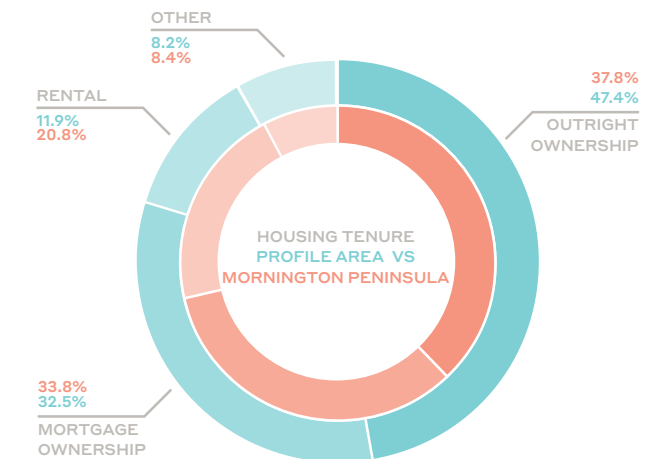
The age profile of this area highlights that there are fewer 'Tertiary education and independence' and 'Young workforce' service age residents compared with the MPS medians. Overall the population is slightly older than the MPS average, with higher proportions of 'Older workers and pre-retirees', and 'Empty nesters and retirees'.



Households

The number of dwellings in the area is forecast to increase from 1,602 in 2016 to 1,683 in 2036, while the average household size will decrease slightly from 2.58 to 2.50 persons per household. Additionally, this area has a lower dwelling occupancy rate, at only 68.66%, indicating the presence of many seasonal homes.

Housing tenure in the area is represented by 47.4% outright ownership, 32.5% ownership with a mortgage and 11.9% rental. This a lower rate of renting when compared with the MPS. There are equal proportions of Couples with Children households and Couples without Children households, which together comprise over two-thirds of area households.

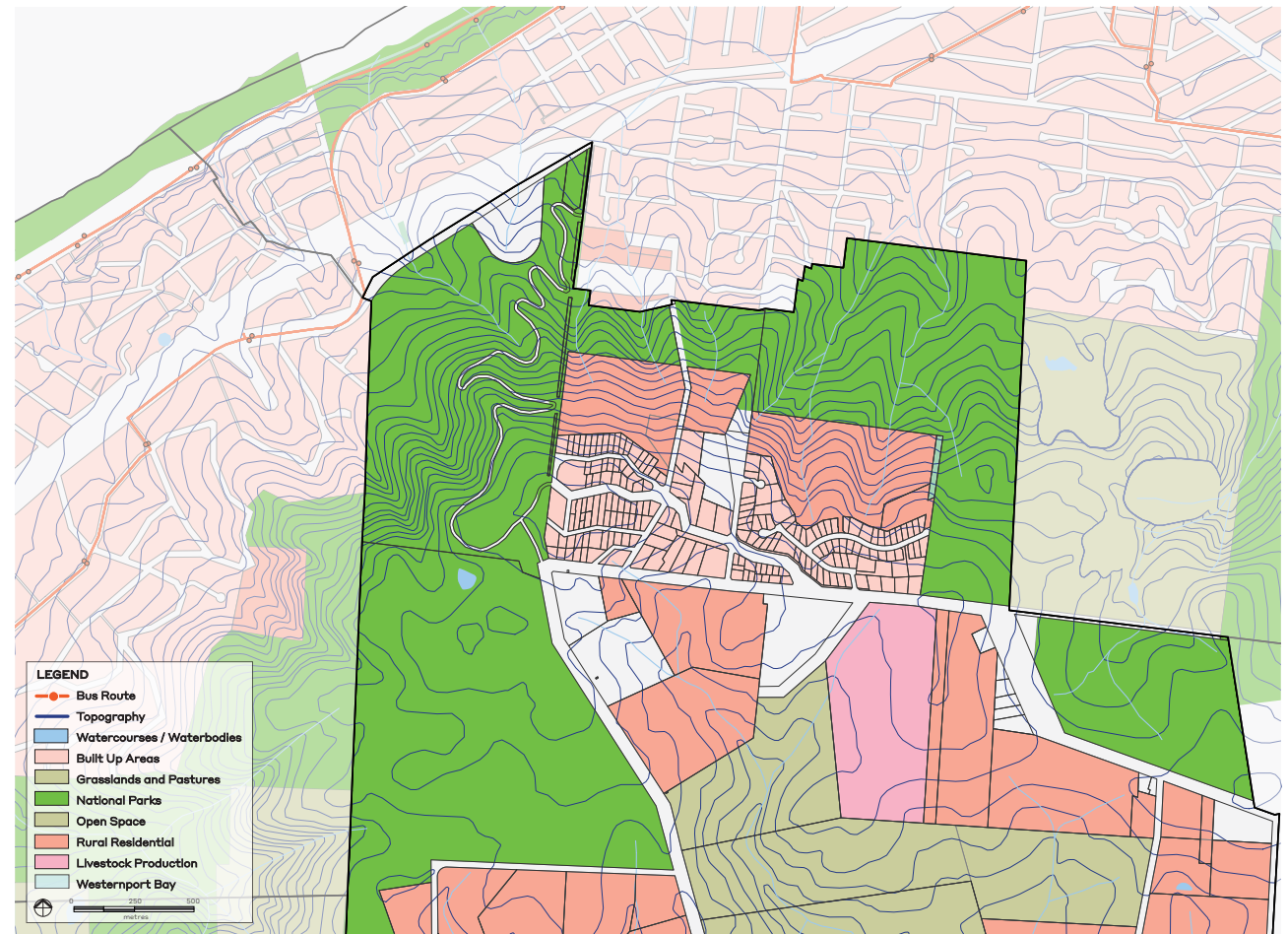


4.2 Arthurs Seat

4.2.1 Introduction

Existing Conditions

- Arthurs Seat is a mountainous and small locality of the Mornington Peninsula, situated just inland from the beach side towns of Dromana and Rosebud.
- Arthurs Seat State Park is a prominent feature of the landscape in Port Phillip Bay. The 314m summit has undisrupted views of Port Phillip with the Melbourne City skyline and the You Yangs visible in the horizon. The park offers a wide variety of recreational activities which include walking, jogging, photography, nature study, picnicking and mountain biking.
- There are many walking tracks across the park that provide visitors with the opportunity to explore the park and its wide variety of flora and fauna including Two Bays walking track, King Falls track and circuit walk, TC McKeller circuit walk and Cook Street track.
- The area is well known for its natural attractions that appeal to many visitors.
- Arthurs Seat is not serviced directly by any public transport, however the 787 Sorrento – Safety Beach bus route stop passes by the foot of the park.



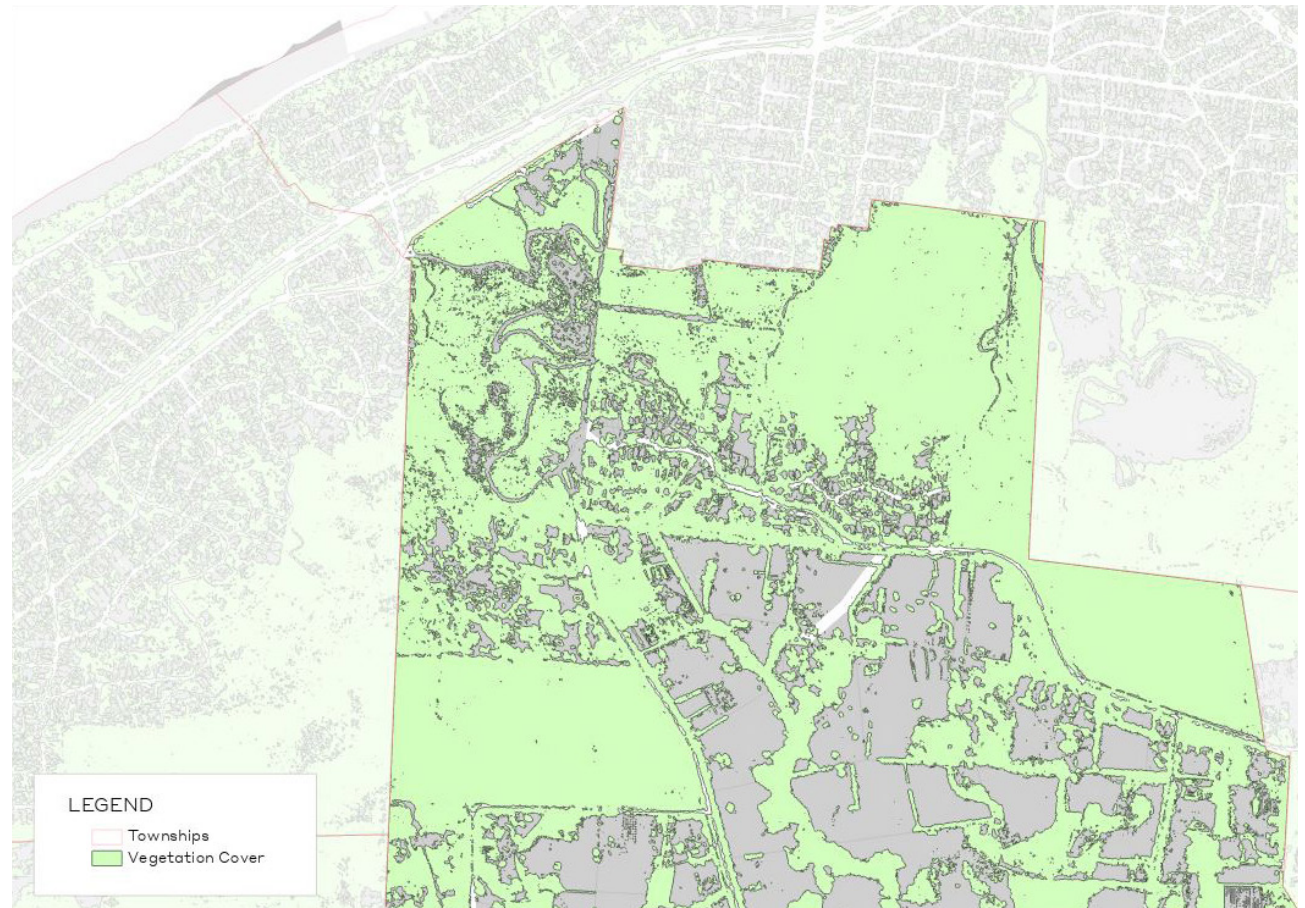
24 Arthurs Seat Existing Conditions

4.2.2 Existing Conditions

Vegetation Coverage

The vegetation coverage in Arthurs Seat is generally very dense, including its residential areas. The main access routes of Arthurs Seat Road and Purves Road are thickly lined with canopy trees. Properties generally use shrubs as hedging and many properties have a few established canopy trees in their yards.

Farmland interrupts the continuous vegetation coverage in the area south of Pidnara Road, with the exception of Splitters Creek's riparian corridor, where vegetation remains dense. Towards east of the township, orchards and vineyards provide the vegetation cover in some parcels.



25 Arthurs Seat Vegetation Coverage Map

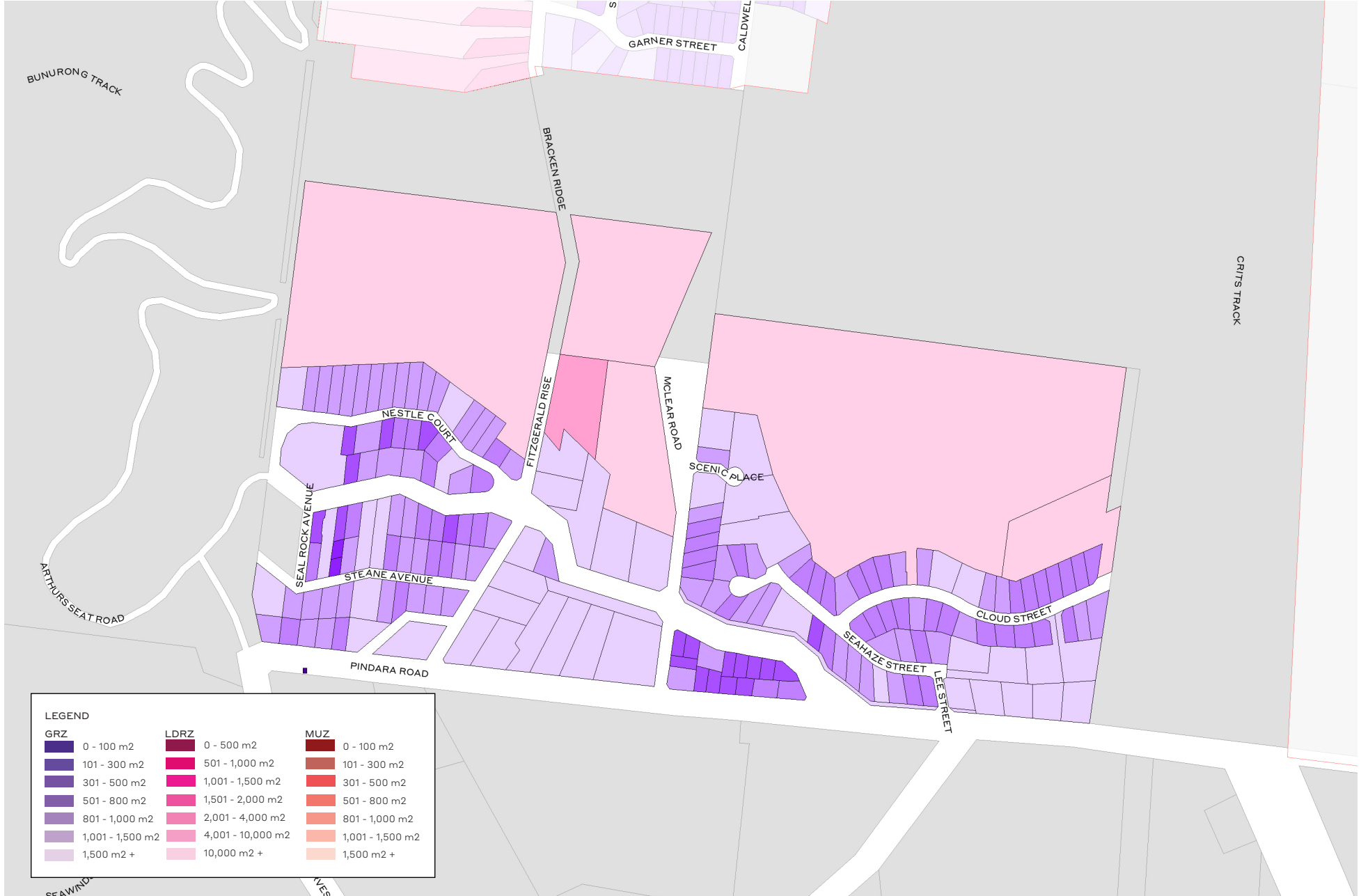
Existing Lot Analysis

The majority of residential lots within Arthurs Seat are zoned GRZ. These lots mostly range between 1,000-1,500m² in total area (37%).

The steep topography of the area requires a curvilinear subdivision pattern, within which all GRZ lots sit.

Of the LDRZ lots, almost all (86%) are over 10,000m². These lots are all located on densely vegetated land to the north of the GRZ.

Arthur's Seat (198 lots)					
LDRZ (7 lots)		GRZ (191 lots)		MUZ	
0-500m ²	-	0-100m ²	1%	0-100m ²	-
501-1,000m ²	-	101-300m ²	-	101-300m ²	-
1,001-1,500m ²	-	301-500m ²	1%	301-500m ²	-
1,501-2,000m ²	-	501-800m ²	10%	501-800m ²	-
2,001-4,000m ²	-	801-1,000m ²	28%	801-1,000m ²	-
4,001-10,000m ²	14%	1,001-1,500m ²	37%	1,001-1,500m ²	-
10,000m ² +	86%	1,500m ² +	23%	1,500m ² +	-



LEGEND

GRZ	LDRZ	MUZ
0 - 100 m ²	0 - 500 m ²	0 - 100 m ²
101 - 300 m ²	501 - 1,000 m ²	101 - 300 m ²
301 - 500 m ²	1,001 - 1,500 m ²	301 - 500 m ²
501 - 800 m ²	1,501 - 2,000 m ²	501 - 800 m ²
801 - 1,000 m ²	2,001 - 4,000 m ²	801 - 1,000 m ²
1,001 - 1,500 m ²	4,001 - 10,000 m ²	1,001 - 1,500 m ²
1,500 m ² +	10,000 m ² +	1,500 m ² +

Dwelling Age Analysis









As demonstrated in the dwelling age map opposite, there have been a number of new developments on smaller lots from the 1990s onwards. This suggests an ongoing trend of 1 for 1 replacements of dwellings on these smaller lots.

Some of the more recent dwelling development has occurred on the larger LDRZ lots, with a number of lots having been developed with a dwelling between the year 2000 and 2018.

Arthurs Seat	
196 records	
Pre 1940	4%
1940-1950	1%
1950-1960	-
1960-1970	6%
1970-1980	18%
1980-1990	33%
1990-2000	15%
2000-2010	17%
2010-2018	7%



LEGEND

	Pre 1940		1970 - 1980
	1940 - 1950		1980 - 1990
	1950 - 1960		1990 - 2000
	1960 - 1970		2000 - 2010
			2010 - 2020

4.2.3 Housing Change Pressures

Housing & Settlement Strategy, 2017

Arthurs Seat is forecast to have proportional growth within the Peninsula. Between 2016 - 2031, the housing stock in Arthurs Seat is forecast to increase by 10 dwellings to 261, with a 0.26% average annual increase.

Development Trends

Planning approvals granted since 2008 within the Arthurs Seat township are demonstrated in the map opposite.

Dwelling approvals have occurred across the township, comprising solely of single dwelling developments.



26 Arthurs Seat Planning Permit Analysis Map

4.2.4 Community Aspirations and Identified Issues

Previous Consultation

Community consultation *It's Your Peninsula* occurred from August - September 2016 for input into the *Council Plan 2017 - 2021* and *Municipal Health and Wellbeing Plan*. There were 3,086 participants with 7 being from Arthurs Seat.

Respondents from Arthurs Seat particularly like the local amenity and natural environment, beaches and people.

The biggest current challenges are associated with the impact of over-development and increasing population on the natural environment, parking and quietness of the area.

Needs for this local area include environmental protection and support for volunteer recruitment.

4.2.5 Existing Built Framework

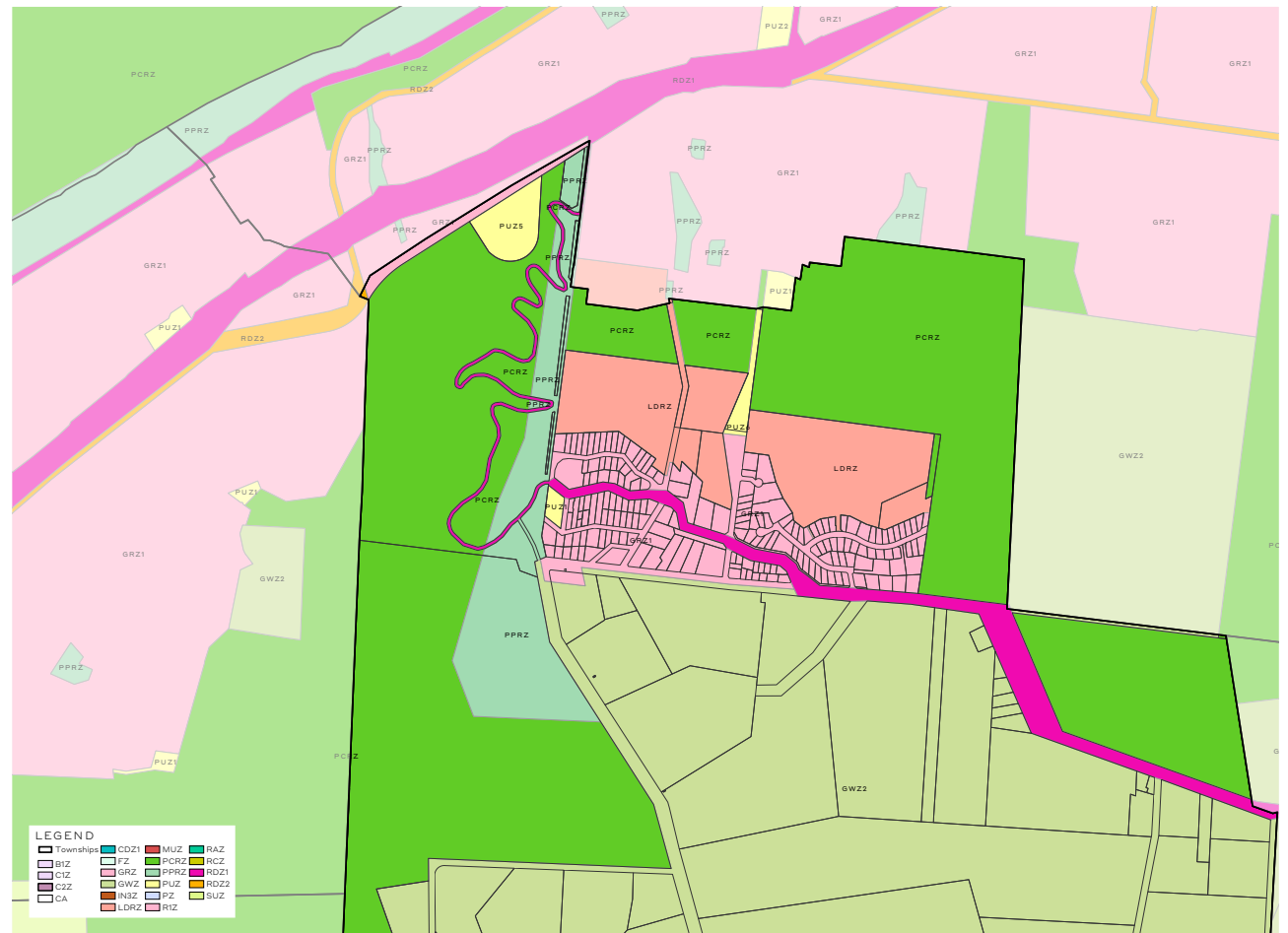
Existing Zones

Arthurs Seat State Park is zoned PCRZ and PPRZ and non urban-areas zoned GWZ.

The area contains GRZ on either side of Arthurs Seat Road. LDRZ is applied to residential areas on the periphery.

PUZ1, PUZ5 and PUZ6 are in use throughout the township.

Non-urban areas are zoned GWZ.



27 Arthurs Seat Zones Map

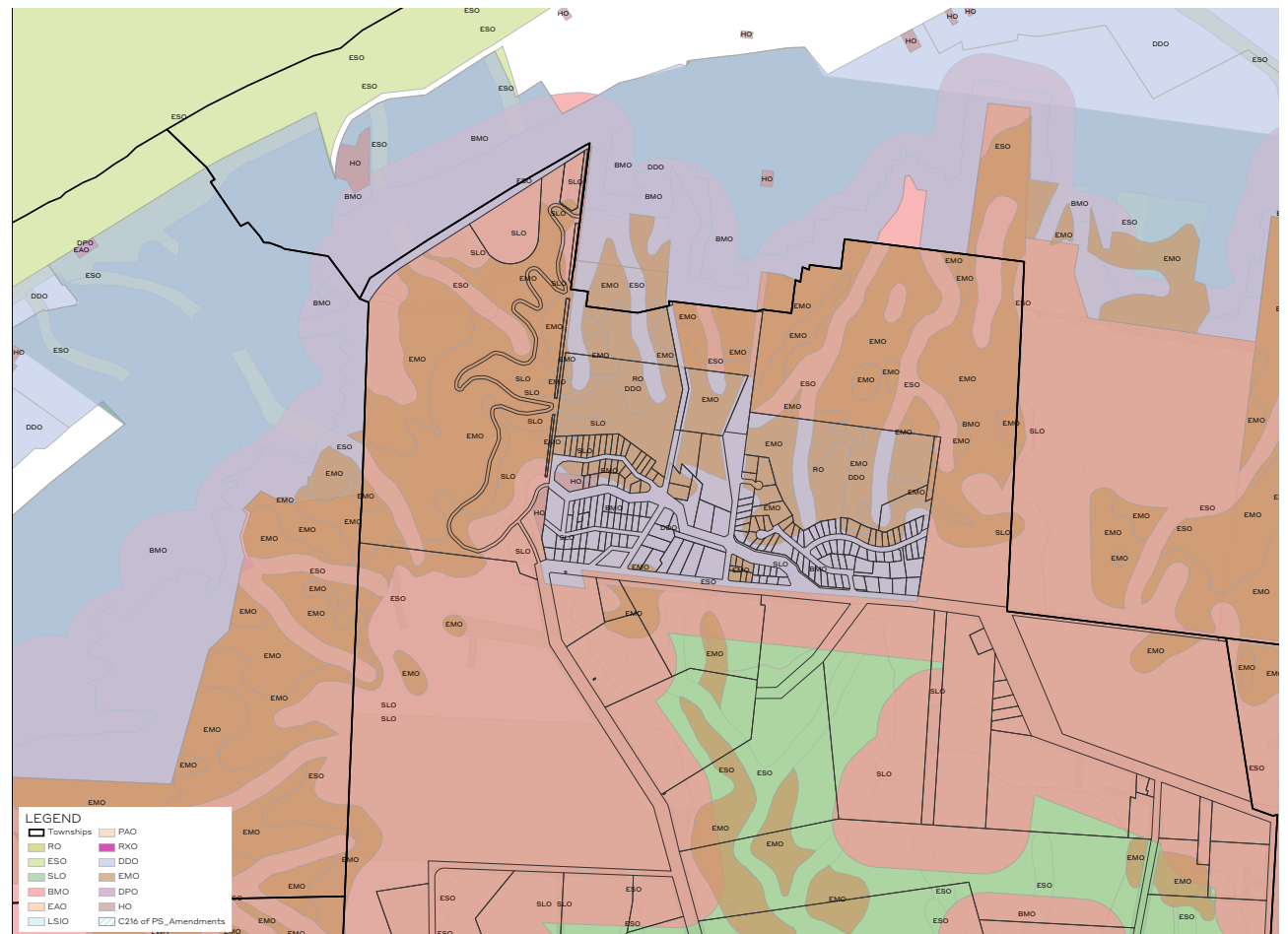
Mornington Peninsula Planning Scheme (2019)

Existing Overlays

Arthurs Seat is covered by a range of overlays that work together to protect the relationship between land use, development, natural landscapes and cultural landscapes.

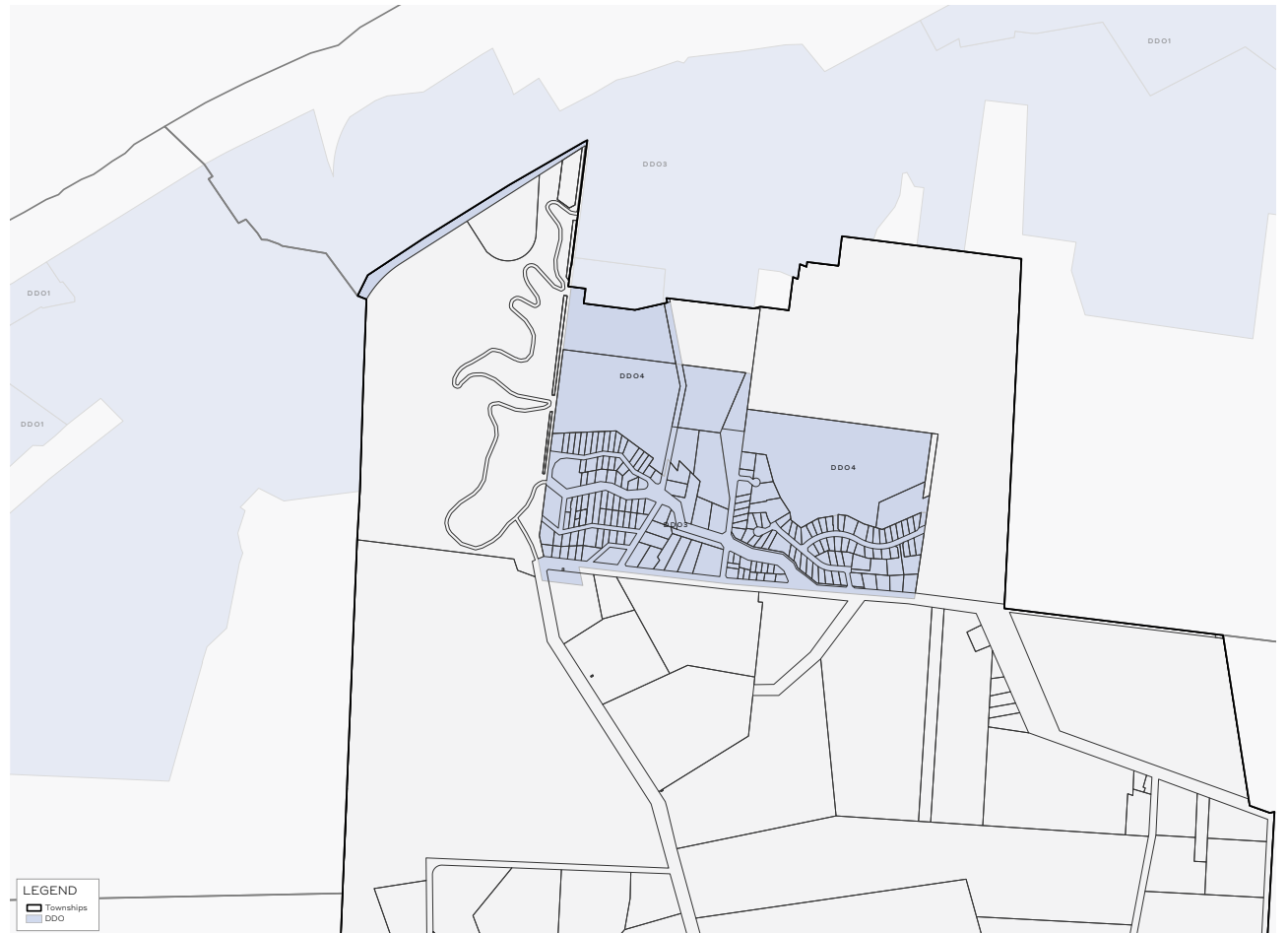
A range of DDOs cover the township. DDO3: Coast and Landscape Design which ensures that the design of subdivision and housing is responsive to the environment, landform, site conditions and character of the area. DDO4: Environmental Design ensures appropriate design of subdivision and housing in areas of semi established dunes where the danger of soil erosion in steep and sandy conditions requires particular care to be exercised.

The SLOs ensure the landscape of the area is maintained for its important environmental and recreational attributes.



28 Arthurs Seat Overlays Map

Mornington Peninsula Planning Scheme (2019)



29 Arthurs Seat DDOs Map

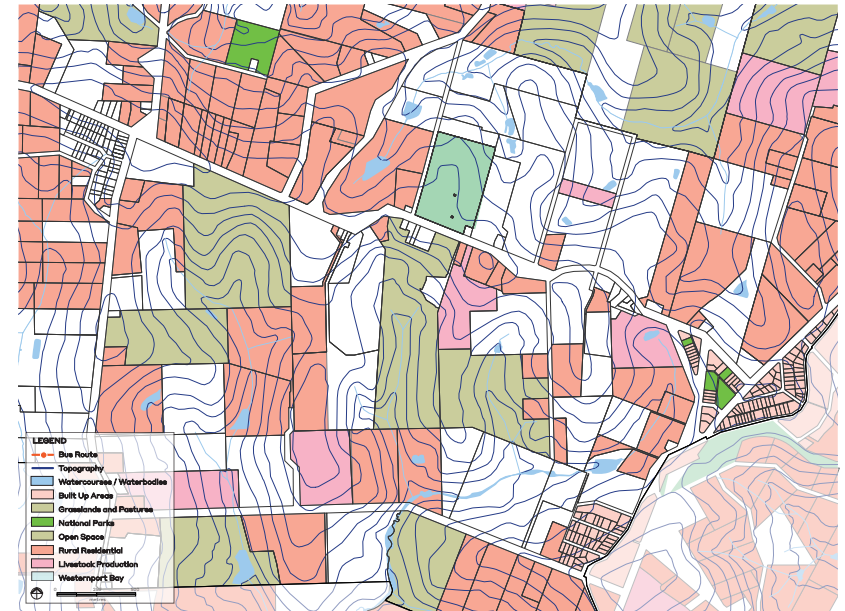
Overlay	Building Heights	Setbacks	Vegetation	Subdivision	Density	Other
DDO3 Coastal and Landscape Design	8m / 2 storeys above natural ground level	7.5m from a road frontage and 3m from a side boundary 10m from a PPRZ, PCRZ, SUZ8 or RDZ and 6m from a cliff	N/A	GRZ & NRZ: 1500 sqm and able to contain a 25m x 35m rectangle LDRZ: 4000sqm	No more than one dwelling on a lot	Slope less than 20% Must not be located on a ridge
DDO4 Environmental Design	8m / 2 storeys above natural ground level	15m from a road frontage and 5m from any side boundary (reduced to 7.5m from a road frontage is lot has an area less than 1500sqm) 10m from a PPRZ, PCRZ or RDZ and 6m from a cliff edge	N/A	Varies - excluded areas listed in appendix. Typically, must be at least 2,500sqm and able to contain a rectangle with min 25m x 35m.	No more than one dwelling on a lot	Building or works must not be located on a ridge top
Overlay			Vegetation			
SLO1 Ridge and Escarpment Areas			There are multiple exemptions within the SLO			
SLO4 Scenic Recreation Sites			There are multiple exemptions within the SLO			
SLO5 Scenic Vantage Point			There are multiple exemptions within the SLO			
SLO6 National Trust Classified Landscapes			There are multiple exemptions within the SLO			

4.3 Red Hill & Red Hill South

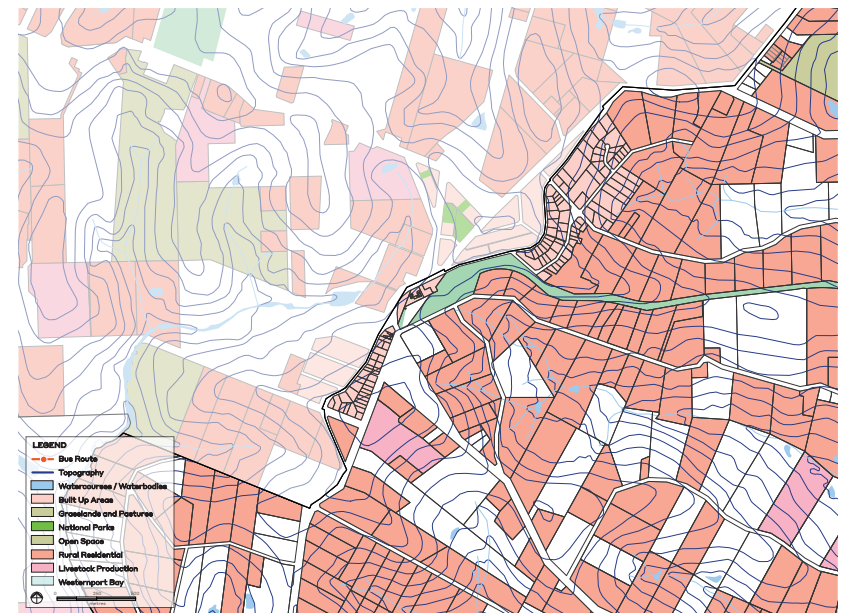
4.3.1 Introduction

Existing Conditions

- The area contains the Kangerong and Bald Hill Nature Conservation Reserves.
- Red Hill & Red Hill South are located inland and is a rural area with the landscape consisting on undulating, and in parts steep, scenic hills and native forests.
- Amongst the commercial and residential areas are vineyards, orchards and berry farms.
- The area is well known for the Red Hill Community Market which is considered to be one of the most popular rural markets in Victoria. Artisans sell handmade products and gourmet food.
- Red Hill and Red Hill South have no public transport services.



30 Red Hill Existing Conditions Map



31 Red Hill South Existing Conditions Map

4.3.2 Existing Conditions

Vegetation Coverage

In Red Hill and Red Hill South, vegetation coverage is extensive throughout the towns. Its vegetation corridors cross throughout the landscape and are comprised of vineyards, orchards, and bushland. There are also large portions of uninterrupted vegetation coverage. In between, some tracts of land are cleared for use as farm land. Generally, most roads are lined with canopy trees and shrubs.



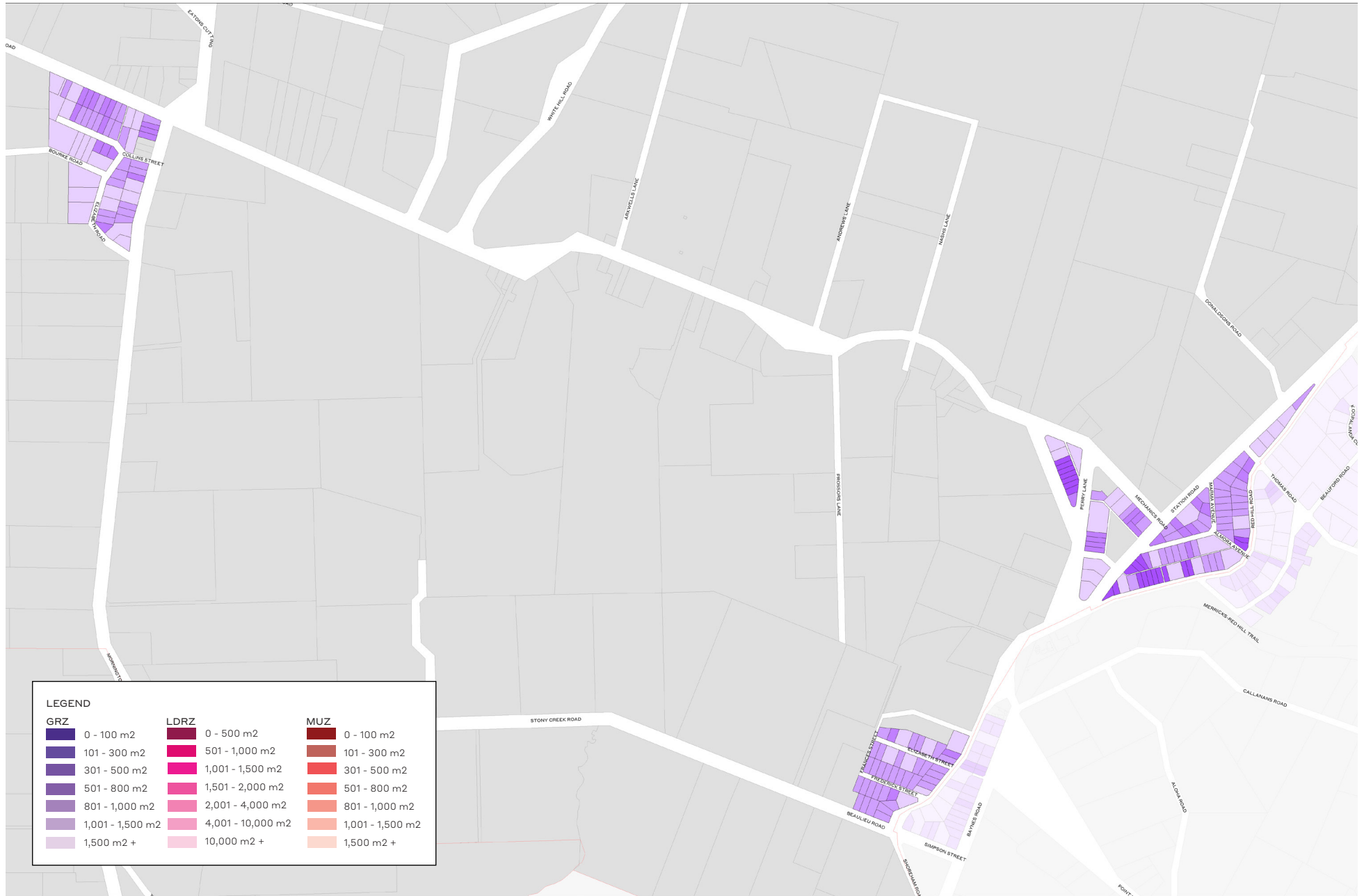
32 Red Hill Vegetation Coverage Map

Existing Lot Analysis

Red Hill is a comparatively small township, with residential lots falling under the GRZ only. Among the GRZ lots, a high percentage (46%) consist of an area of between 100-1,500m². A further 25% of these lots are over 1,500m² in total area.

Subdivision patterns in Red Hill are almost exclusively curvilinear, with streets and lots needing to respond to the steep topography and dense vegetation located across the township.

Red Hill, Red Hill South (197 lots)					
LDRZ		GRZ (197 lots)		MUZ	
0-500m ²	-	0-100m ²	-	0-100m ²	-
501-1,000m ²	-	101-300m ²	-	101-300m ²	-
1,001-1,500m ²	-	301-500m ²	-	301-500m ²	-
1,501-2,000m ²	-	501-800m ²	11%	501-800m ²	-
2,001-4,000m ²	-	801-1,000m ²	18%	801-1,000m ²	-
4,001-10,000m ²	-	1,001-1,500m ²	46%	1,001-1,500m ²	-
10,000m ² +	-	1,500m ² +	25%	1,500m ² +	-

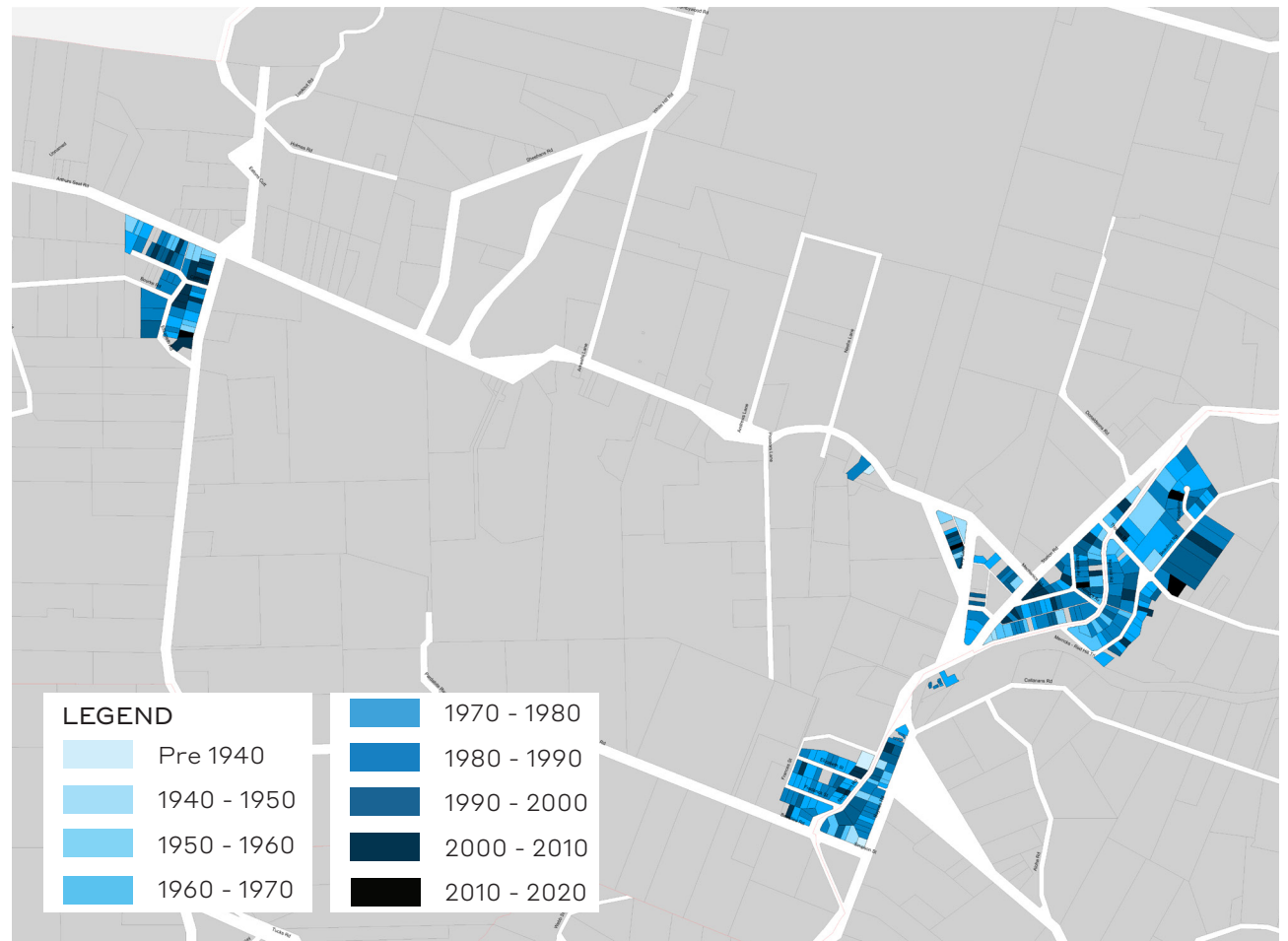


Dwelling Age Analysis

Analysis has identified that the period of most significant development for Red Hill & Red Hill South was between 1980 and 1990, with 32% of all dwellings having been built within this time.

Interestingly, recent developments are somewhat limited, with only 2% of dwellings having been constructed within the last 8 years, a noticeable point of difference between Red Hill and other townships within the study area.

Red Hill	
327 records	
Pre 1940	1%
1940-1950	2%
1950-1960	5%
1960-1970	9%
1970-1980	20%
1980-1990	32%
1990-2000	16%
2000-2010	13%
2010-2018	2%



4.3.3 Housing Change Pressures

Housing & Settlement Strategy, 2017

Red Hill & Red Hill South are forecast to have proportional growth within the Peninsula. Between 2016 - 2031, the housing stock in Red Hill & Red Hill South is forecast to increase by 34 dwellings to 963, with a 0.48% average annual increase.

Development Trends

Planning approvals granted since 2008 within the Red Hill and Red Hill South townships are demonstrated in the map opposite.

Dwelling approvals have been limited across the township, comprising solely of single dwelling developments, with a small number of permits related to vegetation removal.



33 Red Hill & Red Hill South Planning Permit Analysis Map

4.3.4 Community Aspirations and Identified Issues

Previous Consultation

Community consultation *It's Your Peninsula* occurred from August - September 2016 for input into the *Council Plan 2017 - 2021* and *Municipal Health and Wellbeing Plan*. There were 3,086 participants with 12 being from Red Hill.

Respondents particularly like the beautiful natural environment, friendly community and access to good local products and dining options.

Some of the biggest challenges identified by the local community included: limitations with connectivity, public transport, road maintenance, access to support services and concerns about safety (fire, falling trees) managing an influx of tourists and traffic.

Needs for this local area include transport improvements (public transport, bike lanes and road maintenance), all abilities access, recreation and community facilities and good internet connectivity.

Outcomes from recent consultation

Concerns and Threats

Engagement with the community and Councillors has identified the below key threats and concerns in relation to climate change, design and character in Red Hill.

The top concerns mentioned across all forms of community engagement were:

- New development that is inconsistent with the predominant character of the area.
- The threat of over-development.
- Threats of development encroaching on the Green Wedge.

Other concerns and threats include:

- Loss of vegetation due to BMO allowing clearing
- Loss of views due to potential higher development
- Larger building coverage leaving less garden space with boundary-to-boundary development
- Management of weeds

Aspirations

Engagement has revealed that respondents

highly value the following elements of Red Hill, which should be maintained and enhanced through this strategy and other actions:

General Character and Places of Interest:

- Bushland character with abundance of vegetation
- Bush reserves
- Vineyards

Commercial and Industrial areas:

- Village character

Civic realm, amenity, environment and foreshore areas:

- Natural "bush" character, protected by UGB and Green Wedge land

Residential areas:

- Abundance of native vegetation between houses
- Space between houses for open character
- A recessive built form that blends and 'nestles' within the bushland setting.
- "Residences are either partially or totally obscured by bushland."
- Unsealed local roads.

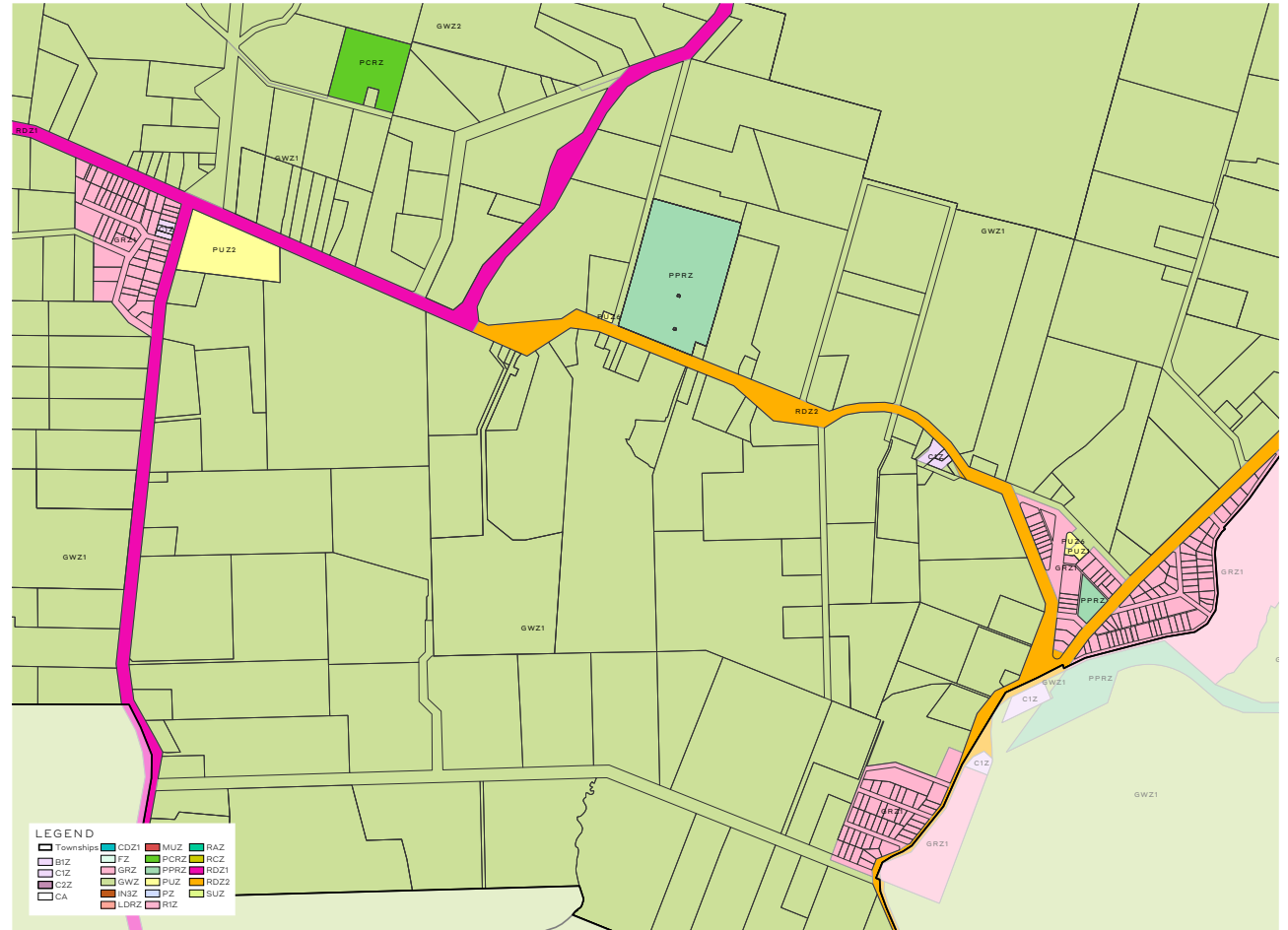
4.3.5 Existing Built Framework

Existing Zones

Red Hill & Red Hill South is predominantly zoned GWZ with small pockets of GRZ1. There are small pockets of shops, including the Red Hill South Shopping Village which is included in the C1Z.

The Red Hill Oval and Red Hill South Bushland Reserve are zoned PCRZ.

PUZ2 is in use for Red Hill Consolidated School and PUZ6 for a community hall. The surrounding non-urban area is included in the Green Wedge Zone.



34 Red Hill Zones Map

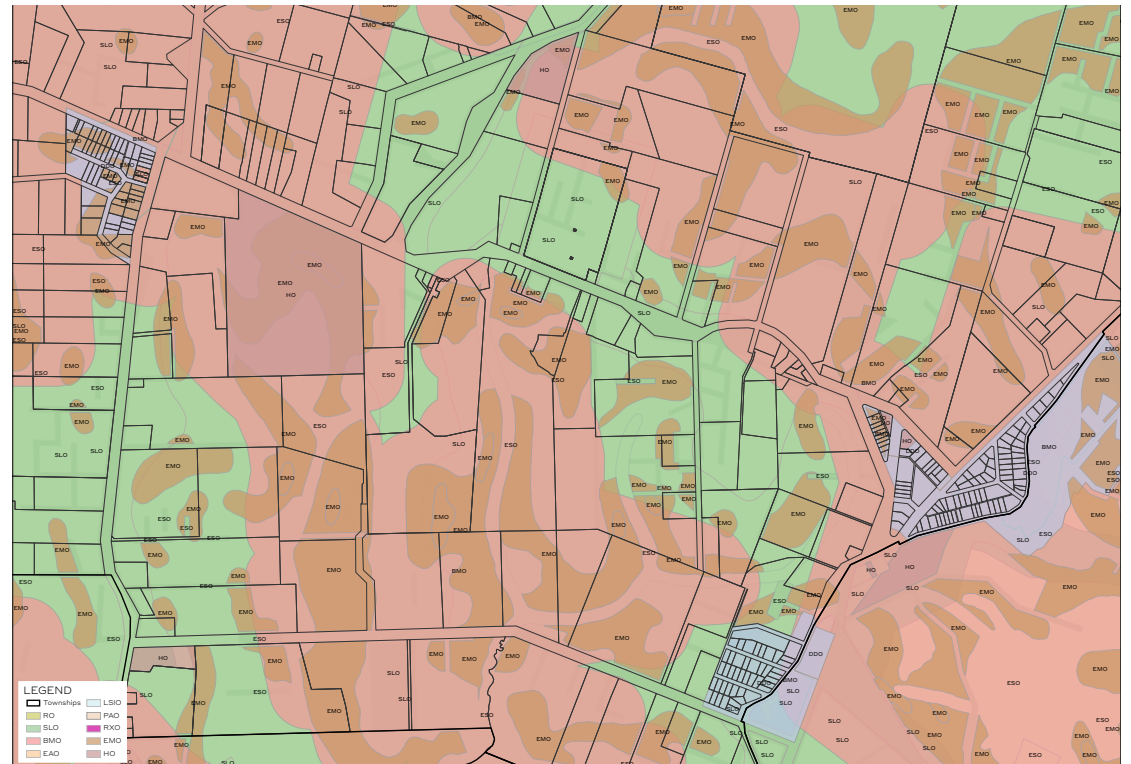
Mornington Peninsula Planning Scheme (2019)

Existing Overlays

Red Hill and Red Hill South are covered by a range of overlays and work together to protect the relationship between land use, development, natural landscapes and cultural landscapes.

The DDOs encourage built form that is low density and sympathetic to the rural setting of Red Hill. DDO2 and DDO3 work in the appropriate areas to encourage subdivision and design that is responsive to environment, landform, site conditions and character of the hillsides, cliff-top areas and surrounding rural villages.

The SLOs ensure the landscape of the area is maintained for its important environmental and recreational attributes.



35 Red Hill Overlays Map

Mornington Peninsula Planning Scheme (2019)



36 Red Hill DDOs Map

Overlay	Building Heights	Setbacks	Vegetation	Subdivision	Density	Other
DDO2 Bayside and Village Design	8m / 2 storeys above natural ground level	7.5m from a road frontage and 3m from a side boundary 10m from a PPRZ, PCRZ, SUZ8 or RDZ and 6m from a cliff	N/A	1300 sqm and able to contain a 20m x 30m rectangle	No more than one dwelling on a lot	
DDO3 Coastal and Landscape Design	8m / 2 storeys above natural ground level	7.5m from a road frontage and 3m from a side boundary 10m from a PPRZ, PCRZ, SUZ8 or RDZ and 6m from a cliff	N/A	GRZ & NRZ: 1500 sqm and able to contain a 25m x 35m rectangle LDRZ: 4000sqm	No more than one dwelling on a lot	Slope less than 20% Must not be located on a ridge
Overlay			Vegetation			
SLO1 Ridge and Escarpment Areas			There are multiple exemptions within the SLO			
SLO3 Coastal Landscape			There are multiple exemptions within the SLO			
SLO4 Scenic Recreation Sites			There are multiple exemptions within the SLO			
SLO5 Scenic Vantage Points			There are multiple exemptions within the SLO			
SLO6 National Trust Classified Landscapes			There are multiple exemptions within the SLO			

4.4 Demographics for Balnarring, Balnarring Beach, Merricks, Merricks Beach & Somers

Population Growth

Id. estimates the combined residential population of these townships in 2016 to be 4,841 persons. Relatively low levels of growth have been predicted for this township with an average annual growth rate of +0.3% per annum between 2016-2021, growing to +0.6% per annum between 2031 and 2036. The forecast resident population of the area in the year 2036 is 5,224 persons representing an increase of +383 persons on the 2016 figure.

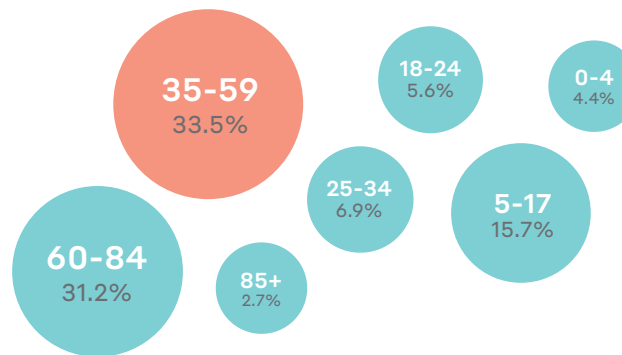


Income

Individual incomes in the area compared with MPS show that 13.3% of the population earned a high income, and 31.9% earned a low income, compared with 10.0% and 37.5% medians respectively for MPS.

Age Profile

The age profile of this profile area highlights that there are slightly less 'Tertiary education and Independence', 'Young Workforce' and 'Elderly' service age group residents than the MPS median.

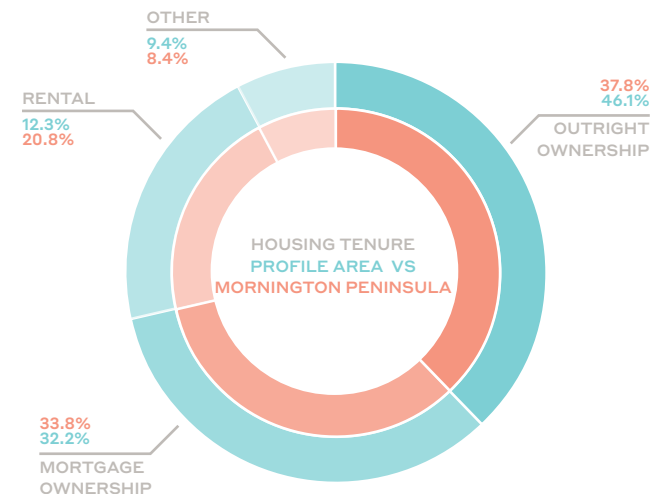


Households

The average household size of the area is forecast to decrease from 2.38 persons in 2016 to 2.26 persons in 2036. The number of dwellings in the area is forecast to increase from 2,949 in 2016 to 3,082 in 2036.

Household types in the area are dominated by Couples without Children representing 32.6% compared with the MPS median of 28.6%.

Housing tenure in the area is represented by 46.1% outright ownership, 32.2% ownership under a mortgage and 12.3% rental.

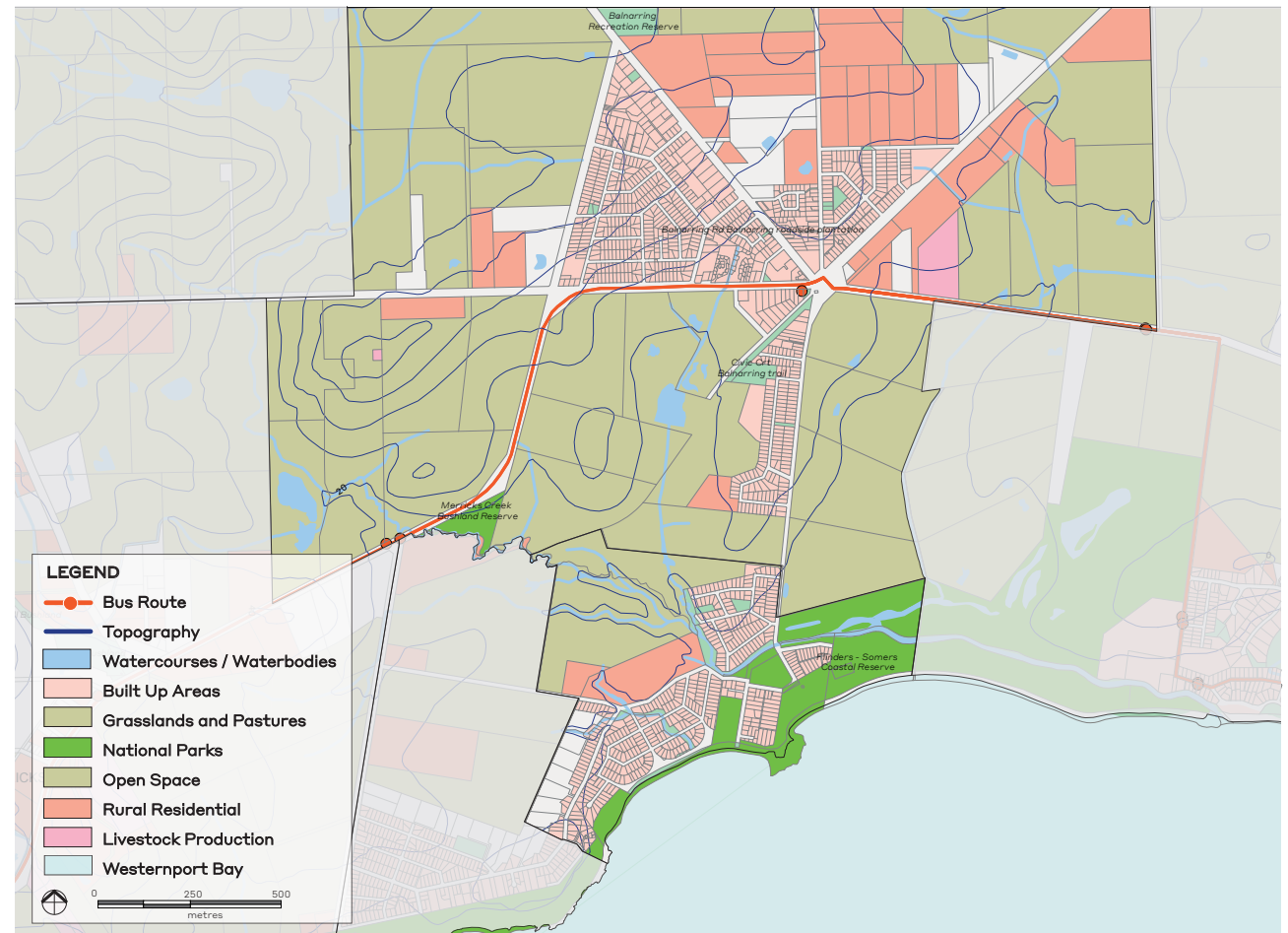


4.5 Balnarring & Balnarring Beach

4.5.1 Introduction

Existing Conditions

- Balnarring Beach contains the Balnarring Beach Foreshore and Western Port Yacht Club along the foreshore reserve.
- Balnarring Beach Foreshore is a 70ha nature reserve bordered by Merricks Creek and Western Port Bay. It forms part of the Western Port Biosphere and is managed primarily for conservation purposes. The foreshore reserve has 3 camp grounds, each with its own amenity block with toilets, showers, laundry facilities and barbecues.
- Balnarring is at the crossroads of two primary main roads – Frankston-Flinders Road and Balnarring Road and as a result is a commercial hub for the surrounding suburbs. The shopping village is houses a post office, boutiques, cafes and an IGA.
- The area attracts many visitors, campers and weekend holiday makers and is a popular destination for swimming, walking, picnicking and other recreational activities.
- Views through to the ocean are maintained due to the coastal design, remnant bush land on the foreshore and the low scale of buildings.
- Balnarring and Balnarring Beach are serviced by the 782 Frankston – Flinders bus route.



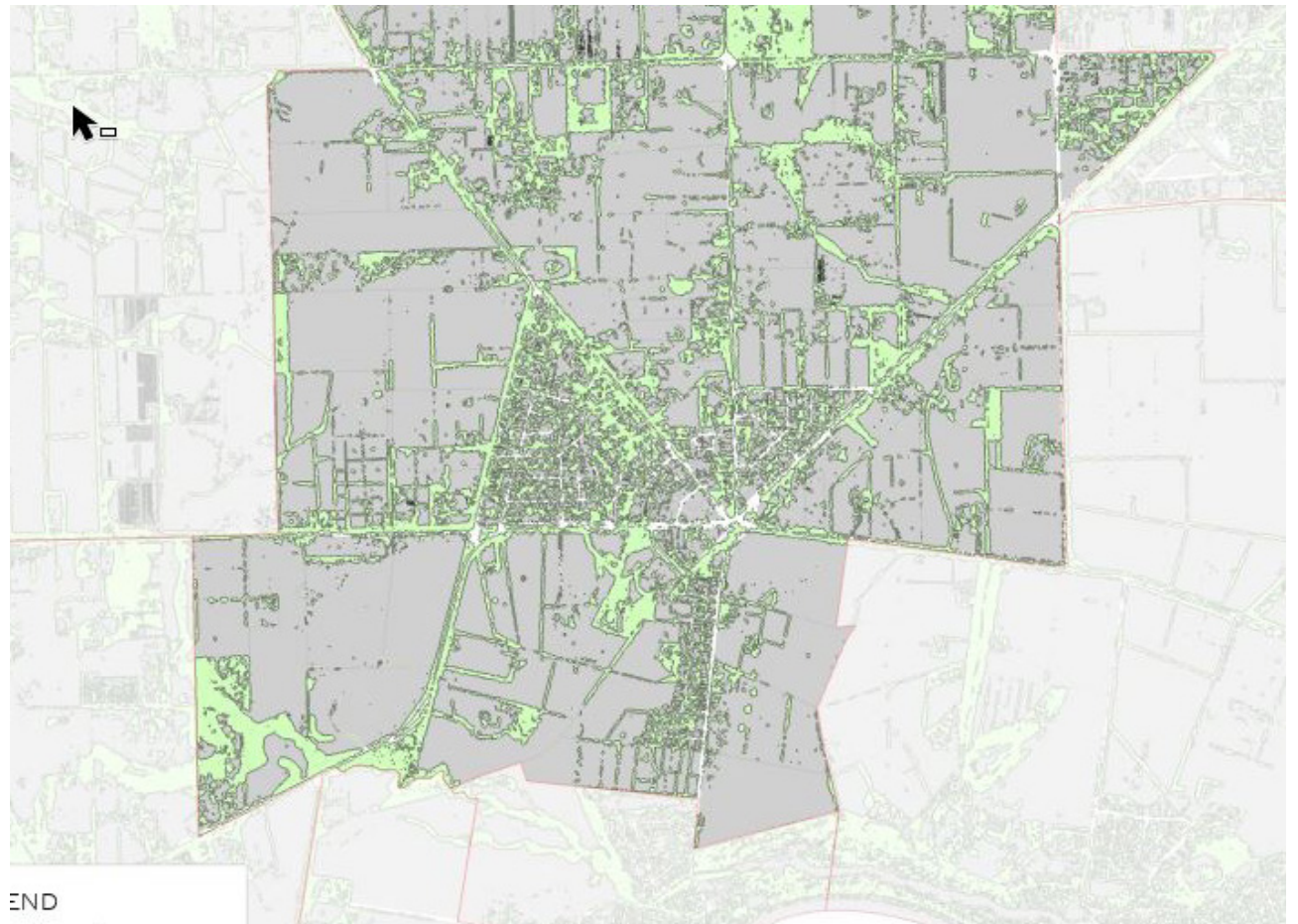
37 Balnarring Existing Conditions Map

4.5.2 Existing Conditions

Vegetation Coverage

In these two townships, the densest areas of vegetation coverage are found in the residential areas and along the foreshore. Streets have a mix of hedging and canopy trees. In Balnarring, Balnarring Road and Frankston-Flinders Road are both lined with established trees, delineating its boundaries. In Balnarring Beach, the town's dense vegetation merges with those of Merricks Creek Bushland Reserve and the Foreshore Reserve.

Outside the residential areas, vegetation is limited to the row of trees that line the edges of farmland properties.



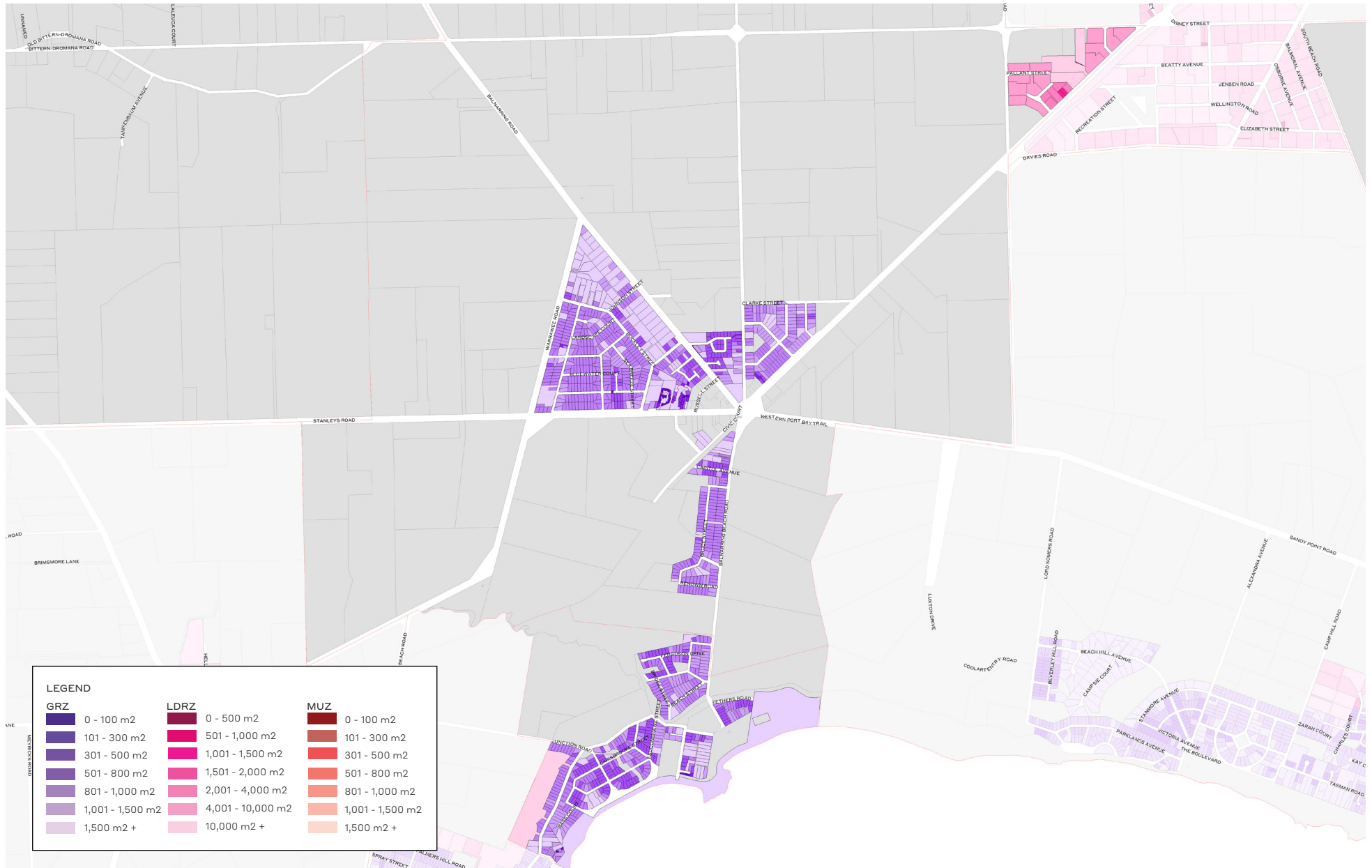
38 Balnarring Vegetation Coverage Map

Existing Lot Analysis

Balnarring and Balnarring Beach consist of both GRZ and LDRZ lots. The highest proportion of GRZ lots range from 1,001-1,500m² at 32%. LDRZ lots are larger still, with 49% of lots consisting of a total area of over 10,000m². Compared to neighbouring townships to the north including Hastings, Tyabb and Crib Point, Balnarring and Balnarring Beach consist of larger residential lots across both zones.

Subdivision patterns differ slightly between Balnarring and Balnarring Beach. Balnarring consists predominantly of a gridded subdivision pattern, while Balnarring Beach is slightly more curvilinear.

Balnarring (1259 lots)					
LDRZ (8 lots)		GRZ (1251 lots)		MUZ	
0-500m ²	-	0-100m ²	-	0-100m ²	-
501-1,000m ²	-	101-300m ²	2%	101-300m ²	-
1,001-1,500m ²	-	301-500m ²	2%	301-500m ²	-
1,501-2,000m ²	-	501-800m ²	20%	501-800m ²	-
2,001-4,000m ²	13%	801-1,000m ²	46%	801-1,000m ²	-
4,001-10,000m ²	38%	1,001-1,500m ²	18%	1,001-1,500m ²	-
10,000m ² +	49%	1,500m ² +	12%	1,500m ² +	-



Dwelling Age Analysis

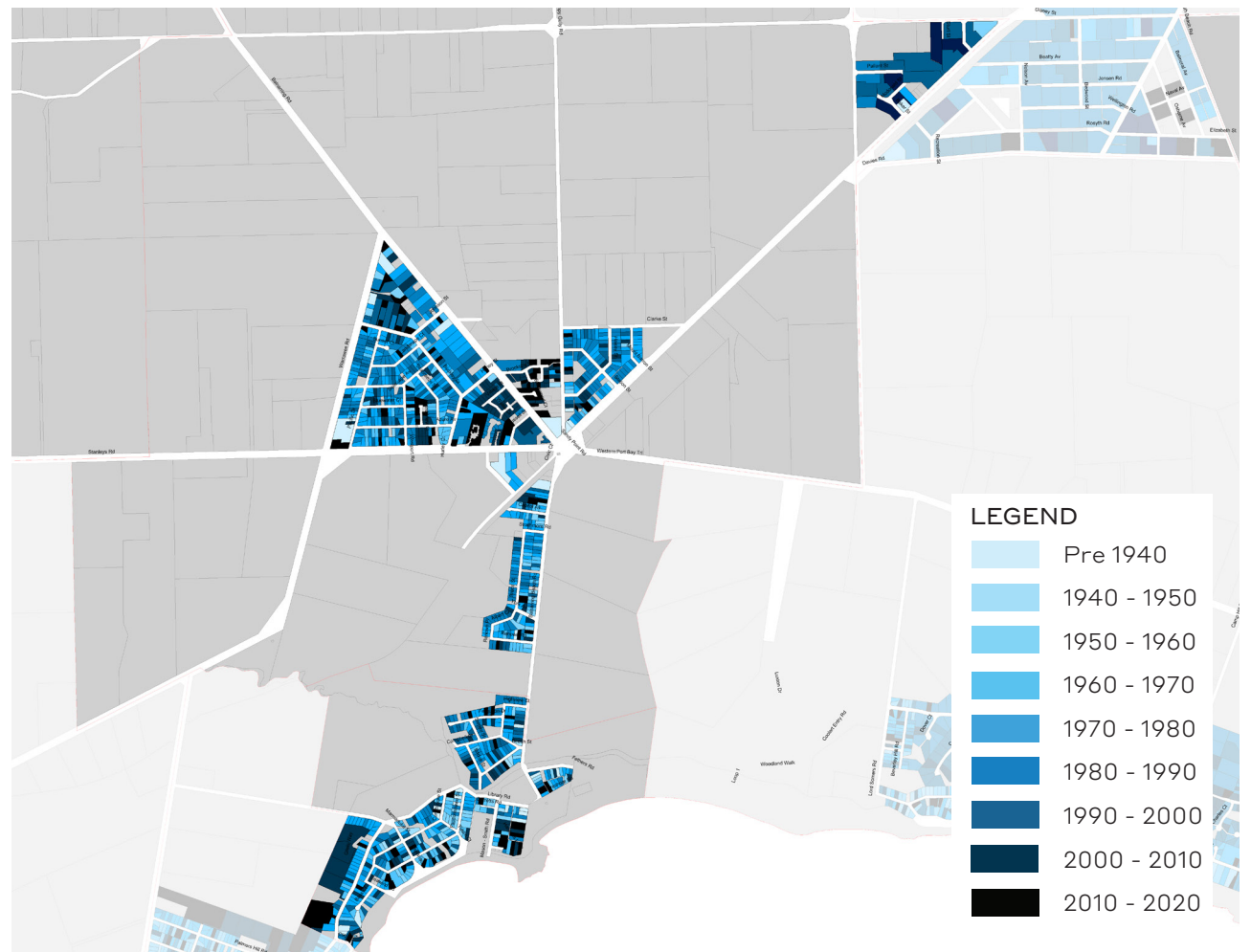
Balnarring has seen the greatest levels of development during the period between 1980 and 1990 (24% of all dwellings) as well as between 1970 and 1980 (22% of all dwellings).

The most recent development has been largely focused around the Balnarring town centre, with some development on larger lots within Merricks Beach, closer to the foreshore.

Balnarring, Balnarring Beach

1,298 records

Pre 1940	2%
1940-1950	1%
1950-1960	4%
1960-1970	10%
1970-1980	22%
1980-1990	24%
1990-2000	9%
2000-2010	15%
2010-2018	13%



4.5.3 Housing Change Pressures

Housing & Settlement Strategy, 2017

Balnarring and Balnarring Beach is forecast to have proportional growth within the Peninsula. Between 2016 - 2031, the housing stock in Balnarring and Balnarring Beach is forecast to increase by 42 dwellings to 1,444, with a 0.3% average annual increase.

Development Trends

Planning approvals granted since 2008 within the Balnarring and Balnarring Beach townships are demonstrated in the map opposite.

Single dwelling approvals have been prevalent throughout both Balnarring and Balnarring Beach, suggesting replacement of older housing stock on existing lots. Closer to the town centre, subdivision and multi dwelling developments have occurred.



39 Balnarring Planning Permit Analysis Map

4.5.4 Community Aspirations and Identified Issues

Previous Consultation

Community consultation *It's Your Peninsula* occurred from August - September 2016 for input into the *Council Plan 2017 - 2021* and *Municipal Health and Wellbeing Plan*.

Respondents particularly like the friendly people, small town atmosphere, with easy access to shops, facilities, activities, beautiful beaches and unspoilt natural environment.

The biggest current challenges reported referred to keeping the small town, village atmosphere with a semi-rural feel in the face of increasing residential developments and lack of access to reliable public transport and protecting the natural environment.

Needs for this local area include improve transport-related options (buses, road maintenance, taxis, footpaths and safer intersections), enhanced recreation facilities, community facilities and spaces, outdoor spaces and more retail options.

Outcomes from recent consultation

Concerns and Threats

Engagement with the community and Councillors has identified the below key threats and concerns in relation to climate change, design and character in Balnarring/Balnarring Beach.

The top concerns mentioned across all forms of community engagement were:

- The threat and potential for overdevelopment
- Unmaintained vegetation
- New development that is out of character

Other concerns and threats include:

- Run-down commercial area needs to be maintained.
- Excessive vegetation removal of native trees, no permit is required due to BMO.
- "Education is required around gum trees – new residents are scared of them, the first thing they think of is that gum trees have to go."
- Large development that is inappropriate for small village character
- New housing development encroaching on the coastline, in terms of setback and visual intrusion.
- Threat of too much subdivision
- Management of weeds
- Management of bushfires and associated impacts

Aspirations

Engagement has revealed that respondents highly value the following elements of Balnarring/Balnarring Beach, which should be maintained and enhanced through this strategy and other actions:

General Character and Places of Interest:

- Village feel
- Beach character
- Skate park provides local amenity

Commercial and industrial areas:

- Contained commercial area, small businesses only
- "Unique small businesses...we love that our village has everything we need and that we are supporting our community when we choose to shop there."

Civic realm, amenity, environment and foreshore areas

- Unspoilt beach and foreshore
- Lots of green space and green wedge land
- Still has coastal character many residents love about the area
- Lots of space and vegetation around houses
- Unsealed local roads, which discourage visitors

4.5.5 Existing Built Framework

Existing Zones

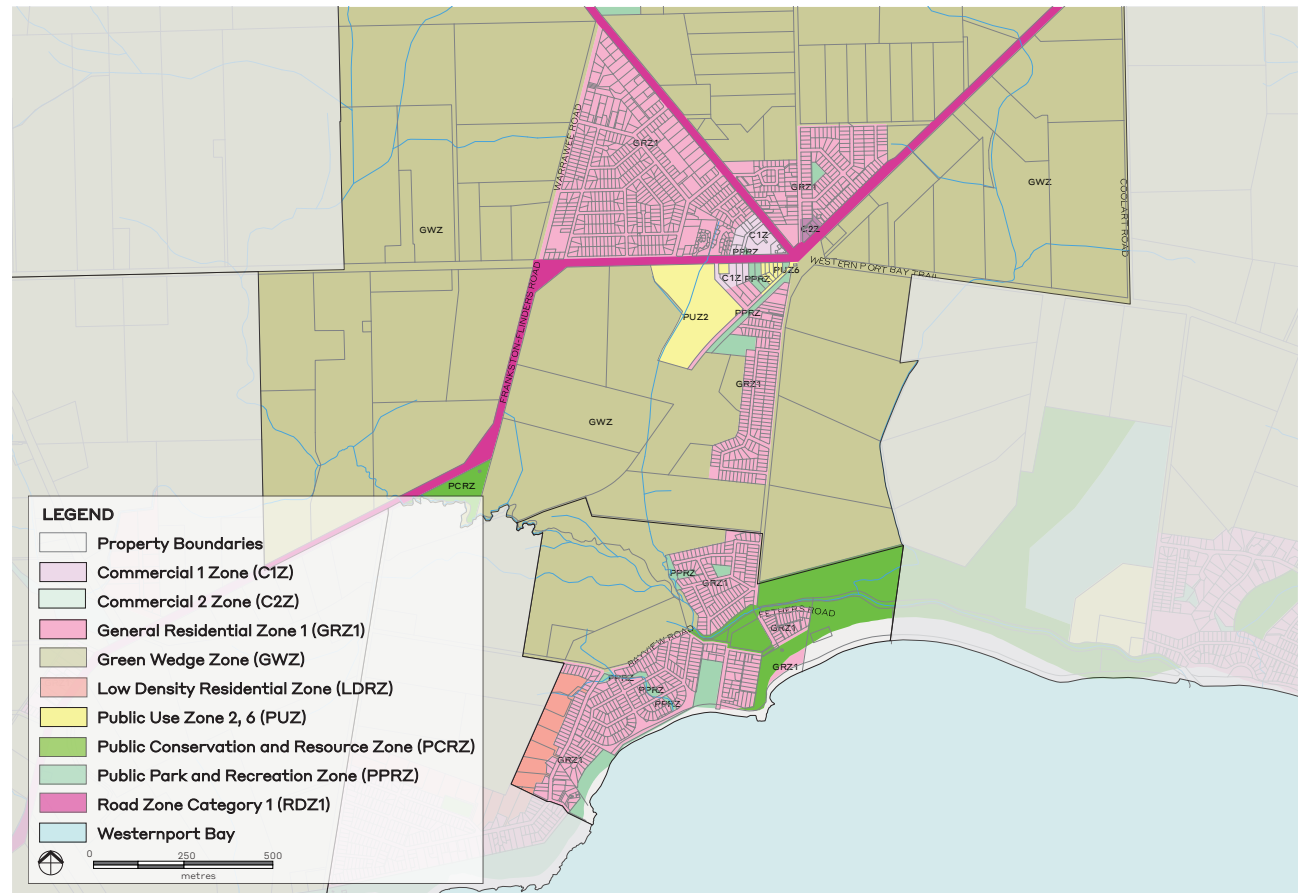
The main residential zoning is GRZ1 which can be seen adjacent to the Balnarring township and along the Balnarring foreshore. There is a small portion of land zoned LDRZ on the western periphery of Balnarring Beach.

At the intersection of Frankston-Flinders Road and Balnarring Road there is Balnarring Village Shopping Area zoned C1Z.

The Balnarring Beach Foreshore Reserve and Hanns Creek Reserve is zoned PCRZ. The Balnarring Bowls Club and other reserves are zoned PPRZ.

PUZ2 is in use for Balnarring Primary School and PUZ6 for Balnarring Hall.

Beyond the UGB, the surrounding non-urban area is included in the Green Wedge Zone.



Mornington Peninsula Planning Scheme (2019)

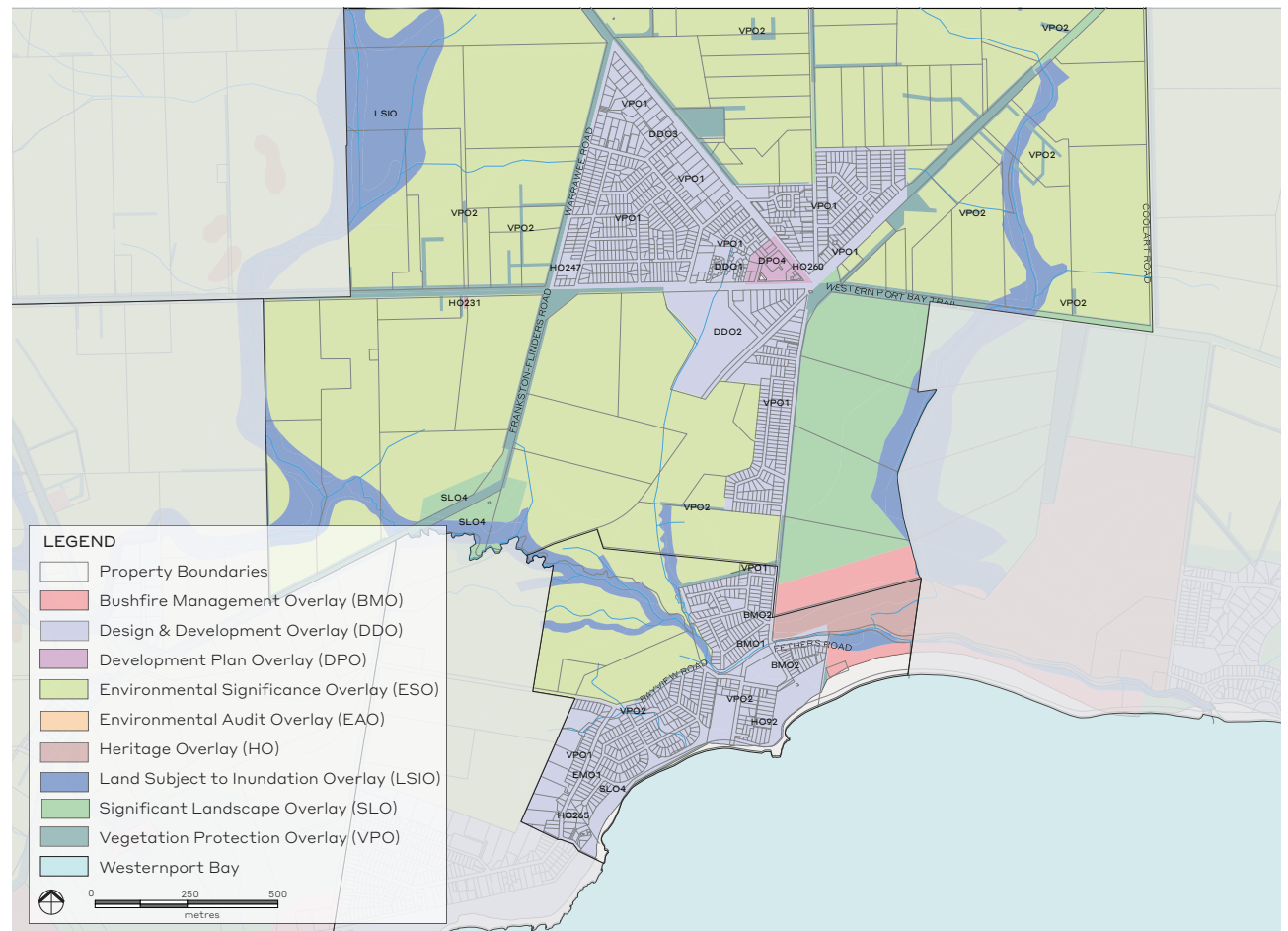
Existing Overlays

Balnarring & Balnarring Beach are covered by a range of overlays and work together to protect the relationship between land use, development, natural landscapes and cultural landscapes.

The area is covered by a range of DDOs that encourage built form that is low density, sympathetic to the coastal character of the area and responds to the preferred future character of the town.

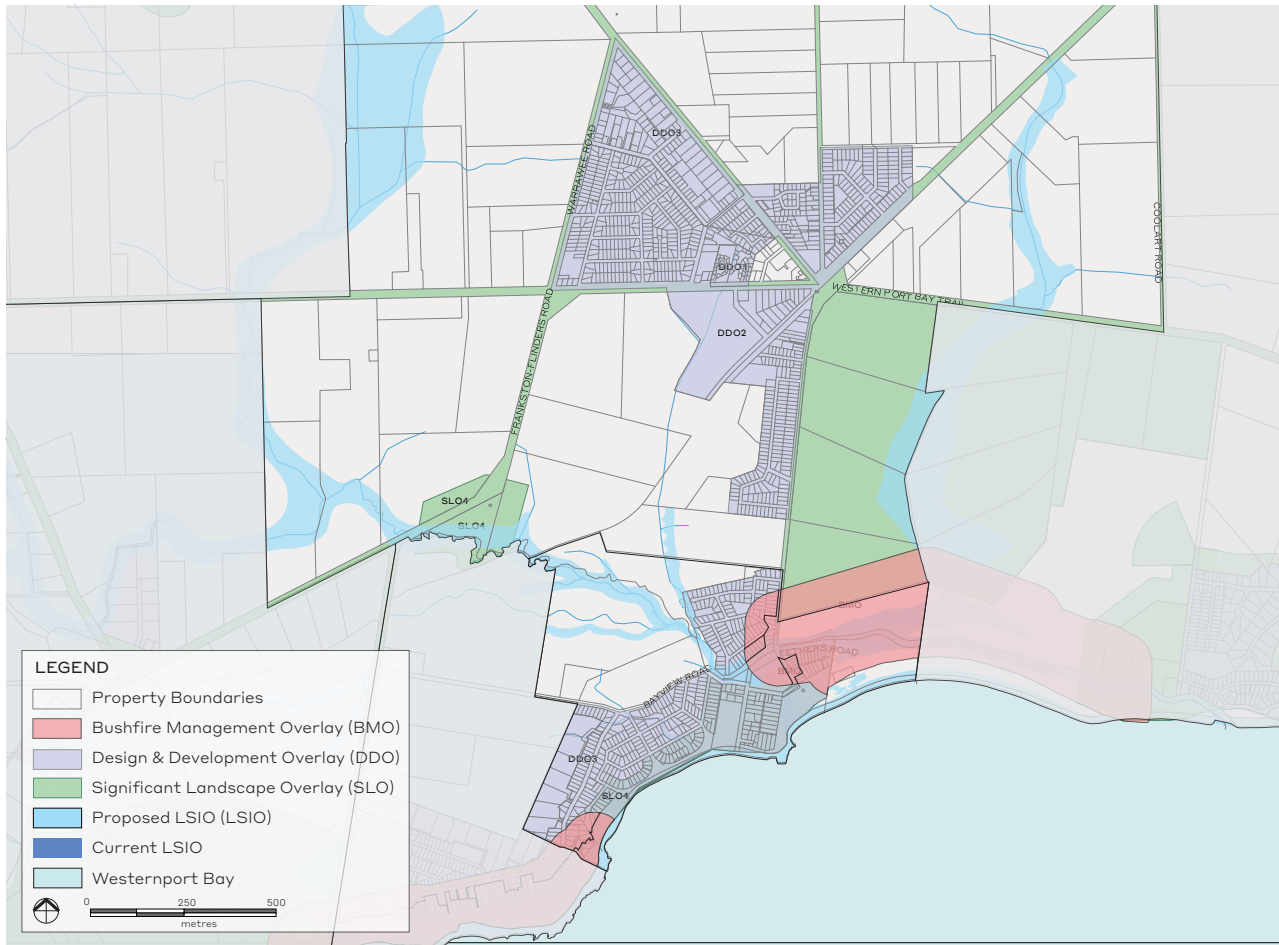
DDO1 covers Balnarring and ensures that new development has regard for the streetscape and development pattern in terms of building height, scale and siting. DDO2, DDO3 & DDO6 work together to encourage subdivision and design that is responsive to environment, landform, site conditions and character of the coastal area, hillsides and surrounding rural villages. These DDOs apply to residential areas close to the town centre as well as those on the townships periphery.

The SLOs ensure the landscape of the area is maintained for its important environmental and recreational attributes.



41 Balnarring & Balnarring Beach Overlays Map

Mornington Peninsula Planning Scheme (2019)



42 Balnarring & Balnarring Beach BMO, DDO, SLO, proposed LSIO and LSIO



43 Housing in Balnarring



44 Balnarring Yacht Club

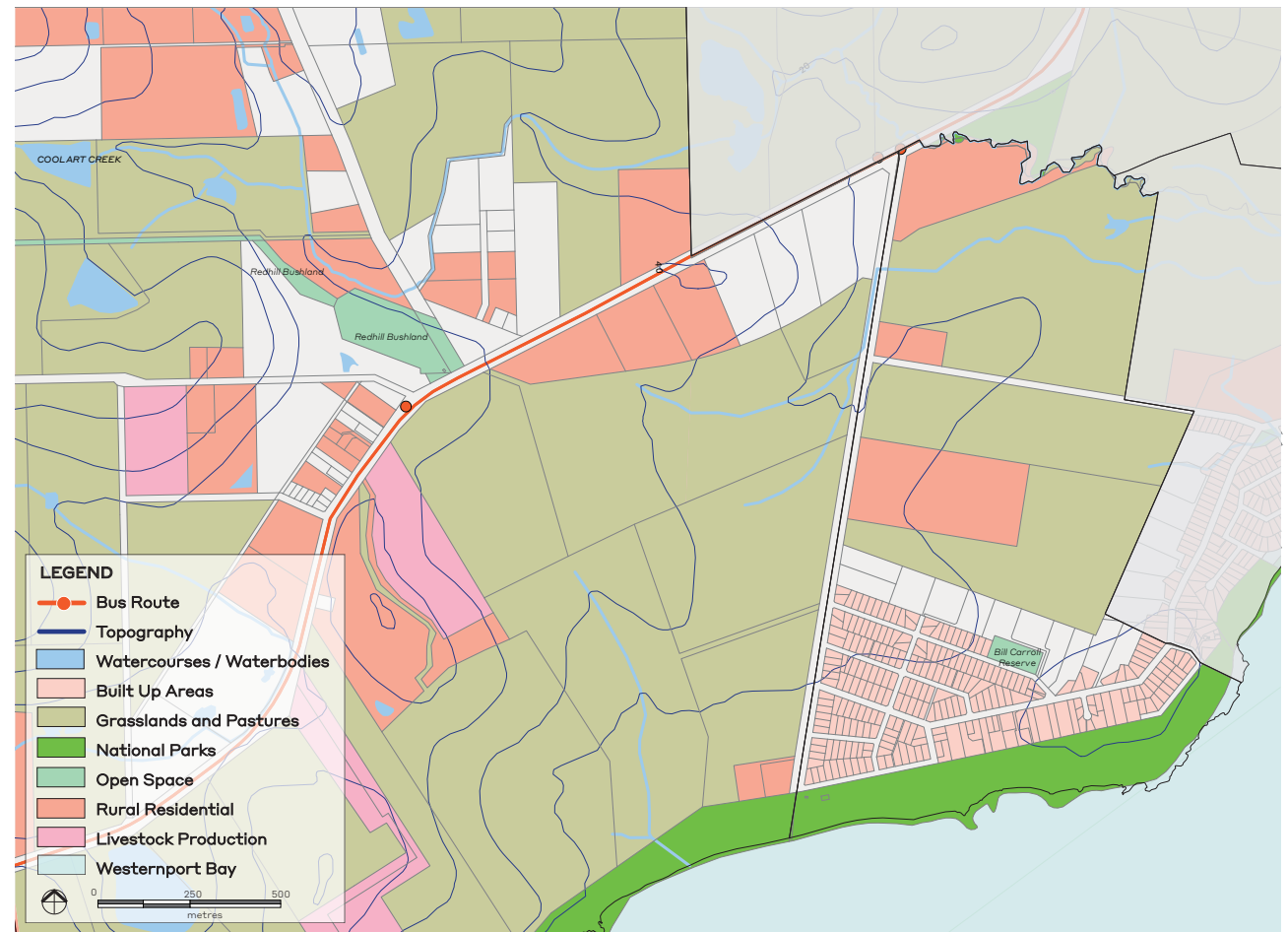
Overlay	Building Heights	Setbacks	Vegetation	Subdivision	Density	Other
DDO1 Township Design	10m / 2 storeys above natural ground level	10m from a PPRZ, PCRZ or the Nepean Hwy and the first 5m must be landscaped	N/A	N/A	N/A	
DDO2 Bayside and Village Design	8m / 2 storeys above natural ground level	7.5m from a road frontage and 3m from a side boundary 10m from a PPRZ, PCRZ, SUZ8 or RDZ and 6m from a cliff	N/A	1300 sqm and able to contain a 20m x 30m rectangle	No more than one dwelling on a lot	
DDO3 Coastal and Landscape Design	8m / 2 storeys above natural ground level	7.5m from a road frontage and 3m from a side boundary 10m from a PPRZ, PCRZ, SUZ8 or RDZ and 6m from a cliff	N/A	GRZ & NRZ: 1500 sqm and able to contain a 25m x 35m rectangle LDRZ: 4000sqm	No more than one dwelling on a lot	Slope less than 20% Must not be located on a ridge
DDO6 Low Density - Landscape	8m / 2 storeys above natural ground level	25m from road frontages and 10m from any other boundary	N/A	No less than 1ha and able to contain a rectangle with min dimension of 50m Each lot must have an area of 4000sqm min	No more than one dwelling on a lot	
Overlay	Vegetation					
SLO1 Ridge and Escarpment Areas	There are multiple exemptions within the SLO					
SLO2 Coastal Landscape	There are multiple exemptions within the SLO					
SLO3 Scenic Roads	There are multiple exemptions within the SLO					
SLO4 Scenic Recreation Sites	There are multiple exemptions within the SLO					
SLO6 National Trust Classified Landscapes	There are multiple exemptions within the SLO					

4.6 Merricks, Merricks Beach

4.6.1 Introduction

Existing Conditions

- Merricks and Merricks Beach contains the Merricks Yacht club. There is no formal access to the foreshore and the area contains no camping areas or conservation areas.
- Merricks Beach still has unsealed streets and has experienced little change since the 1960s. The area has significant vegetation with manna gums and pine trees lining the side of streets.
- Merricks Beach is considered to be a highly sought after area because of the limited number of houses allowed.
- The area attracts many visitors, campers and weekend holiday makers and is a popular destination for swimming, walking, winery tours and other recreational activities.
- Merricks is serviced by the 782 Frankston – Flinders bus route.



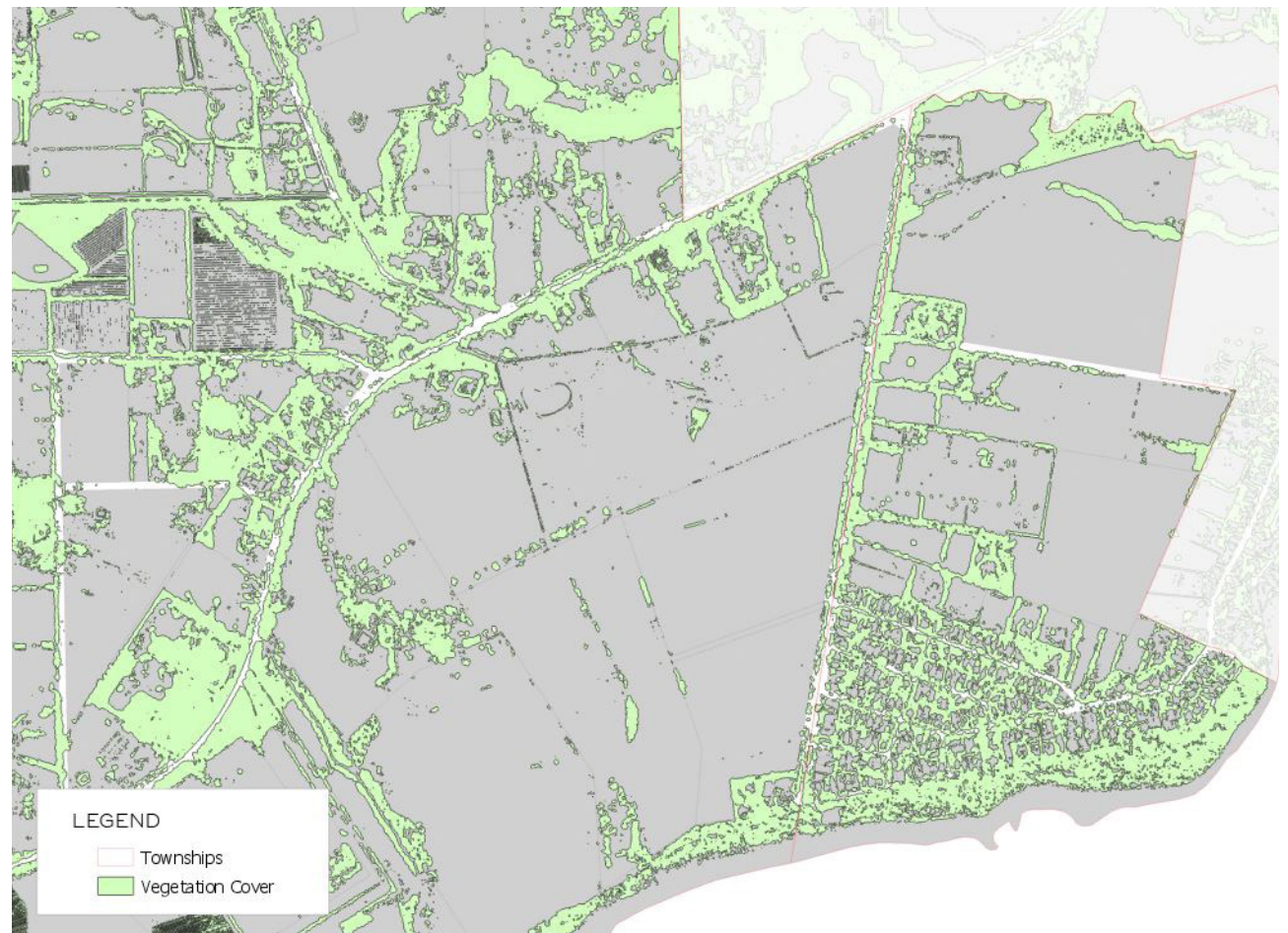
45 Merricks Existing Conditions Map

4.6.2 Existing Conditions

Vegetation Coverage

The two townships of Merricks and Merricks Beach are heavily vegetated, as outlined on the map opposite. Dense coastal shrub around the foreshore defines the vegetation cover of Merricks Beach, while Merricks is densely vegetated with large canopy trees and undergrowth.

Both townships are separated by grassy fields with relatively limited canopy cover.



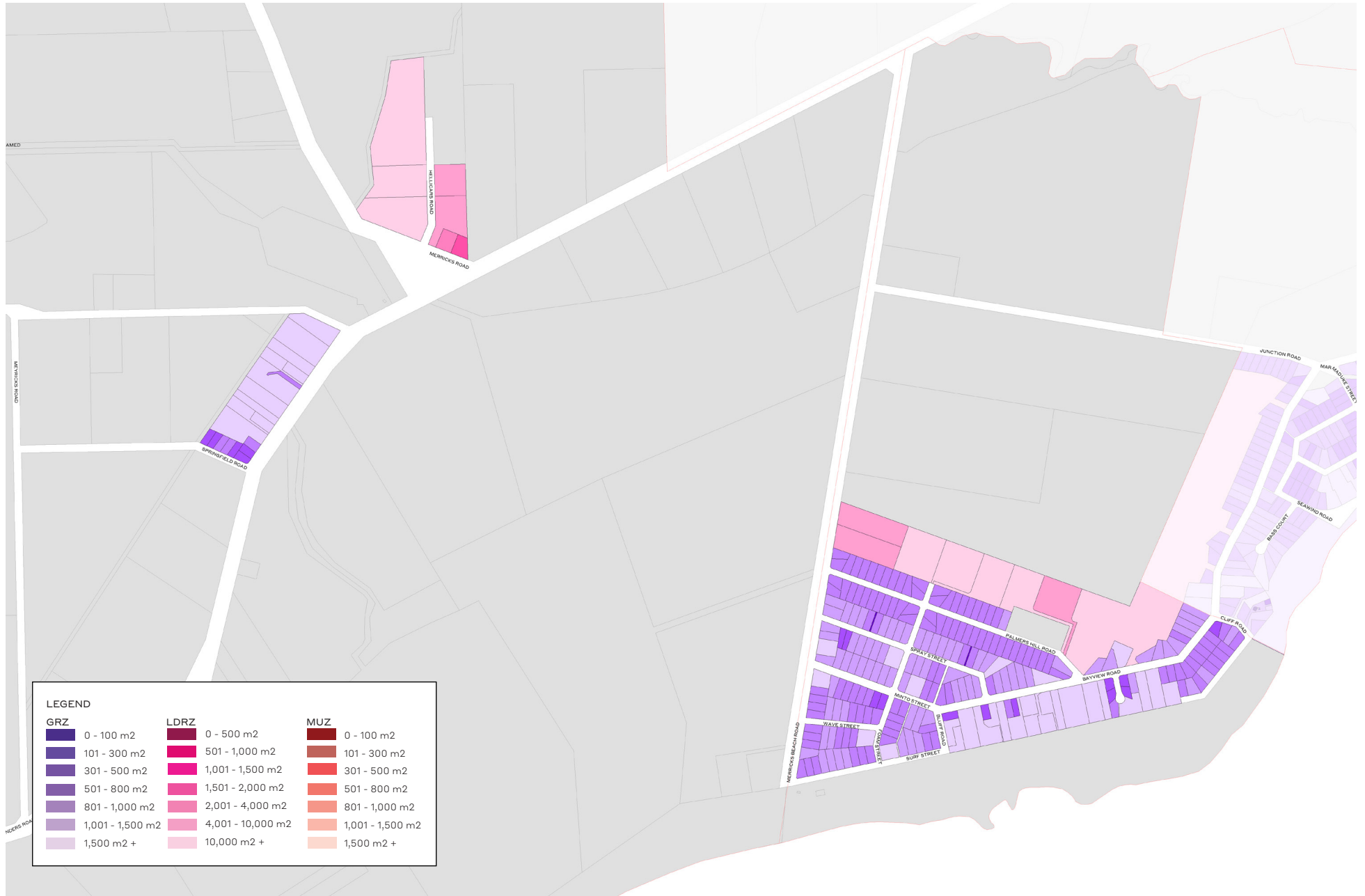
46 Merricks Vegetation Coverage Map

Existing Lot Analysis

Lots within both Merricks and Merricks Beach are limited to GRZ and LDRZ. The most common GRZ lot size is between 800-1,000m² (47%) followed by 1,001-1500m² (30%). These sizes are generally larger than GRZ lots within more urbanised towns like Hastings. Similarly, the most predominant LDRZ lots sizes range from 4,000-10,000m² (47%), with a further 43% over 10,000m² in total area.

The subdivision pattern of Merricks Beach is largely curvilinear, while the GRZ and RGZ lots in Merricks differ slightly in that they front major roads.

Merricks, Merricks Beach (285 lots)					
LDRZ (19 lots)		GRZ (266 lots)		MUZ	
0-500m ²	-	0-100m ²	-	0-100m ²	-
501-1,000m ²	-	101-300m ²	1%	101-300m ²	-
1,001-1,500m ²	-	301-500m ²	-	301-500m ²	-
1,501-2,000m ²	5%	501-800m ²	6%	501-800m ²	-
2,001-4,000m ²	5%	801-1,000m ²	47%	801-1,000m ²	-
4,001-10,000m ²	47%	1,001-1,500m ²	30%	1,001-1,500m ²	-
10,000m ² +	43%	1,500m ² +	16%	1,500m ² +	-



Dwelling Age Analysis

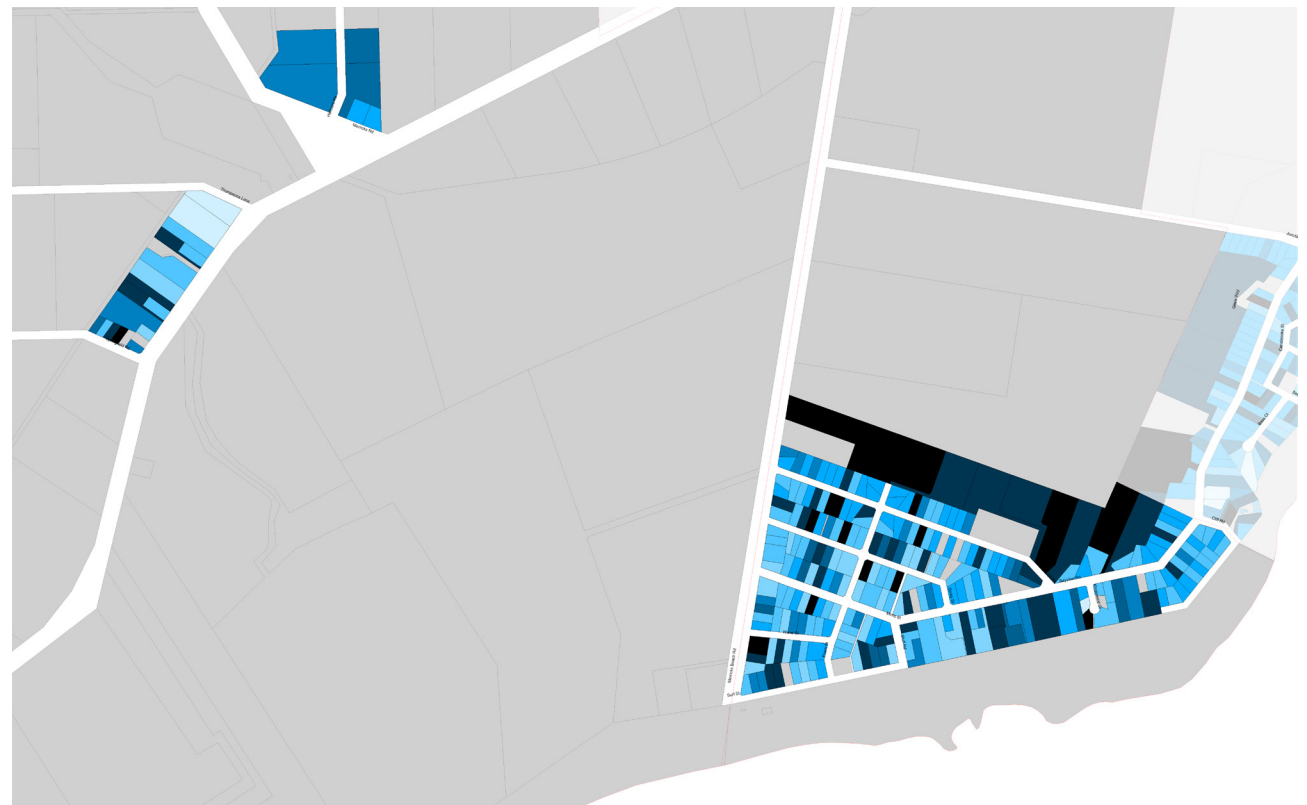
Dwelling development in Merricks and Merricks Beach has occurred predominantly between 1960-1970, with 28% of all dwellings built within this time period. This indicates that Merricks contains slightly older housing stock than that of other townships in the study area.

More recent development has been limited, with only 8% of dwellings having been built within the last 8 years. Development that has occurred within this period has generally been on larger lots, north of Merricks Beach.

Merricks, Merricks Beach

253 records

Pre 1940	-
1940-1950	-
1950-1960	12%
1960-1970	28%
1970-1980	23%
1980-1990	10%
1990-2000	6%
2000-2010	13%
2010-2018	8%



LEGEND

■ Pre 1940	■ 1970 - 1980
■ 1940 - 1950	■ 1980 - 1990
■ 1950 - 1960	■ 1990 - 2000
■ 1960 - 1970	■ 2000 - 2010
	■ 2010 - 2020

4.6.4 Community Aspirations and Identified Issues

Previous Consultation

Community consultation *It's Your Peninsula* occurred from August - September 2016 for input into the *Council Plan 2017 - 2021* and *Municipal Health and Wellbeing Plan*.

Respondents particularly like the beautiful natural environment, rural landscape, friendly community, access to shops, outdoor activities and proximity to the city.

Some of the biggest challenges identified by the local community included: communications and transport infrastructure, limitations with coastal management, affordable housing, protecting the natural environment, over-development and managing the growing number of people and their unruly behaviours, building employment opportunities and dog friendly areas.

Needs for this local area include protecting natural and cultural assets, transport improvements (public transport, road intersections and traffic), community centre, recreation facilities, open spaces with dog friendly areas, employment and education options and varied retail and dining options.

Outcomes from recent consultation

Concerns and Threats

Engagement with the community and Councillors has identified the below key threats and concerns in relation to climate change, design and character in Merricks/Merricks North/Merricks Beach.

The top concerns mentioned across all forms of community engagement were:

- New development that is inconsistent with the predominant character of the area.
- "Larger residences with dominant facades and small garden areas."
- Imposing fencing (high, solid, urban style) not in keeping with the open landscape.
- The threat and potential for over-development.

Other concerns and threats include:

- Threat of commercial growth
- Litter along foreshore.
- Weed infestations of bushland and foreshore areas.
- New housing development encroaching on the coastline, in terms of setback and visual intrusion.

- Signage that doesn't blend with the local area local character.
- Infrastructure provision that may provide support for additional, new development in the area.
- The increasing threat from bushfire arising from climate change and associated impacts.

Aspirations

Engagement has revealed that respondents highly value the following elements of Merricks/Merricks North/Merricks Beach, which should be maintained and enhanced through this strategy and other actions:

General Character and Places of Interest:

- The quiet nature of the local areas.
- The local spirit of community and sense of connection

Commercial and Industrial areas:

- Lack of commercial activity within the township
- The area should not become the focus for new commercial development or large scale residential development.

Civic realm, amenity, environment and foreshore areas:

- Walking trails provide connection to nature and add to bushland character
- The un-spoilt local beaches, with little to no visual intrusion from residential development or public facilities.
- A natural coastal character, unsullied by urban development.
- The informal, unstructured, natural feel of public areas.

Residential areas:

- A recessive built form that blends and 'nestles' within the bushland setting.
- Un-made / un-sealed local roads.
- The 'natural' bushland character.
- The low scale, un-imposing style of existing housing, that is sympathetic to its context.

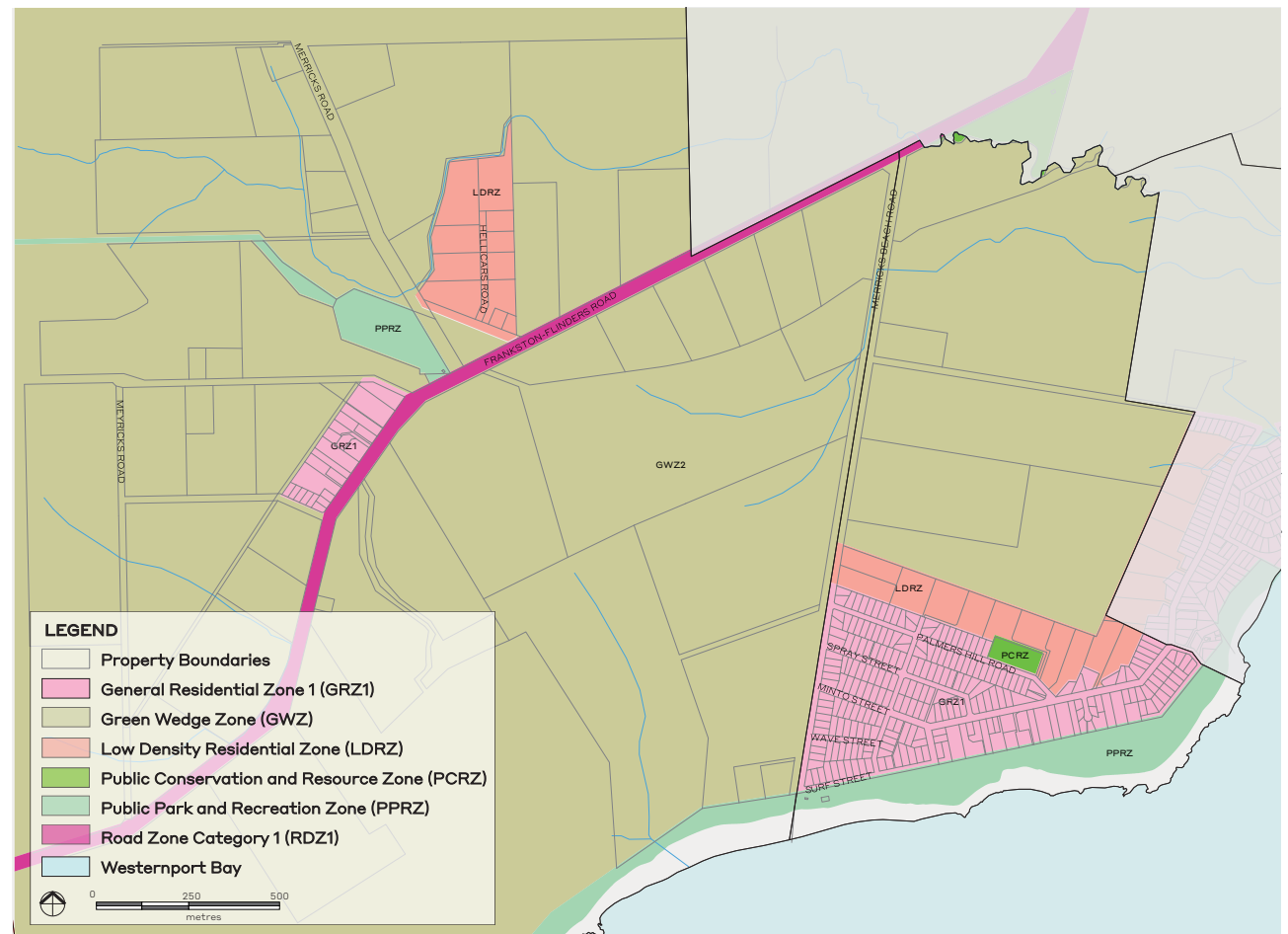
4.6.5 Existing Built Framework

Existing Zones

Residential areas in Merricks and Merricks Beach are zoned GRZ1 with small pockets on the periphery zoned LDRZ.

The surrounding non-urban area is included in the GWZ.

The Bill Caroll Reserve is zoned PCRZ and the Merricks Beach foreshore is zoned PPRZ.



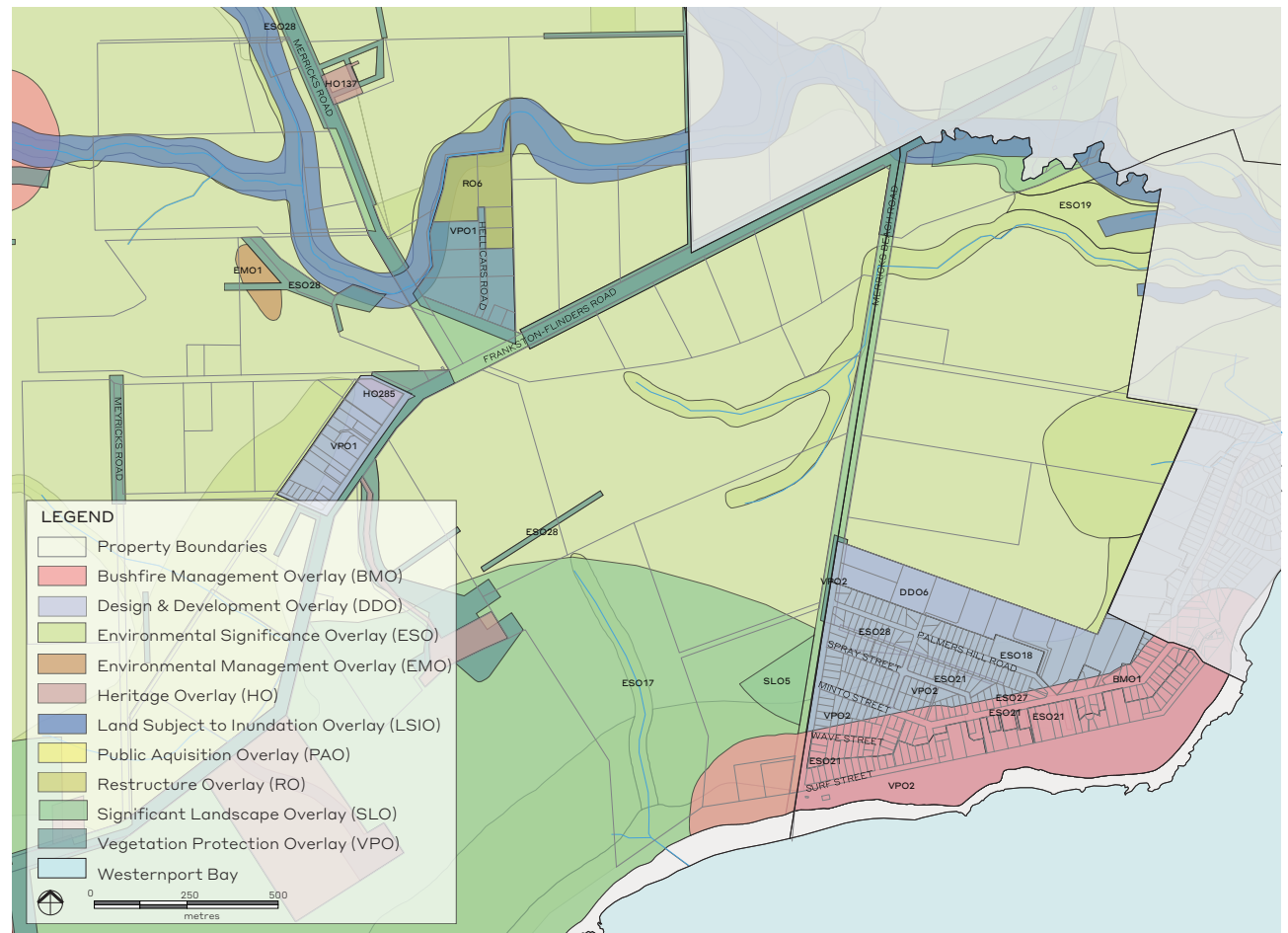
Mornington Peninsula Planning Scheme (2019)

Existing Overlays

Merricks and Merricks Beach are covered by a range of overlays and work together to protect the relationship between land use, development, natural landscapes and cultural landscapes.

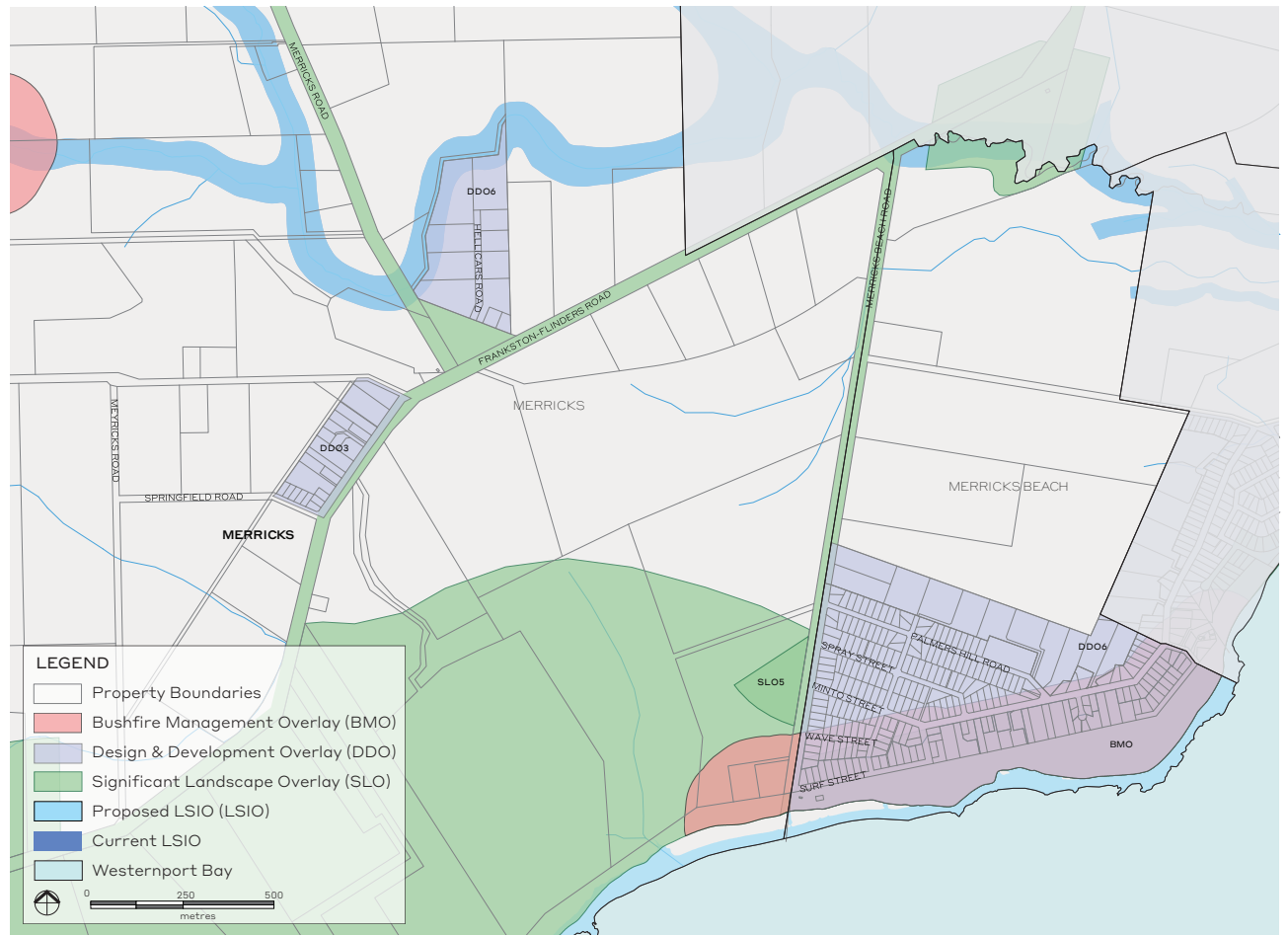
The DDOs encourage built form that is low density and sympathetic to the rural and coastal setting of Merricks and Merricks Beach. Either DDO3 or DDO6 apply to all residential land in the area and work together to encourage subdivision and design that is responsive to environment, landform, site conditions and character of the small coastal town.

The SLOs ensure the landscape of the area is maintained for its important environmental and recreational attributes.



49 Merricks & Merricks Beach Overlays Map

Mornington Peninsula Planning Scheme (2019)



50 Merricks & Merricks Beach BMO, DDO and SLO Map

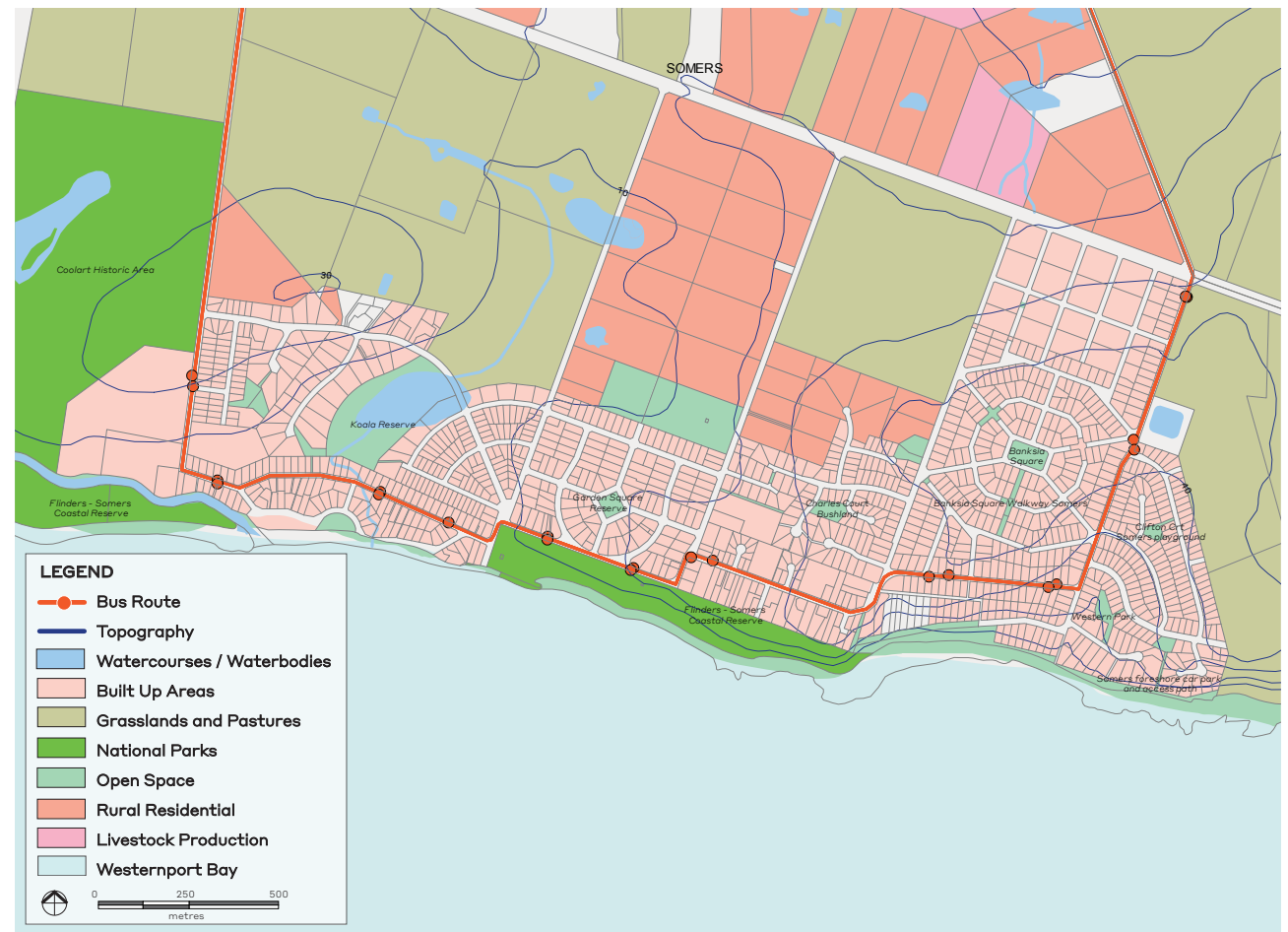
Overlay	Building Heights	Setbacks	Vegetation	Subdivision	Density	Other
DDO3 Coastal and Landscape Design	8m / 2 storeys above natural ground level	7.5m from a road frontage and 3m from a side boundary 10m from a PPRZ, PCRZ, SUZ8 or RDZ and 6m from a cliff	N/A	GRZ & NRZ: 1500 sqm and able to contain a 25m x 35m rectangle LDRZ: 4000sqm	No more than one dwelling on a lot	Slope less than 20% Must not be located on a ridge
DDO6 Low Density - Landscape	8m / 2 storeys above natural ground level	25m from road frontages and 10m from any other boundary	N/A	No less than 1ha and able to contain a rectangle with min dimension of 50m Each lot must have an area of 4000sqm min	No more than one dwelling on a lot	
Overlay			Vegetation			
SLO1 Ridge and Escarpment Areas			There are multiple exemptions within the SLO			
SLO2 Coastal Landscape			There are multiple exemptions within the SLO			
SLO3 Scenic Roads			There are multiple exemptions within the SLO			
SLO4 Scenic Recreation Sites			There are multiple exemptions within the SLO			
SLO5 Scenic Vantage Points			There are multiple exemptions within the SLO			
SLO6 National Trust Classified Landscapes			There are multiple exemptions within the SLO			

4.7 Somers

4.7.1 Introduction

Existing Conditions

- Somers contains the Coolart Historic area and Wetlands. The Coolart historic mansion is set in a garden with wetlands, woodlands and pasture nearby. Paths and trails throughout the area lead visitors to the beach, lagoon and wetlands. The mansion was originally built as a family's country retreat and in 1937 declared a sanctuary for native wildlife.
- The Somers Yacht Club is well established and is recognised as one of the major yacht clubs in Western Port.
- Walking is popular in Somers where people enjoy native bush land, wildlife and views of Western Port. The area is well known for its Koala Walk and the spotting of echidnas.
- Views through to the ocean are maintained due to the low scale coastal design of buildings, remnant bush land and coastal scrub.
- Somers is serviced by the 782 Frankston – Flinders bus route and 782-783 combined Frankston – Hastings / Flinders bus route.



51 Somers Existing Conditions Map

4.7.2 Existing Conditions

Vegetation Coverage

Vegetation coverage in Somers is generally dense within residential land and the foreshore reserve. Other areas of dense vegetation include the Coolart Wetlands and Luxton Drive. Generally roads are continuously vegetated with canopy trees, apart from Alexandra Avenue and Camp Hill Road where it is limited to only sections of the road.

In areas inland towards Sandy Point Road, there is limited vegetation within farmland, apart from shelterbelts located on the edges of the properties.



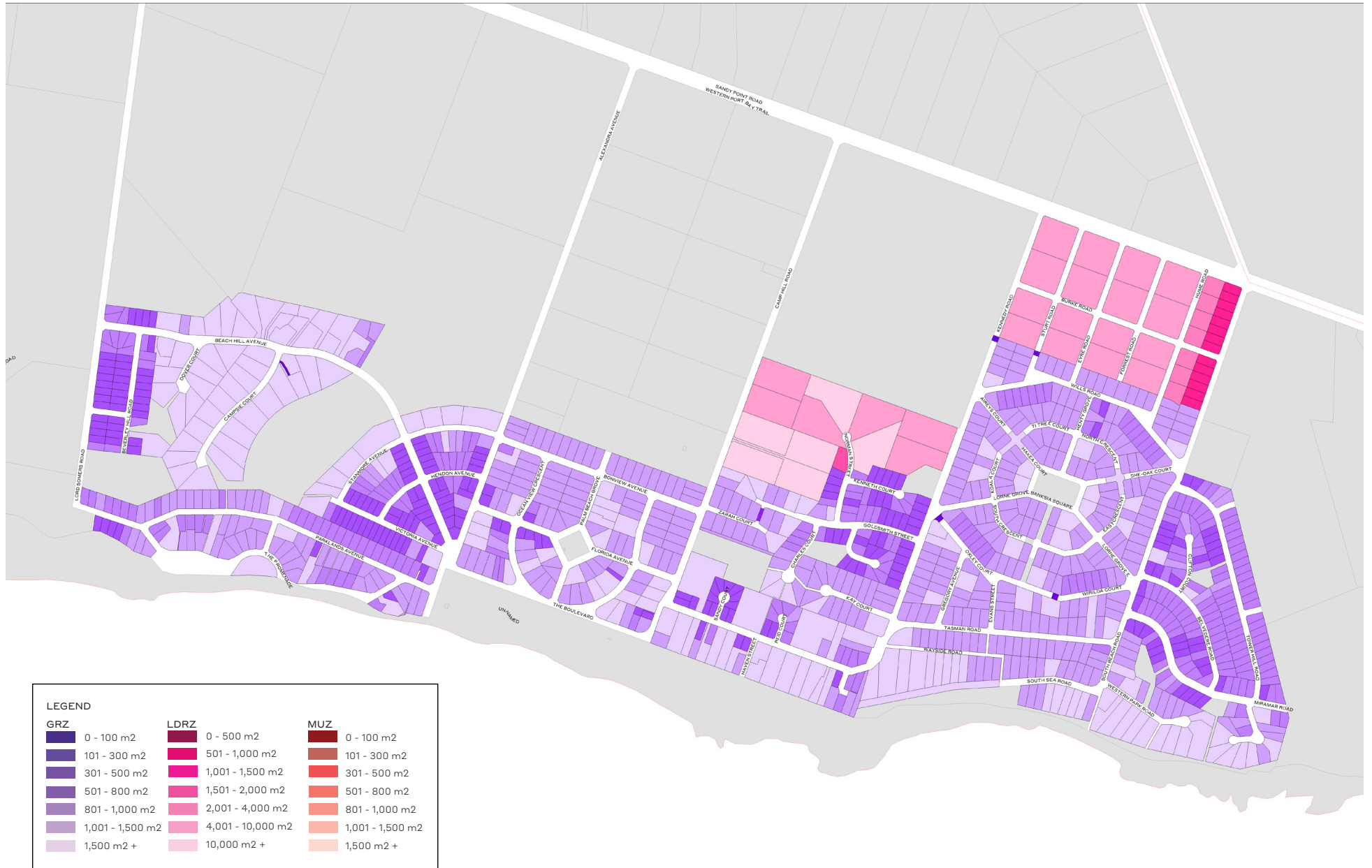
52 Somers Vegetation Coverage Map

Existing Lot Analysis

The township of Somers consists solely of GRZ and LDRZ lots. Of the GRZ lots, most consist of an area between either 800-1000m² (22%) or 1000m²-1500m² (41%). Larger LDRZ lots, some over 10,000m², are located to the north of the township, while the largest of the GRZ lots are located closest to the foreshore.

The subdivision pattern of Somers is largely curvilinear, with some of the LDRZ land to the north consisting of a gridded pattern. As demonstrated in the figure opposite, Somers also features a unique radial subdivision pattern within the GRZ.

Somers (1203 lots)					
LDRZ (52 lots)		GRZ (1151 lots)		MUZ	
0-500m ²	-	0-100m ²	-	0-100m ²	-
501-1,000m ²	-	101-300m ²	-	101-300m ²	-
1,001-1,500m ²	27%	301-500m ²	-	301-500m ²	-
1,501-2,000m ²	2%	501-800m ²	19%	501-800m ²	-
2,001-4,000m ²	17%	801-1,000m ²	22%	801-1,000m ²	-
4,001-10,000m ²	42%	1,001-1,500m ²	41%	1,001-1,500m ²	-
10,000m ² +	12%	1,500m ² +	18%	1,500m ² +	-



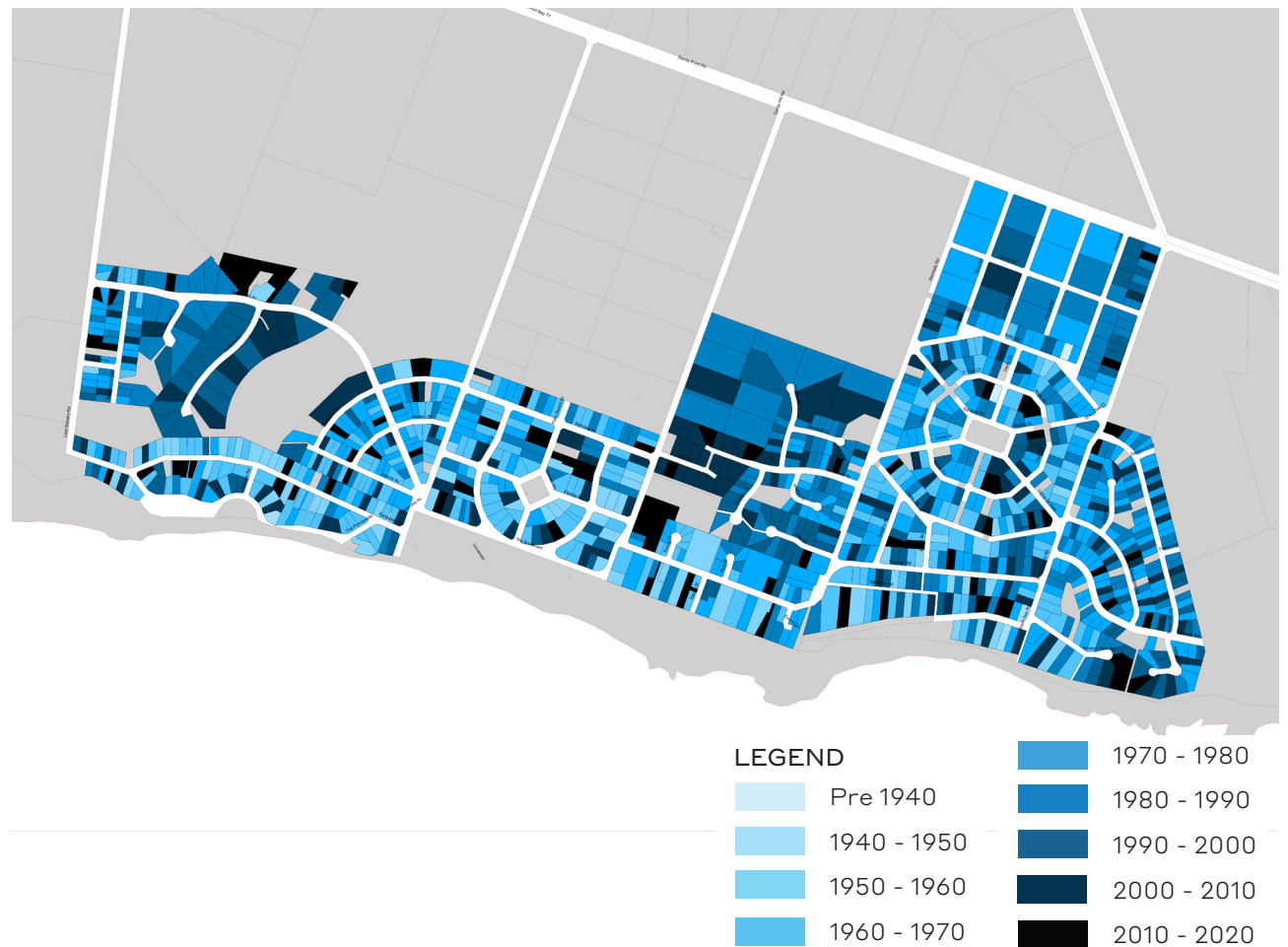
Dwelling Age Analysis

The periods between 1970 and 1980, and 1980 and 1990, saw the greatest proportion of development within the township of Somers, making up 25% and 20% of all dwellings respectively.

Recent development has been limited in comparison to other townships, with only 7% of development occurring within the last 8 years.

Of the more recent development, the map opposite identifies that it is generally spread evenly across the township, with some infill of vacant lots occurring closer to the foreshore, as well as the development of larger lots further from the township.

Somers	
1193 records	
Pre 1940	-
1940-1950	-
1950-1960	6%
1960-1970	19%
1970-1980	25%
1980-1990	20%
1990-2000	11%
2000-2010	12%
2010-2018	7%



4.7.3 Housing Change Pressures

Housing & Settlement Strategy, 2017

Somers is forecast to have proportional growth within the Peninsula. Between 2016 - 2031, the housing stock in Somers is forecast to increase by 48 dwellings to 1,206, with a 0.27% average annual increase.

Development Trends

Planning approvals granted since 2008 within the Somers township are demonstrated opposite.

A significant number of single dwellings have been approved across the entirety of the township, with a number of multiple dwelling permits granted closer to the geographical centre.

Vegetation removal permits have also consistently occurred across the township, suggesting a threat to existing character.



53 Somers Permit Data Analysis Map

4.7.4 Community Aspirations and Identified Issues

Previous Consultation

Community consultation *It's Your Peninsula* occurred from August - September 2016 for input into the *Council Plan 2017 - 2021* and *Municipal Health and Wellbeing Plan*.

Respondents particularly like the clean natural environment, beaches, sense of community and access to space, nature and wildlife as well as amenities.

Some of the biggest challenges identified by the local residents included: containing development, protecting the environment and preserving the character of the small village, criminal activity and feeling unsafe.

Needs for this local area include better public transport, recreation facilities and community centres, public transport, road safety, greater variety of retail options, activities for young people, internet connectivity as well as infrastructure maintenance

Outcomes from recent consultation

Concerns and Threats

Engagement with the community and Councillors has identified the below key threats and concerns in relation to climate change, design and character in Somers.

The top concerns mentioned across all forms of community engagement were:

- New development leading to loss of heritage, vegetation and feeling of spaciousness

- “Too many large bulky inappropriate developments have been permitted without any or minimal vegetation.”
- High fencing on new developments leading to “fortress mentality”
- Loss of vegetation due to BMO

Other concerns and threats include:

- Concerns that the Somers Store Café will be lost to developers and needs heritage protection
- Lack of footpath towards beach is a safety hazard
- New development that is inconsistent with the predominant character of the area.
- New housing development encroaching on the coastline, in terms of setback and visual intrusion.
- Management of litter and weeds
- Climate change impacts of bushfires and biodiversity loss within the township.

Aspirations

Engagement has revealed that respondents highly value the following elements of Somers, which should be maintained and enhanced through this strategy and other actions:

General Character and Places of Interest:

- Coolart Historic Area
- Somers Yacht Club

- Koala Reserve
- Small, coastal village character
- “We love Somers as it is – small, quiet and comparatively undeveloped.”

Commercial and Industrial areas:

- Minimal commercial development

Civic realm, amenity, environment and foreshore areas:

- The un-spoilt local beaches, with little to no visual intrusion from residential development or public facilities.
- A natural coastal character, unsullied by urban development.
- The informal, unstructured, natural feel of public areas.
- Abundance of natural native vegetation

Residential areas:

- Unsealed local roads.
- The ‘natural’ bushland character.
- The low scale, un-imposing style of existing housing, that is sympathetic to (and doesn't dominate) its context.

4.7.5 Existing Built Framework

Existing Zones

Somers is largely zoned GRZ1 with small pockets on the periphery zoned LDRZ.

The Coolart Historic Reserve, R.W.. Stone Reserve, Somers Beach Foreshore Reserve and small neighbourhood parks are zoned PPRZ. The Koala Reserve and Flinders-Somers Coastal Reserve are zoned PPRZ Camp.

PUZ1 is in use for Western Hill, PUZ2 is in use for Somers Primary School and PUZ7 for Lord Somers Camp.

The surrounding non-urban area is included in the Green Wedge Zone.



54 Somers Zones Map

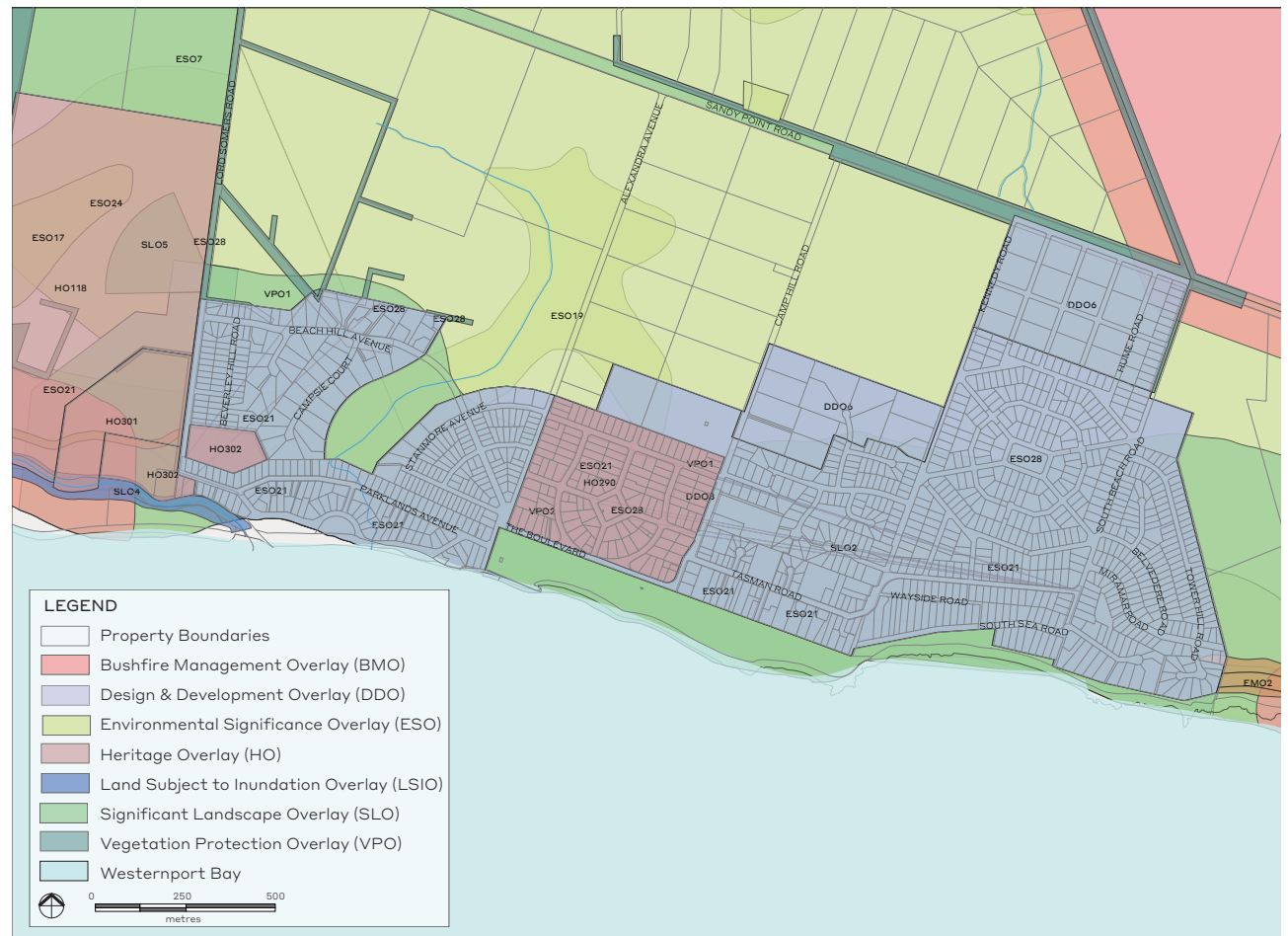
Mornington Peninsula Planning Scheme (2019)

Existing Overlays

Somers is covered by a range of overlays and work together to protect the relationship between land use, development, natural landscapes and cultural landscapes.

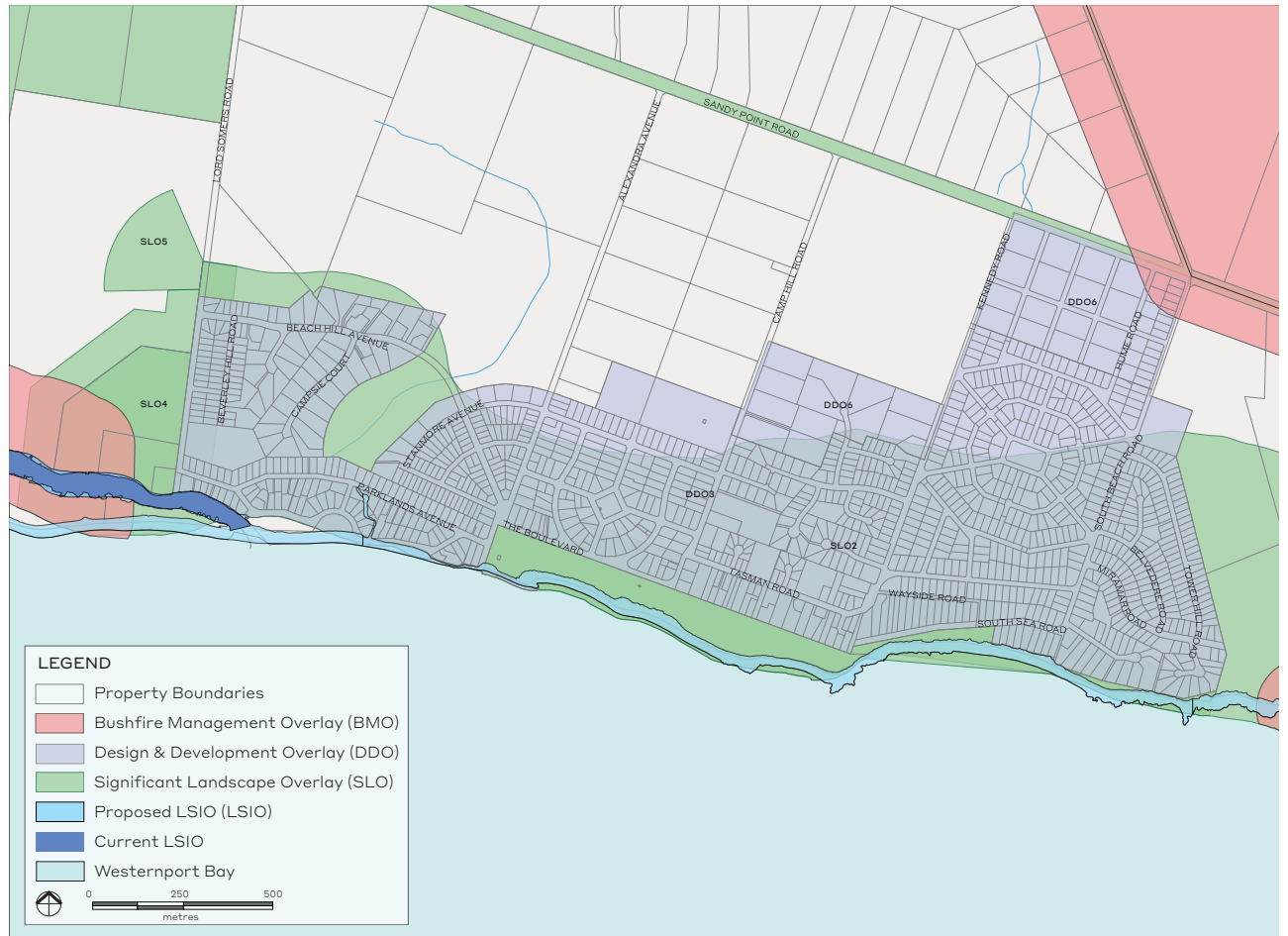
The DDOs encourage built form that is low density and sympathetic to the rural setting of Somers. Either DDO3 or DDO6 apply to all residential land in Somers and work together to encourage subdivision and design that is responsive to environment, landform, site conditions and character of the small coastal town.

The SLOs ensure the landscape of the area is maintained for its important environmental and recreational attributes.



55 Somers Overlays Map

Mornington Peninsula Planning Scheme (2019)



Mornington Peninsula Planning Scheme (2019)

56 Somers BMO, DDO and SLO Map

Overlay	Building Heights	Setbacks	Vegetation	Subdivision	Density	Other
DDO3 Coastal and Landscape Design	8m / 2 storeys above natural ground level	7.5m from a road frontage and 3m from a side boundary 10m from a PPRZ, PCRZ, SUZ8 or RDZ and 6m from a cliff	N/A	GRZ & NRZ: 1500 sqm and able to contain a 25m x 35m rectangle LDRZ: 4000sqm	No more than one dwelling on a lot	Slope less than 20% Must not be located on a ridge
DDO6 Low Density - Landscape	8m / 2 storeys above natural ground level	25m from road frontages and 10m from any other boundary	N/A	No less than 1ha and able to contain a rectangle with min dimension of 50m Each lot must have an area of 4000sqm min	No more than one dwelling on a lot	
Overlay	Vegetation					
SLO2 Coastal Landscape	There are multiple exemptions within the SLO					
SLO4 Scenic Recreation Sites	There are multiple exemptions within the SLO					
SLO5 Scenic Vantage Points	There are multiple exemptions within the SLO					
SLO6 National Trust Classified Landscapes	There are multiple exemptions within the SLO					

4.8 Demographics for Baxter & Pearcedale

Population Growth

Id estimates that the combined residential population of these townships in 2016 was 2,403 persons. Relatively low, yet consistent growth has been predicted for this area ranging from +0.5% per annum between 2016 and 2021, and +0.4% per annum between 2026 and 2036. Between the years 2016 and 2036 it is forecast that an additional +170 residents will live in these townships.

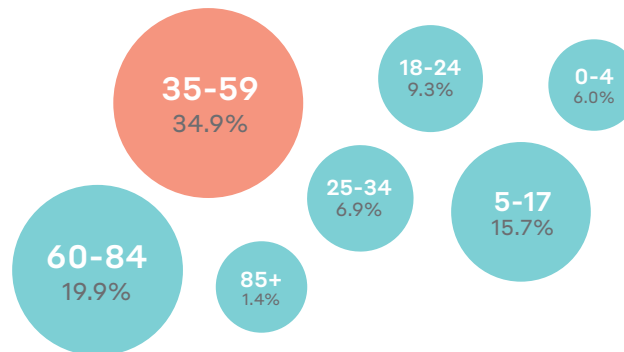


Income

Individual incomes in the area compared with Mornington Peninsula show that 5.7% of the population earned a high income, and 36.6% earned a low income, compared with 10.0% and 37.5% respectively relating to the Mornington Peninsula medians.

Age Profile

The age profile of this area highlights that there are slightly less 'Secondary Schoolers', 'Empty nesters and retirees', 'Seniors' and 'Elderly' service age residents compared with Mornington Peninsula medians. Overall the population is younger than the Mornington Peninsula average.

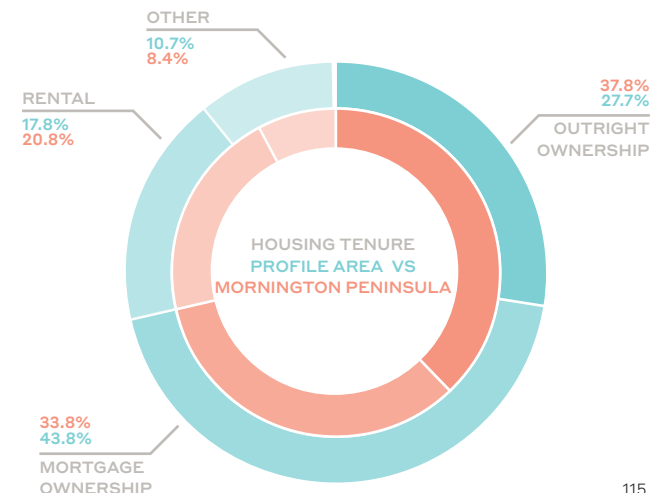


Households

The average household size of the Baxter, Pearcedale area is forecast to decrease from 2.51 persons in 2016 to 2.43 persons in 2036. The number of dwellings in the area is forecast to increase from 974 in 2016 to 1,070 in 2036.

Household types in the area are dominated by Couples with Children representing 26.9% compared with the MPS median of 27.8%. One parent families are also quite prevalent representing 14.7% of households compared with the Mornington Peninsula Shire percentage of 10.1%.

Housing tenure in the area is represented by 27.7% outright ownership, 43.8% ownership under a mortgage and 17.8% rental.

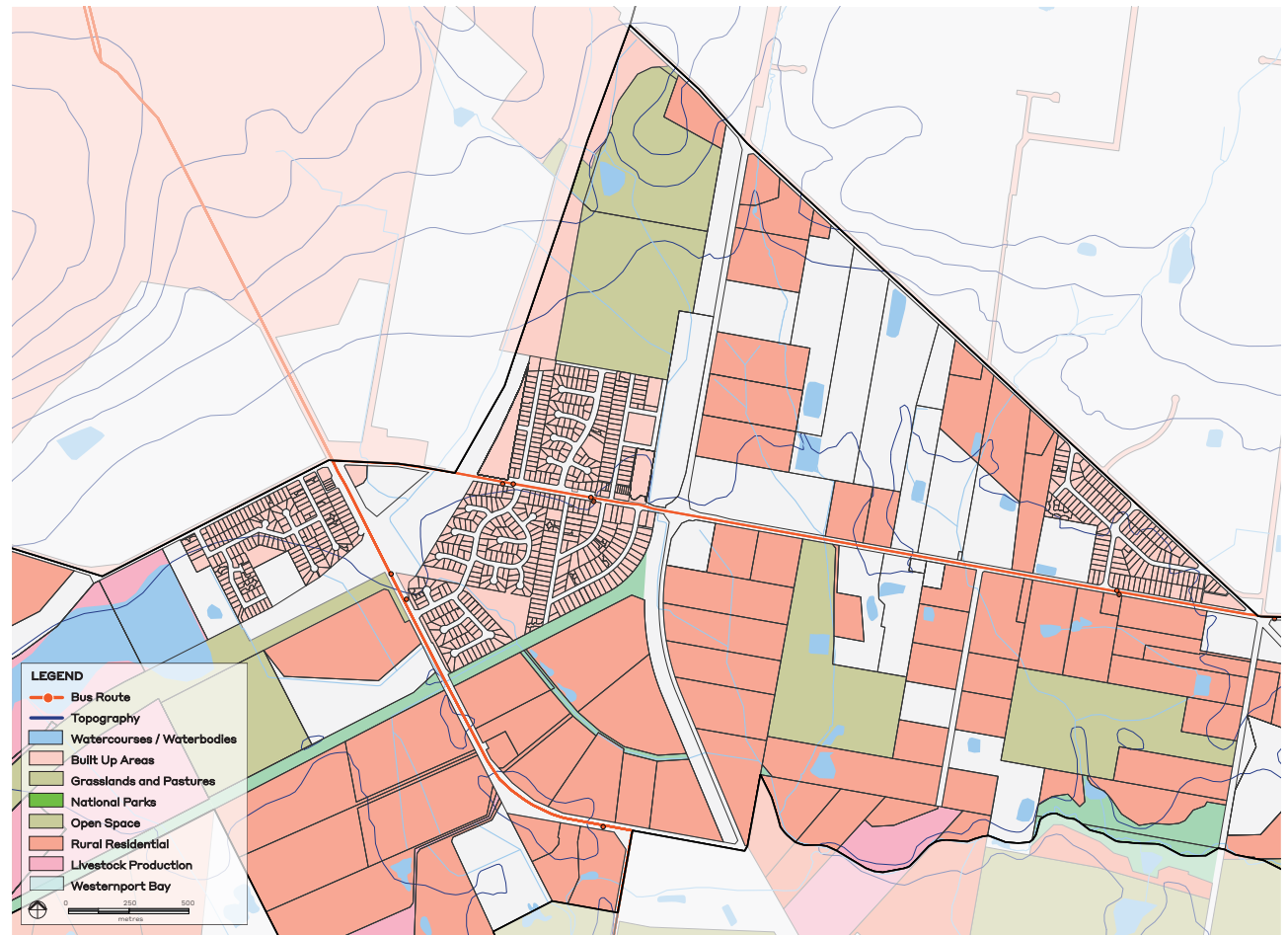


4.9 Baxter

4.9.1 Introduction

Existing Conditions

- Baxter is a small, inland and semi-rural locality of the Mornington Peninsula.
- The area has a number of local reserves and parks.
- Grasslands and pastures cover the undulating topography of Baxter with predominant land uses comprised of flowers, organics, plants and trees.
- Baxter is served by the Baxter railway station on the Stony Point greater-metropolitan line and the 776 Frankston – Pearcedale bus route.



57 Baxter Existing Conditions Map

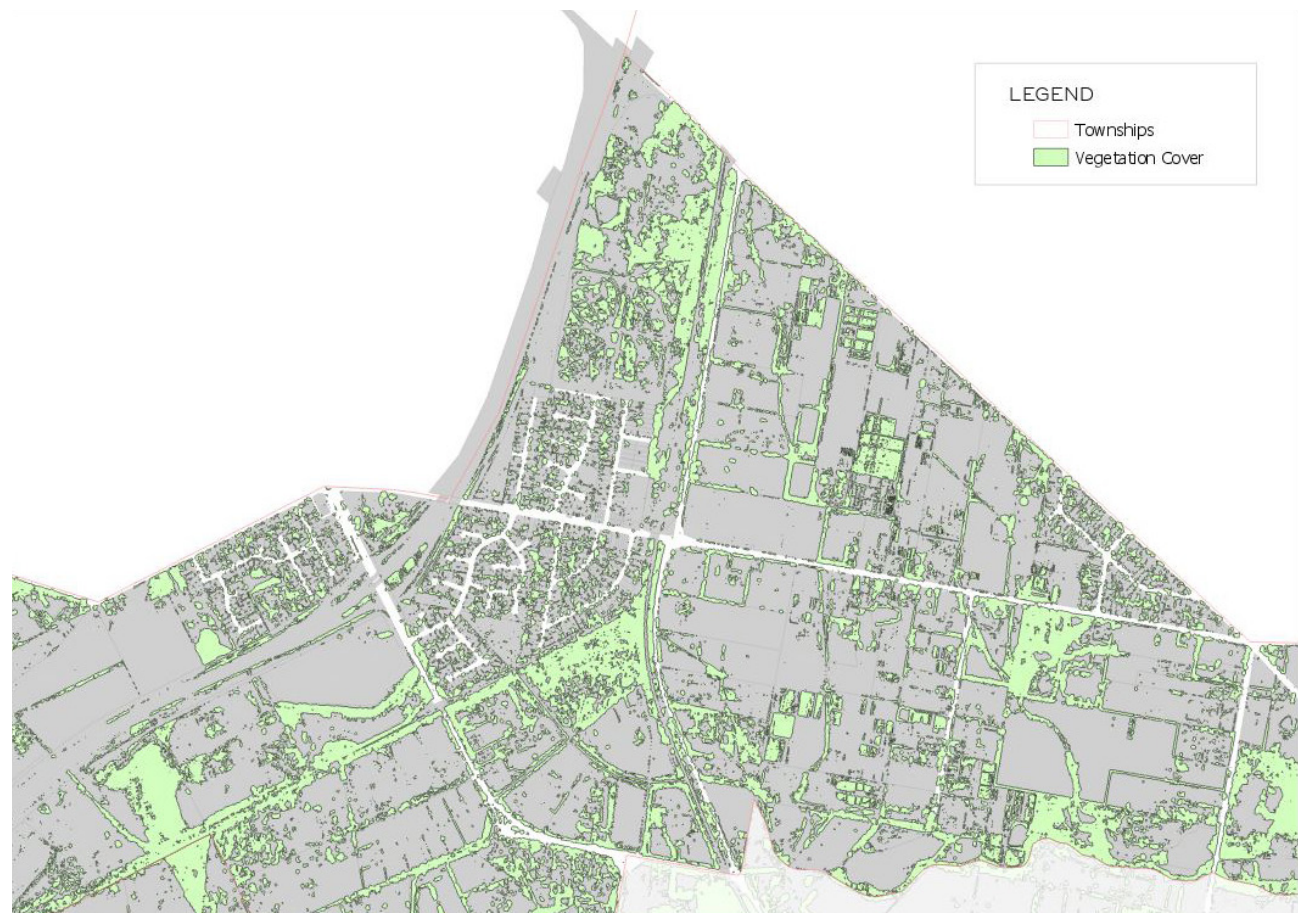
4.9.2 Existing Conditions

Vegetation Coverage

Baxter contains a small area of residential land in its west and to the east, where vegetation coverage is a mix of hedging and lone canopy trees. In some properties, vegetation is limited because of large back and front yard lawns.

There are large areas of Baxter used as farmland. In some properties, vegetation has been replaced by produce, shrubs, and trees in plantations. Most of these properties have tree shelterbelts.

Watson Creek's riparian corridor is vegetated in some sections and contributes to the vegetation found in the farmland.



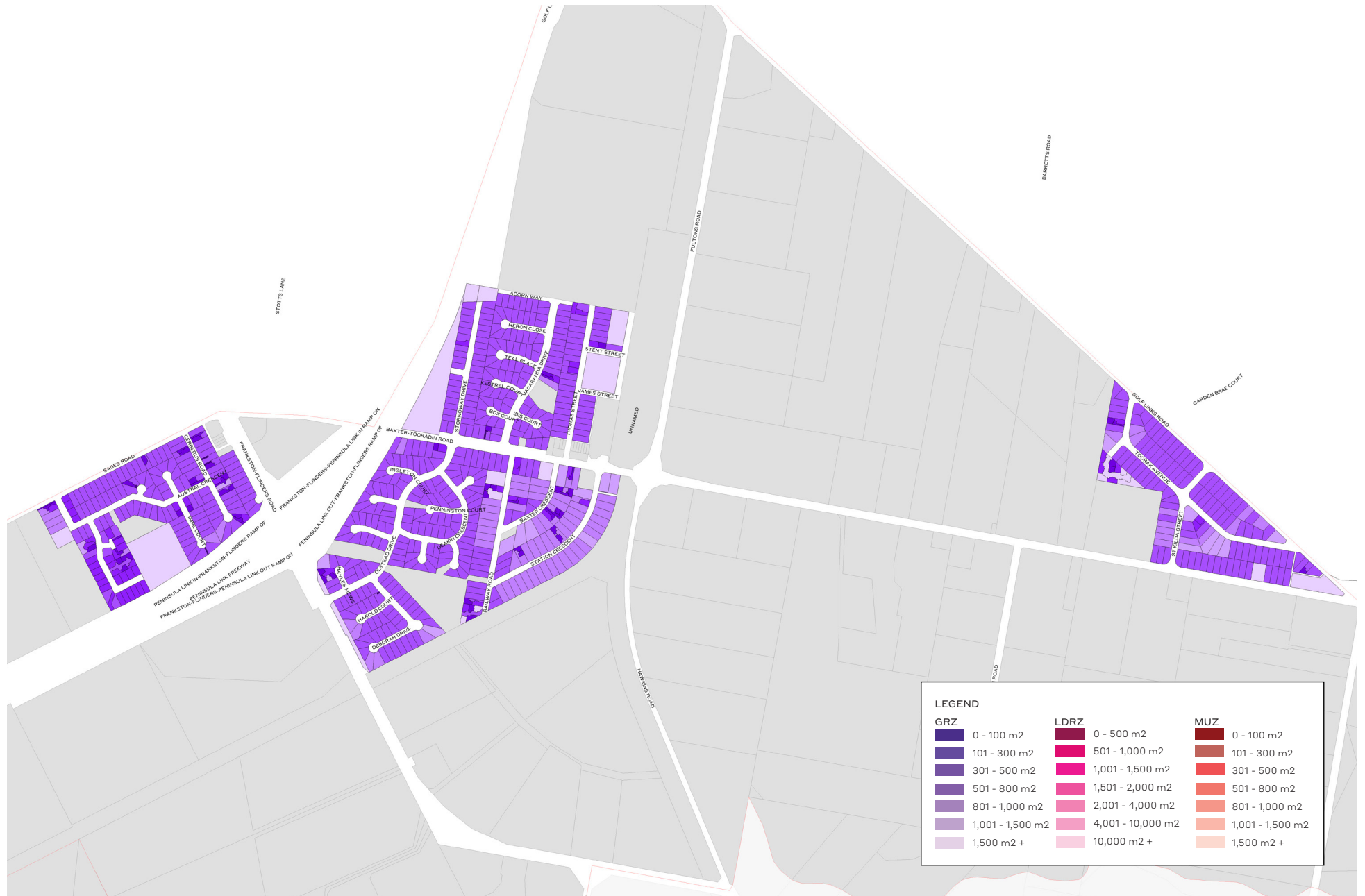
58 Baxter Vegetation Coverage Map

Existing Lot Analysis

All residential lots within the Baxter township fall under the GRZ. Of these lots, most range between 500-800m² in total area. These lots are contained within a typical curvilinear subdivision pattern featuring court bowls at street ends.

Larger lots of over 1,500m² are present in the township, and are generally located on the outskirts of the existing smaller lot subdivisions.

Baxter (946 lots)					
LDRZ		GRZ (946 lots)		MUZ	
0-500m ²	-	0-100m ²	1%	0-100m ²	-
501-1,000m ²	-	101-300m ²	8%	101-300m ²	-
1,001-1,500m ²	-	301-500m ²	8%	301-500m ²	-
1,501-2,000m ²	-	501-800m ²	65%	501-800m ²	-
2,001-4,000m ²	-	801-1,000m ²	13%	801-1,000m ²	-
4,001-10,000m ²	-	1,001-1,500m ²	-	1,001-1,500m ²	-
10,000m ² +	-	1,500m ² +	5%	1,500m ² +	-



Dwelling Age Analysis

As demonstrated in the dwelling age map opposite, there have been a number of new developments on smaller GRZ lots, indicating a general trend for redevelopment of existing lots, rather than an extension of existing subdivision.

Some more recent development in Baxter does include subdivision extension, such as the Lavender Lane development on the western side of the Baxter township.

Baxter	
888 records	
Pre 1940	-
1940-1950	-
1950-1960	1%
1960-1970	15%
1970-1980	43%
1980-1990	19%
1990-2000	5%
2000-2010	8%
2010-2018	8%



4.9.3 Housing Change Pressures

Housing & Settlement Strategy, 2017

Baxter is forecast to have proportional growth within the Peninsula. Between 2016 - 2031, the housing stock in Baxter is forecast to increase by 74 dwellings to 1,000, with a 0.5% average annual increase.

Development Trends

Planning approvals granted since 2008 within the Baxter township are demonstrated opposite.

Notably there have been a high number of subdivision applications located across the township, with only a limited number of dwellings having been approved.

Vegetation removal has been limited, however this township is largely suburban in its character.



59 Baxter Planning Permit Analysis Map

4.9.4 Community Aspirations and Identified Issues

Previous Consultation

Community consultation *It's Your Peninsula* occurred from August - September 2016 for input into the *Council Plan 2017 - 2021* and *Municipal Health and Wellbeing Plan*. There were 3,086 participants with 6 being from Baxter.

Respondents from Baxter particularly like the semi-rural ambience of their local area as well as the beaches.

Mixed views were apparent for the biggest current challenges and included green wedge zoning, lack of housing and community support for the homeless as well as infrastructure needs such as additional car parks, road and footpath maintenance.

Needs for this local area varied from active spaces such as basketball courts and open skate park to a direct bus link, indigenous places and more housing and support services those in need.

Outcomes from recent consultation

Concerns & Threats

Engagement with the community and Councillors has identified the below key threats and concerns in relation to climate change, design and character in Baxter.

The top concerns mentioned across all forms of community engagement were:

- Poor maintenance (houses and street trees)
- Threat of inappropriate development and design

Aspirations

Engagement has revealed that respondents highly value the following elements of Baxter, which should be maintained and enhanced through this strategy and other actions:

- More trees, and protection of vegetation

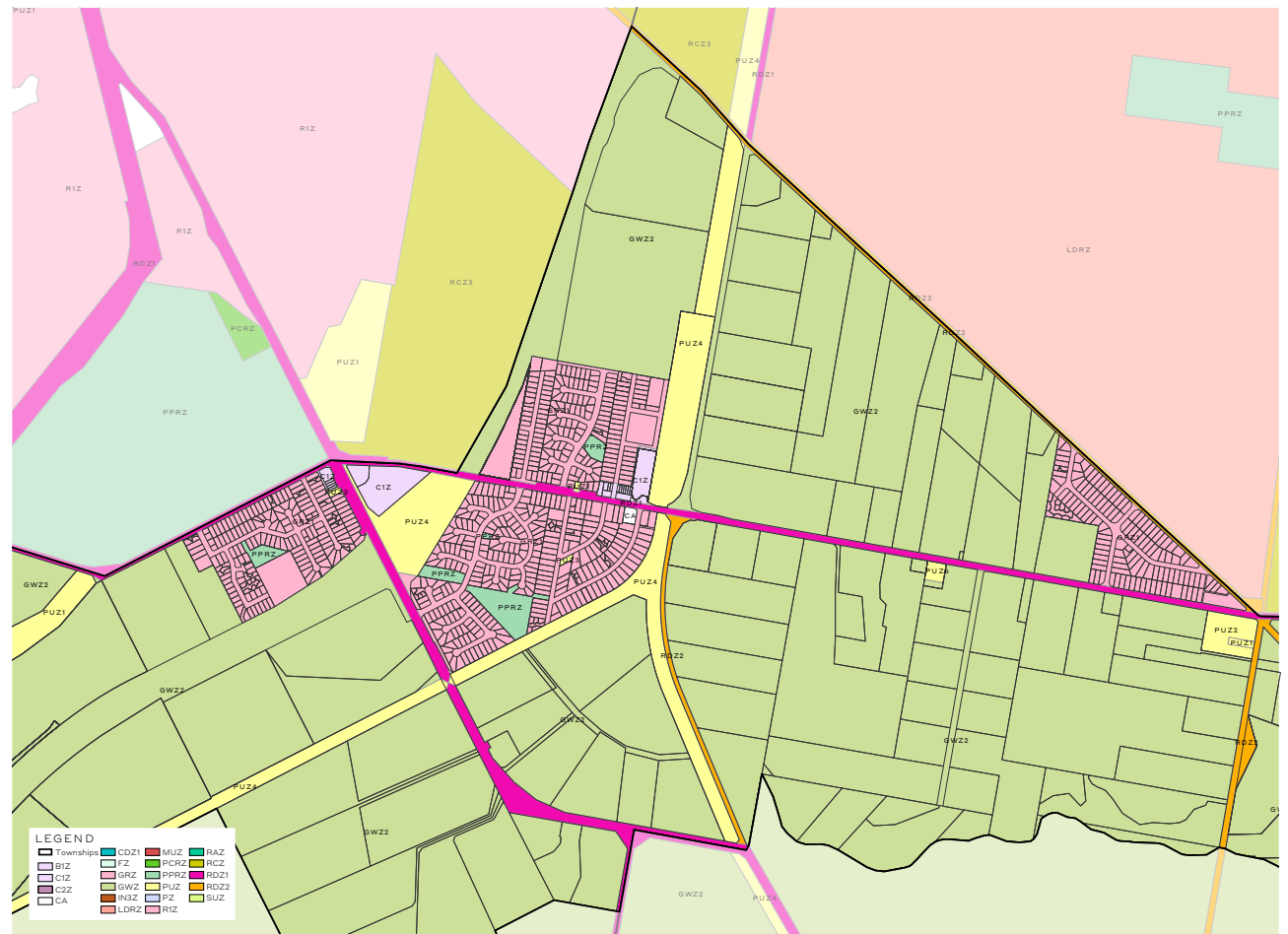
4.9.5 Existing Built Framework

Zones

The Baxter townships is predominantly zoned GRZ. Commercial areas are located along Baxter-Tooradin Road and Sages Road and are zoned C1Z.

Local reserves including the Harold Reid Reserve and Austral Crescent Reserve are zoned PPRZ. PUZ1, 2, 3 and 4 are used throughout the township. PUZ1 is in use for the Barakee Reserve Outfall Drain, PUZ2 for Baxter Primary School, PUZ3 for community uses and PUZ4 for public transport.

The surrounding non-urban areas are included in the GWZ.



60 Baxter Zones Map

Mornington Peninsula Planning Scheme (2019)

4.10 Demographics for Bittern & Crib Point

Population Growth

Id. estimates that the combined residential population of these townships in the year 2016 was 7,135 persons. Relatively high growth has been forecast for this area starting at +1.2% per annum over the 2016-2021 period, this rate will decrease slightly 2021 and 2031, although it is forecast to stay at 1.1% per annum between 2031-2036. By the year 2036 id. predict that an additional +1,620 residents will live in the area.

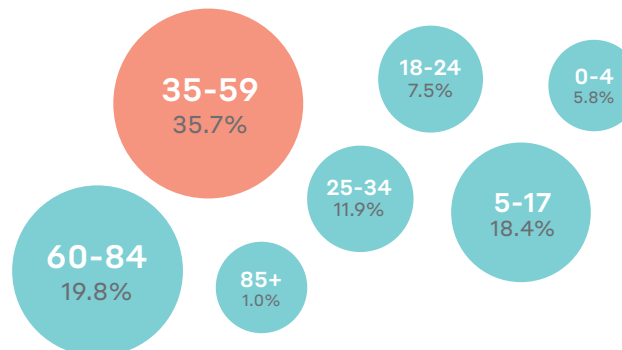


Income

Individual incomes in the area compared with MPS show that 6.7% of the population earned a high income, and 38.8% earned a low income compared with 10.0% and 37.5% respectively relating to the MPS medians.

Age Profile

The age profile of this profile area highlights that there are slightly less 'Empty nesters and retirees', 'Seniors' and 'Elderly' service age residents compared with the MPS medians. Overall the population is younger than the MPS average.

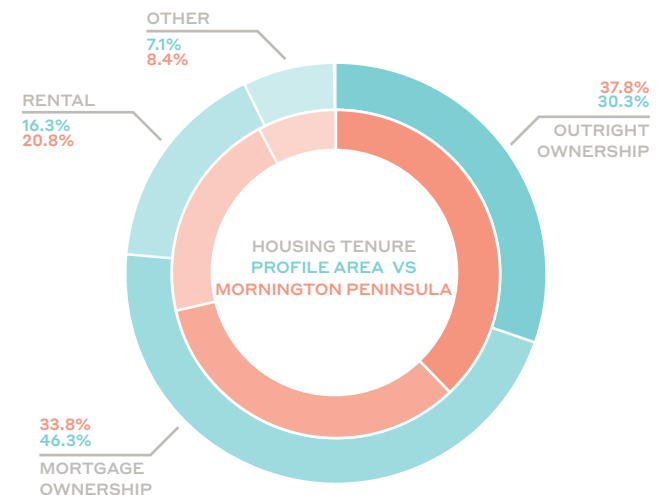


Households

The average household size of the Bittern, Crib Point area is forecast to decrease from 2.61 persons in 2016 to 2.56 persons in 2036. The number of dwellings in the area is forecast to increase from 2,839 in 2016 to 3,557 in 2036.

Household types in the area are dominated by Couples with Children representing 31.8% compared with the MPS median of 27.8%. Lone Person households represent 21.4% of households.

Housing tenure in the area is represented by 30.3% outright ownership, 46.3% ownership under a mortgage and 16.3% rental tenure.

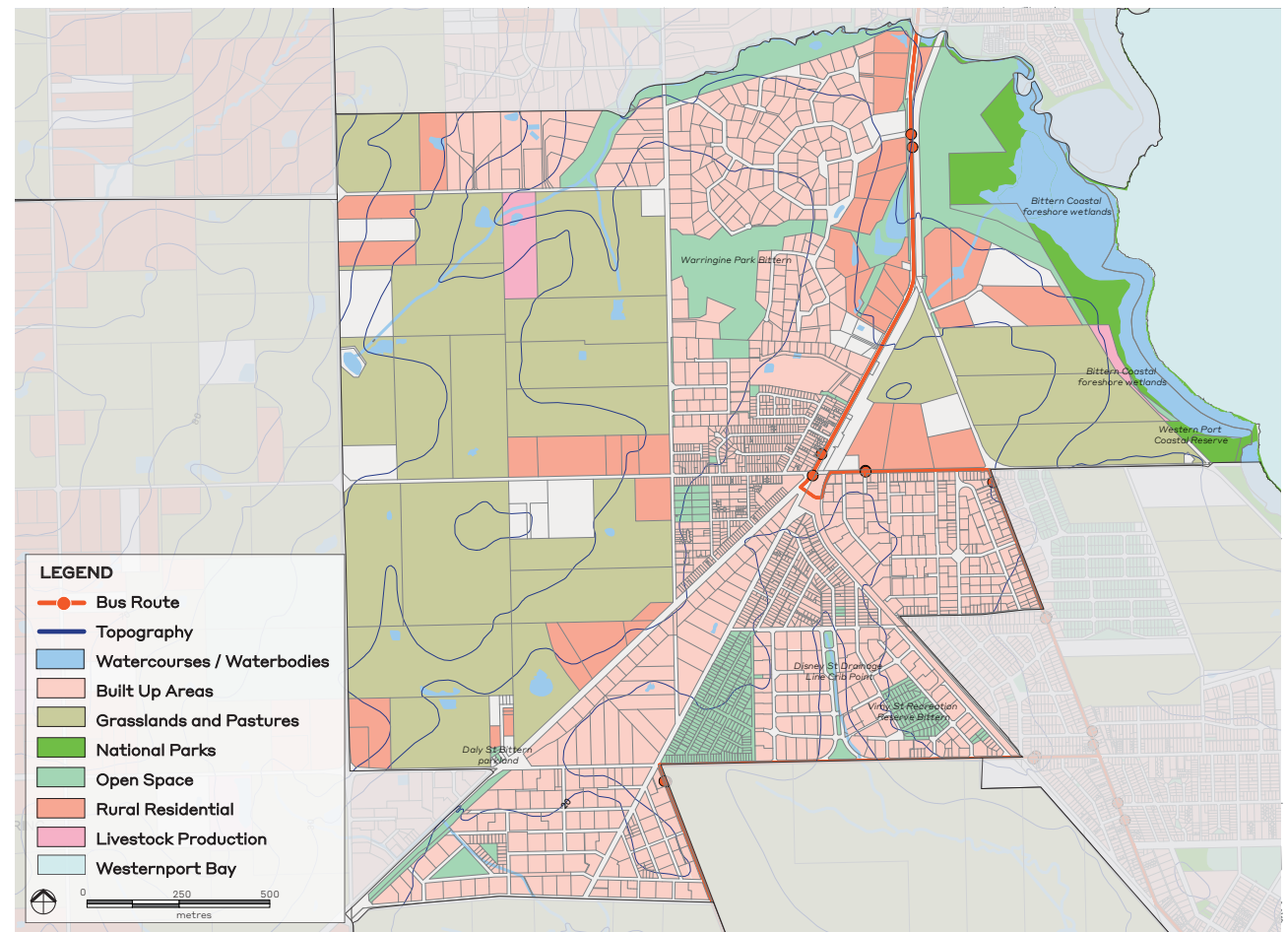


4.11 Bittern

4.11.1 Introduction

Existing Conditions

- Bittern has a number of open spaces and recreation areas including Warrigine Park, Jacks Beach Reserve and Graham Myers Reserve.
- Warrigine Park was declared a conservation park in 1994 and is primarily managed for conservation purposes. The park also provides opportunities for passive recreational activities and has walking tracks through the coastal and creek sections. The Warrigine Park and Bittern Coastal Wetlands boardwalk is shared by cyclists and walkers and is approximately 4km long.
- Views through to the ocean are maintained due to the rural and low scale character of the region.
- Areas along the Bittern foreshore offer views to Sandstone Island.
- Bittern is serviced by the 782 Frankston – Flinders bus route and the Stony Point railway line which stops at the Bittern Railway Station.



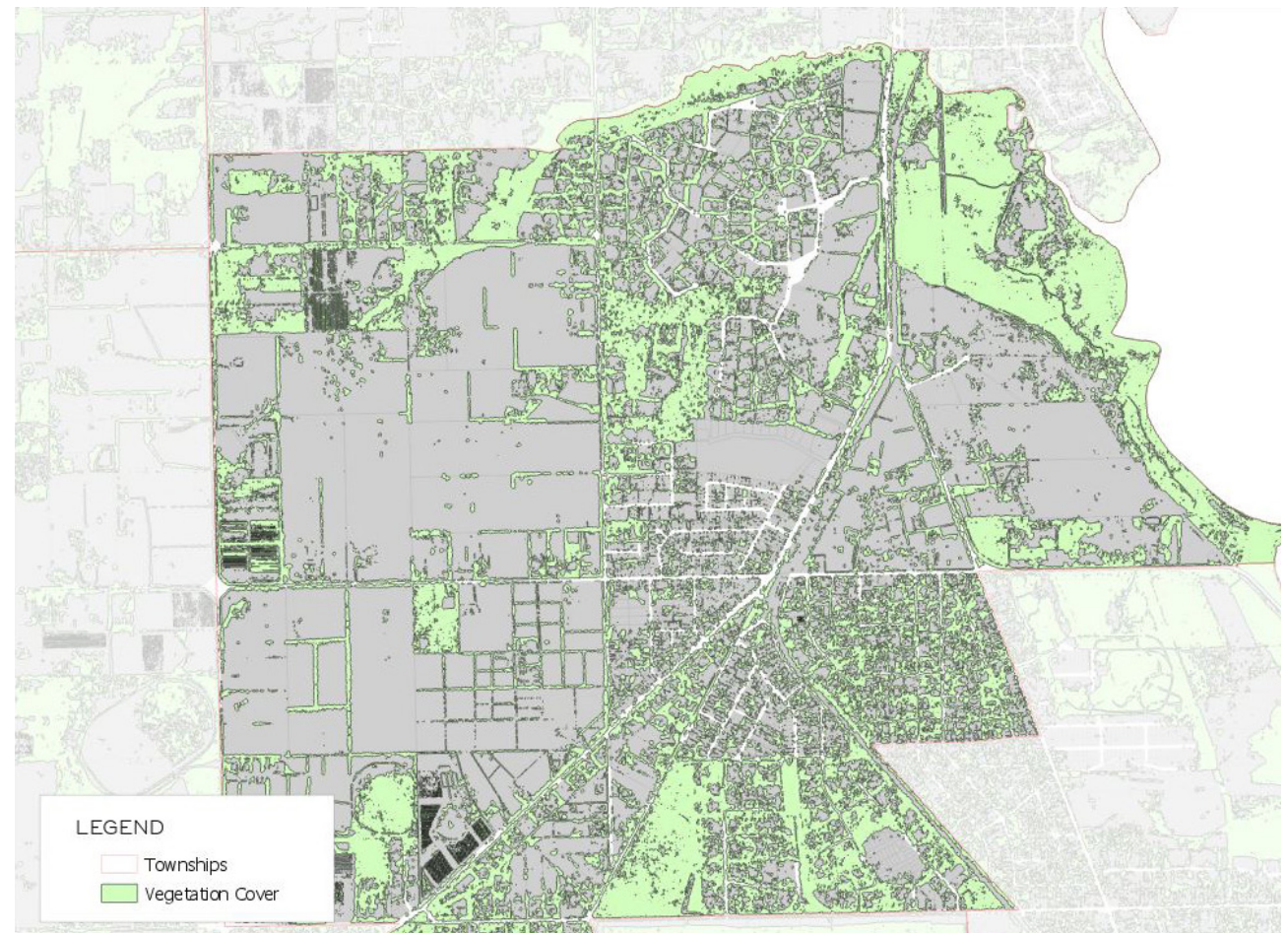
62 Bittern Existing Conditions Map

4.11.2 Existing Conditions

Vegetation Coverage

Vegetation found in Bittern's residential areas north of Frankston-Flinders Road are generally made up of shrubs as hedging with a few scattered canopy trees. Areas to the south generally have more street trees, and have denser and more established vegetation. In many places, vegetation within private land merges with the remnant bushland.

The areas with the densest vegetation coverage are reserves surrounding the town, namely, Waringine Park, Lornas Triangle Natural Bushland, and Carpenters Lane Reserve. To the west of Bittern, vegetation is generally found as shelterbelts on farmland or as vineyards.

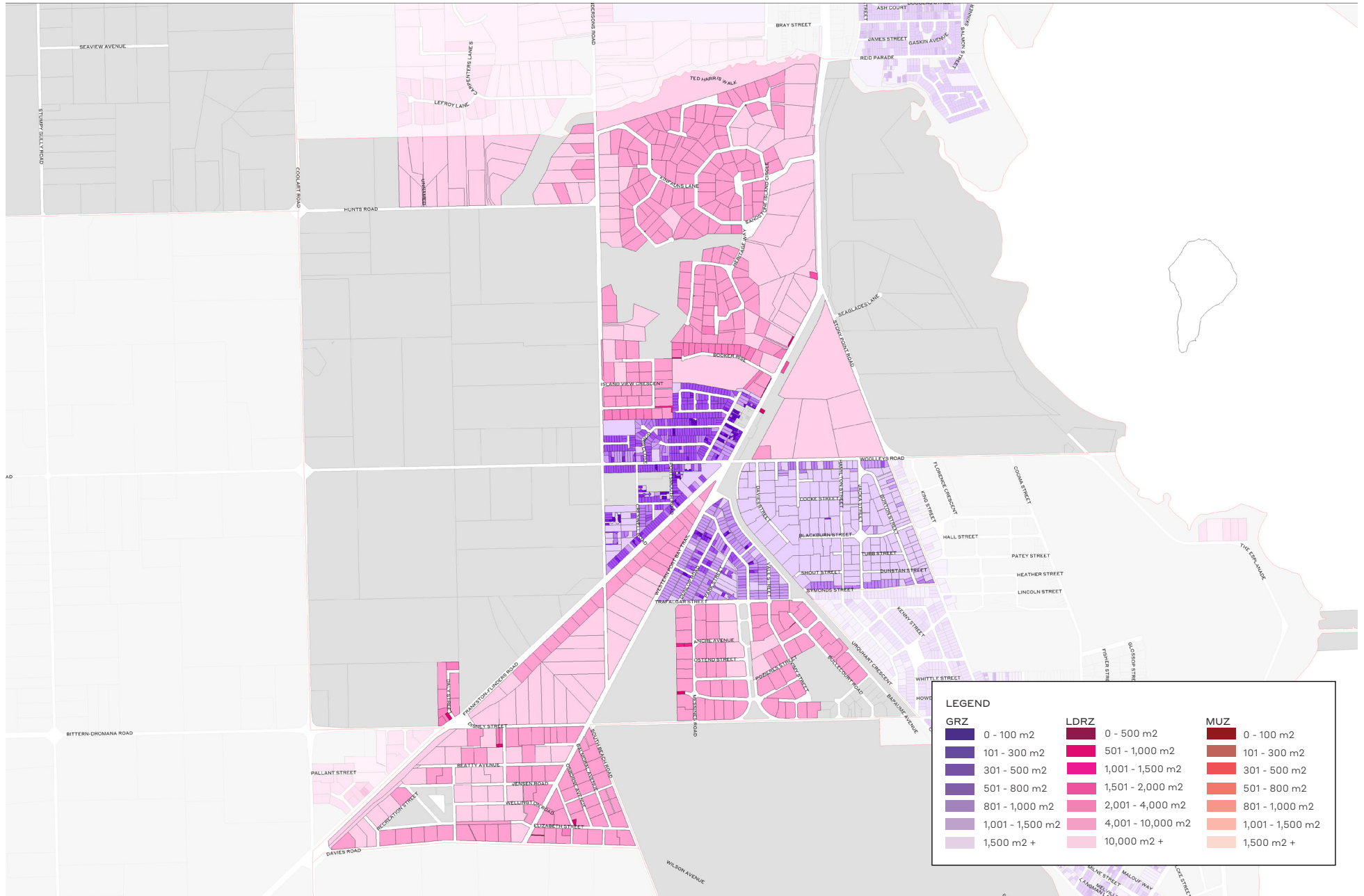


63 Bittern Vegetation Coverage Map

Existing Lot Analysis

Located south of Hastings and north of Crib Point, Bittern is similar in its lot size and subdivision patterns to both of its neighbouring townships. GRZ lots are largely contained within the centre of the township, with sizes varying from 500-800m² closer to the town centre and lots of over 1000m² closer to Western Port. 45% of LDRZ lots are between 4,000-10,000m² and a further 46% of lots are over 10,000m² in total area.

Bittern (1926 lots)					
LDRZ (762 lots)		GRZ (1164 lots)		MUZ	
0-500m ²	2%	0-100m ²	-	0-100m ²	-
501-1,000m ²	1%	101-300m ²	10%	101-300m ²	-
1,001-1,500m ²	1%	301-500m ²	7%	301-500m ²	-
1,501-2,000m ²	-	501-800m ²	31%	501-800m ²	-
2,001-4,000m ²	5%	801-1,000m ²	9%	801-1,000m ²	-
4,001-10,000m ²	45%	1,001-1,500m ²	21%	1,001-1,500m ²	-
10,000m ² +	46%	1,500m ² +	22%	1,500m ² +	-

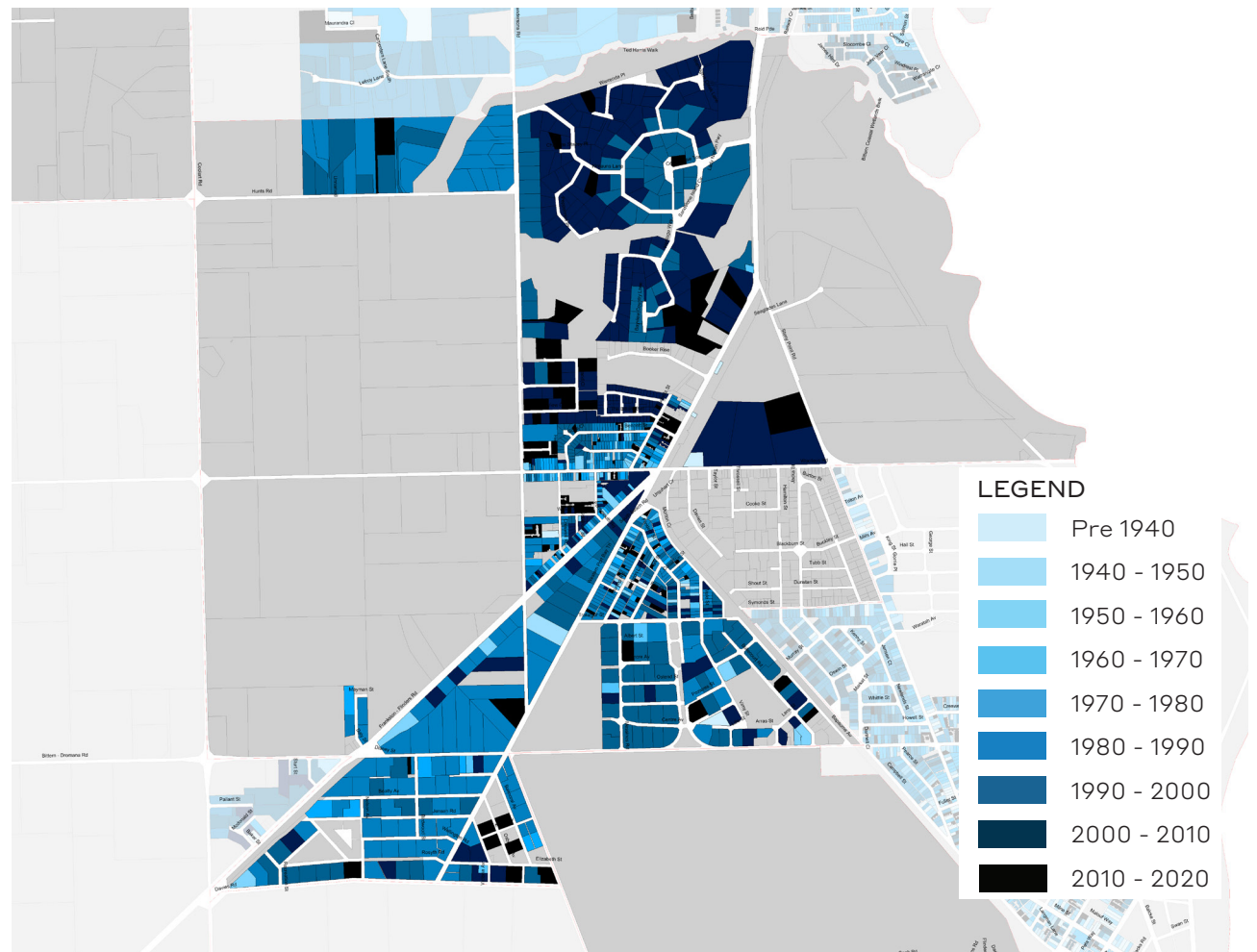


Dwelling Age Analysis

Analysis has shown that dwellings within the Bittern township are relatively new, with 28% developed between 2000 and 2010, and a further 17% developed within the last 8 years.

As identified in the map opposite, these developments have largely occurred to the north of the Township, in large lot estates.

Bittern	
<i>1,369 records</i>	
Pre 1940	1%
1940-1950	-
1950-1960	3%
1960-1970	3%
1970-1980	4%
1980-1990	25%
1990-2000	19%
2000-2010	28%
2010-2018	17%



4.11.3 Housing Change Pressures

Housing & Settlement Strategy, 2017

Bittern is forecast to have proportional growth within the Peninsula. Between 2016 - 2031, the housing stock in Bittern is forecast to increase by 300 dwellings to 1,742, with a 1.4% average annual increase.

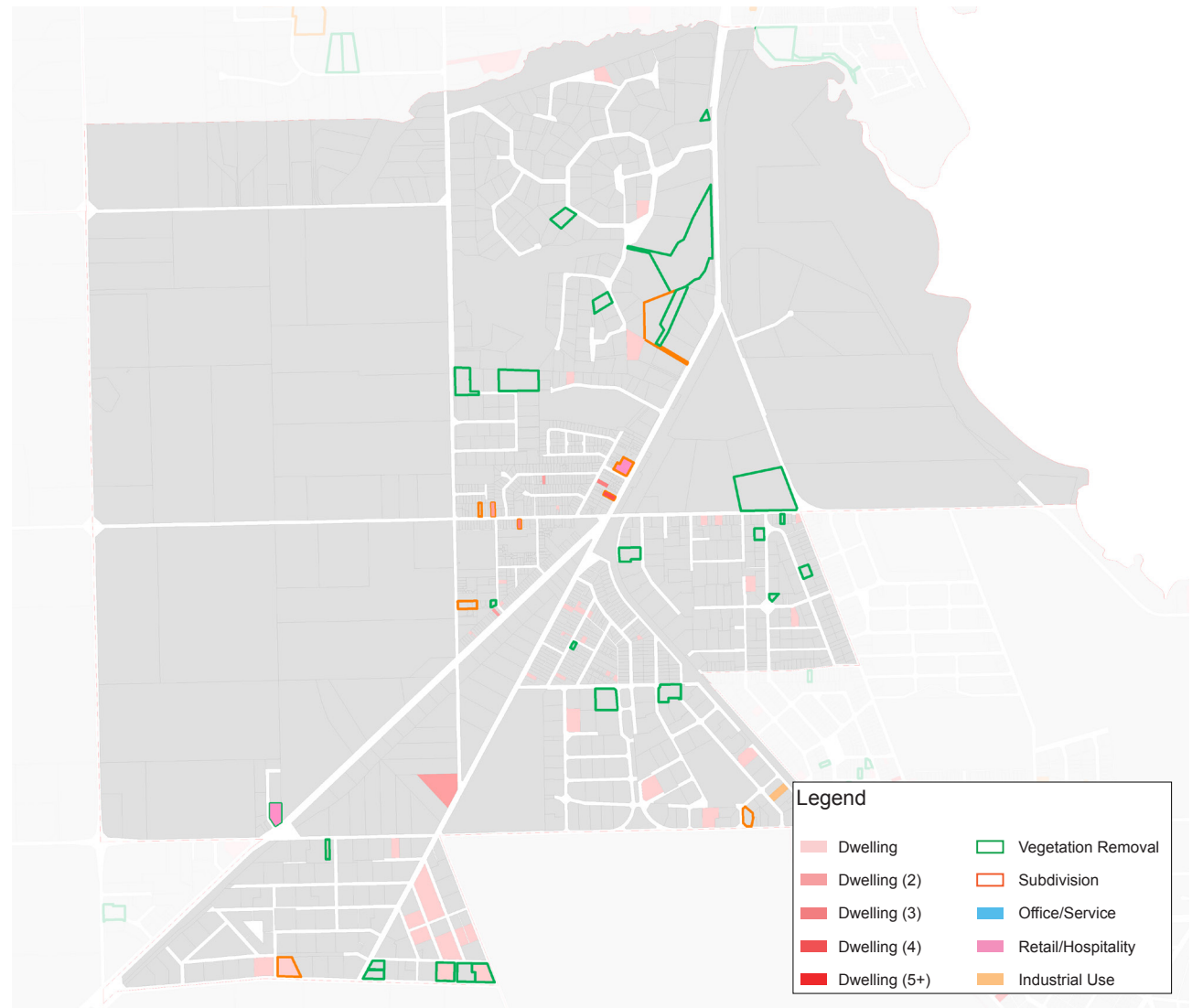
Development Trends

Planning approvals granted since 2008 within the Bittern township are demonstrated in the map opposite.

Permits for warehouses and other industrial uses have been generally absent from the town centre, with one permit granted in the south east corner of the township, closer to Crib Point.

Within the town centre a limited number of permits have been granted for retail developments.

Dwelling approvals have been moderate, generally comprising single dwellings surrounding the town centre.



64 Bittern Planning Permit Analysis Map

4.11.4 Community Aspirations and Identified Issues

Previous Consultation

Community consultation *It's Your Peninsula* occurred from August - September 2016 for input into the *Council Plan 2017 - 2021* and *Municipal Health and Wellbeing Plan*. There were 3,086 participants with 71 being from Bittern.

Respondents particularly like the peace, quiet and cleanliness of the town, friendly local community, beaches and natural rural setting.

Some of the biggest challenges identified by the local community included: anti-social and criminal behaviours, balancing the environment with new developments and being fire safe/ ready.

Needs for this local area include improve transport-related options (public transport, bus and train services, road maintenance), enhance recreation facilities, community buildings and outdoor spaces, a variety of retail options and more activities for young people.

Outcomes from recent consultation

Concerns and Threats

Engagement with the community and Councillors has identified the below key threats and concerns in relation to climate change, design and character in Bittern.

The top concerns mentioned across all forms of community engagement were:

- Native vegetation removal
- Decreased surface permeability
- Other concerns and threats include:
- The commercial area looks bare, needs more vegetation to fit into bushland character
- Loss of garden area due to large building footprints
- The look of large boats being visible out in the port area

Aspirations

Engagement has revealed that respondents highly value the following elements of Bittern, which should be maintained and enhanced through this strategy and other actions.

General Character and Places of Interest:

- Bittern Coastal Wetlands Walk provides local amenity
- Rural character of the town
- Commercial and Industrial areas:
- For the local shops to have more vegetation and bush character
- Civic realm, amenity, environment and foreshore areas:
- The “natural” coastal character of the foreshore areas

Residential areas:

- Spaciousness between houses
- Large amounts of vegetation that maintain the bushland atmosphere of the residential areas.
- Maintained roads, both sealed and unsealed.

4.11.5 Existing Built Framework

Existing Zones

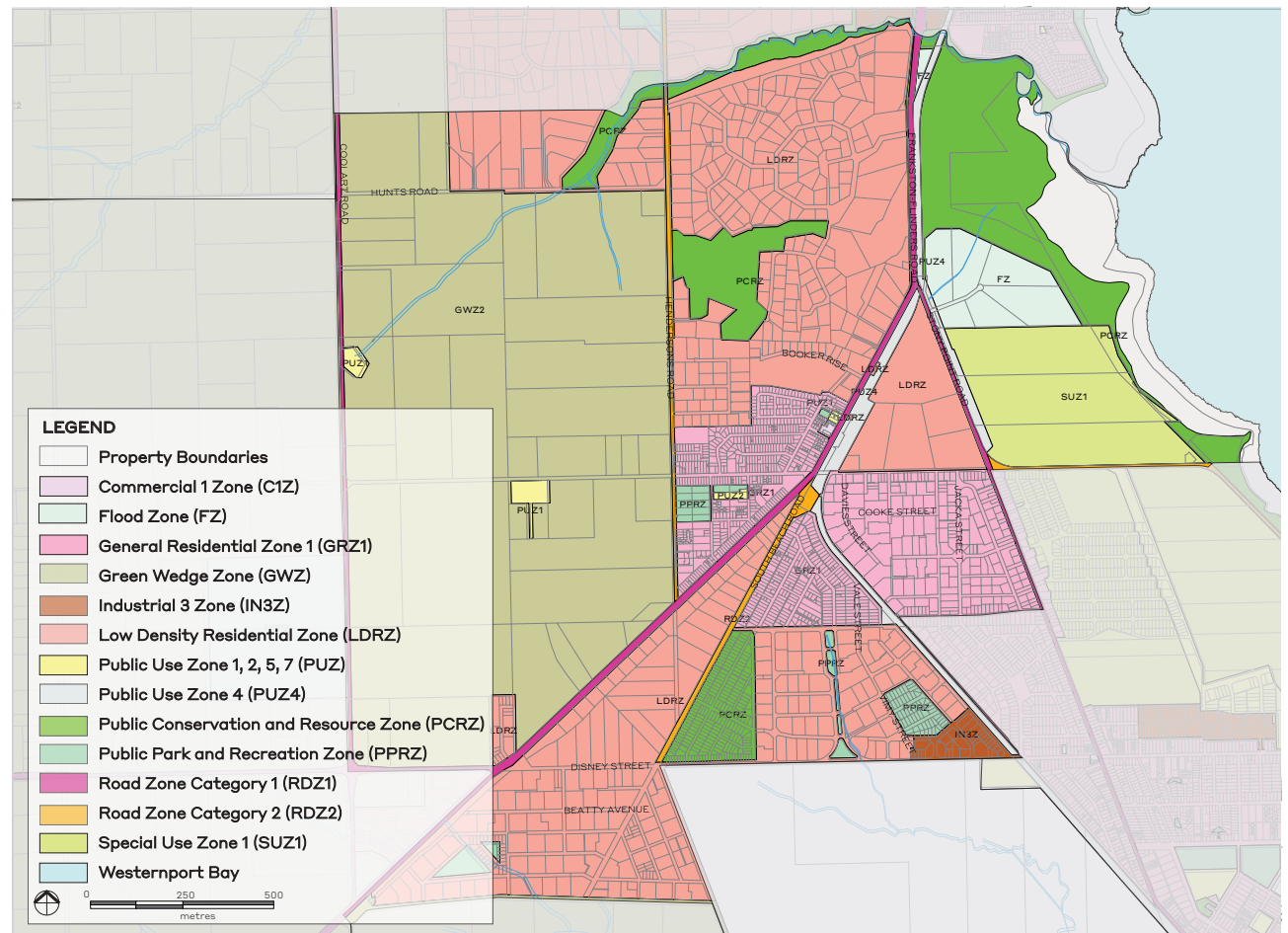
Bittern is predominantly zoned LDRZ with land closer to the town centre zoned GRZ1. Bittern has a few shops located along Frankston-Flinders Road which are zoned C1Z.

Land in the eastern corner of Bittern is zoned IN3Z and contains warehouses, junk yards and other industrial orientated businesses.

Warringine Park and Lornas Triangle Natural Bushland Reserve have significant conservation attributes and its zoned PCRZ. Other local recreation reserves and sports fields throughout Bittern are zoned PPRZ.

SUZ1 is in use for port related uses and is located to the east along the foreshore. PUZ1, 2, 6 and 7 are in use throughout Bittern for educational and community uses.

Beyond the UGB, the surrounding non-urban area is included in the Green Wedge Zone.



65 Bittern Zones Map

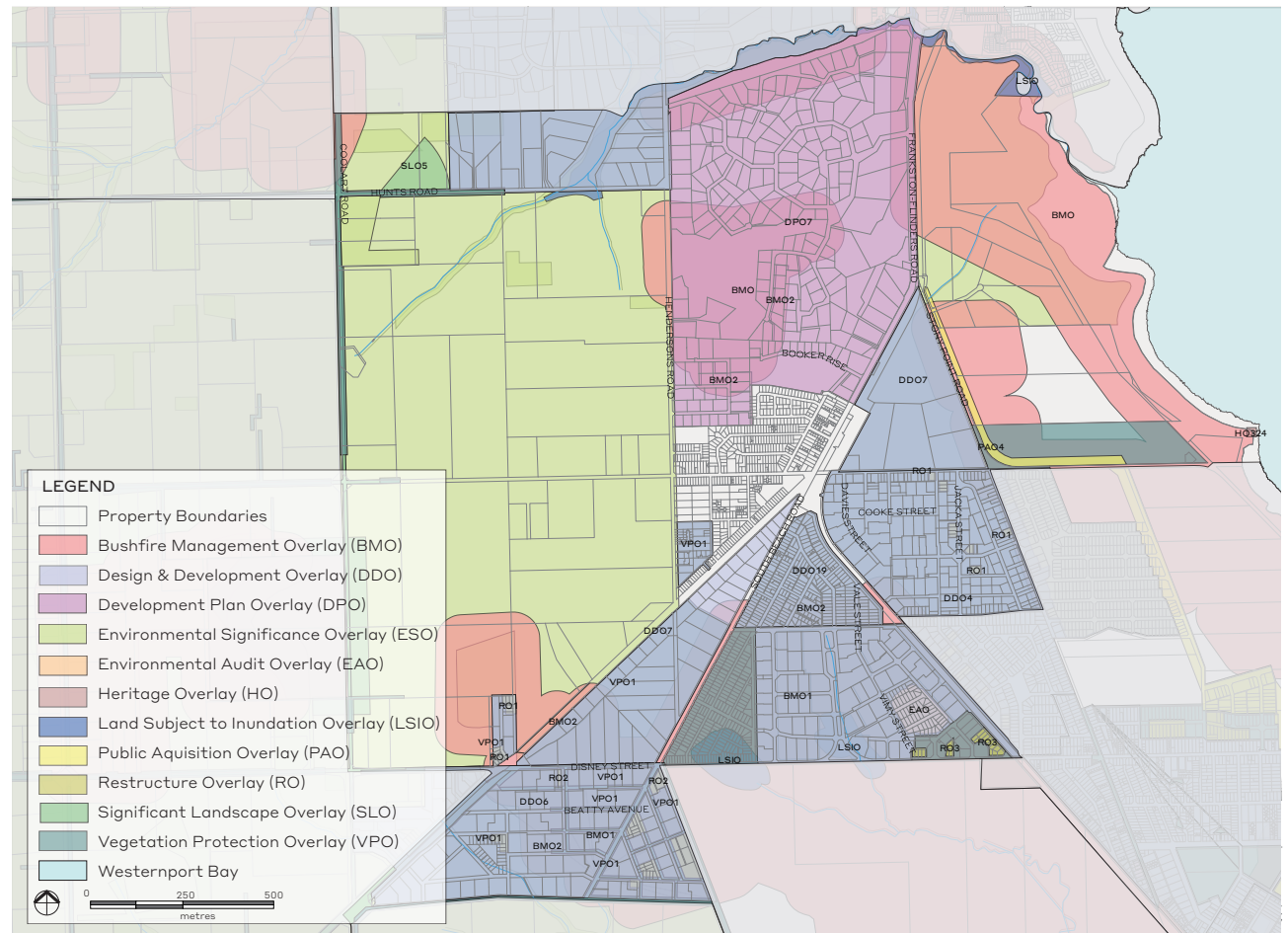
Mornington Peninsula Planning Scheme (2019)

Existing Overlays

Bittern is covered by a range of overlays that work together to protect the relationship between land use, development, port uses, natural landscapes and cultural landscapes.

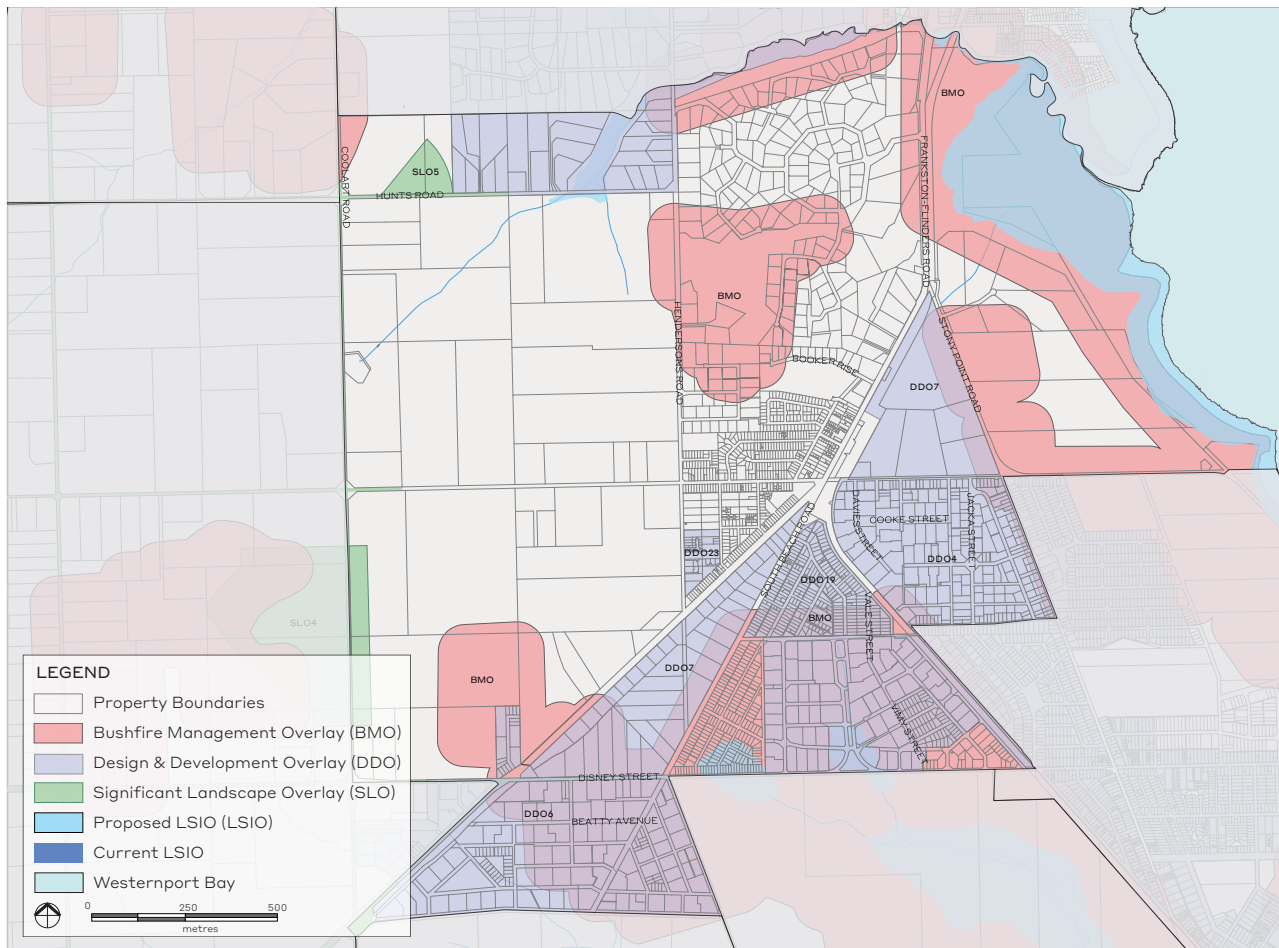
The DDOs in Bittern apply to almost all residential areas. DDO4 ensures that homes are appropriately designed in areas of semi-established dunes where there is the danger of soil erosion. DDO6 encourages the design of low density subdivisions and housing that is responsive to the environment, landform, site conditions and country feel of Bittern. DDO19 is in place to ensure the preferred future character of Bittern is achieved.

The desired future character is a low density country town on the coast with low profile built form where houses are set within the landscape and canopy trees are retained and re-established, adding to the character of the area.



66 Bittern Overlays Map

Mornington Peninsula Planning Scheme (2019)



68 Housings in GRZ, Bittern



69 Housings in GRZ, Bittern

67 Bittern, BMO, DDO, SLO, Proposed LSIO and LSIO Map

Mornington Peninsula Planning Scheme (2019)

Overlay	Building Heights	Setbacks	Vegetation	Subdivision	Density	Other
DDO4 Environmental Design	8m / 2 storeys above natural ground level	15m from a road frontage and 5m from any side boundary (reduced to 7.5m from a road frontage is lot has an area less than 1500sqm) 10m from a PPRZ, PCRZ or RDZ and 6m from a cliff edge	N/A	Varies - excluded areas listed in appendix. Typically, must be at least 2,500sqm and able to contain a rectangle with min 25m x 35m.	No more than one dwelling on a lot	Building or works must not be located on a ridge top
DDO6 Low Density - Landscape	8m / 2 storeys above natural ground level	25m from road frontages and 10m from any other boundary	N/A	No less than 1ha and able to contain a rectangle with min dimension of 50m Each lot must have an area of 4000sqm min	No more than one dwelling on a lot	
DDO19 Bittern and Crib Point Township Residential Area	Single storey construction with a wall height of 5.5m or less and a building height of 6.5m or less	Average setback of dwellings on adjoining lots or 7.5 (whichever is greater) 3m from a side road boundary, 10m from a road zone, PPRZ or PCRZ	N/A	No less than 650 sqm and able to contain a rectangle with min dimension 18m x 25m	N/A	Total site coverage is 35% or less
Overlay	Vegetation					
SLO3 Scenic Roads	There are multiple exemptions within the SLO					
SLO4 Scenic Recreation Sites	There are multiple exemptions within the SLO					
SLO5 Scenic Vantage Point	There are multiple exemptions within the SLO					

4.12 Crib Point

4.12.1 Introduction

Existing Conditions

- Crib Point contains the Wooleys Beach Reserve and Jacks Beach Reserve. The reserves contain a variety of indigenous flora and fauna and is visited by many walking groups, naturalists and members of the local community. The reserves contain significant mangroves which provide a natural nursery for young fish.
- Crib Point reserve is located further inland and provides sports fields, public toilets a swimming pool, oval and public seating.
- The HMAS Cerberus naval base is located in Crib Point – which is a Royal Australian Navy base that serves as the primary training establishment for RAN personnel.
- Crib Point is serviced by the 782 Frankston – Flinders bus route and three railway stations, Morradoo, Crib Point and Stony Point which is serviced by the Stony Point Railway Line.
- Stony Point Station is the terminus of the greater metropolitan train services



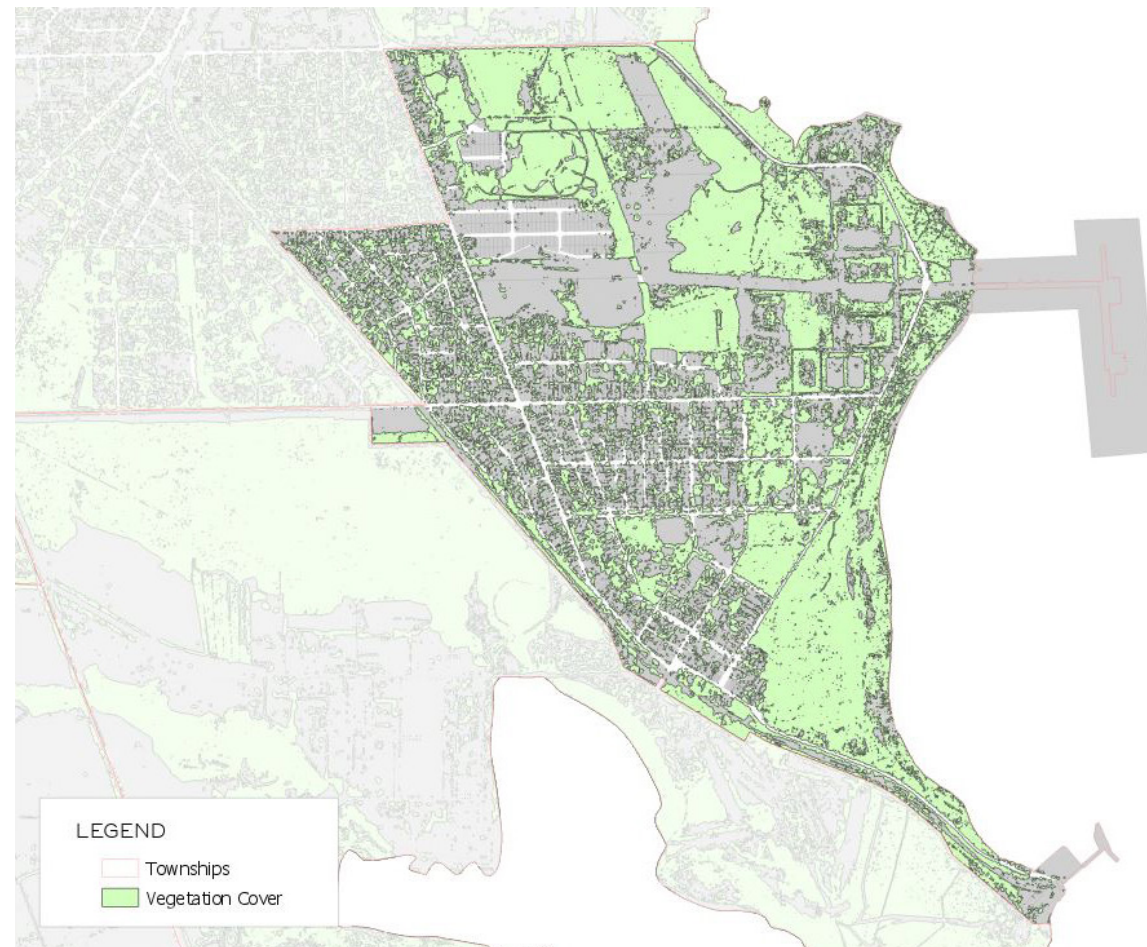
70 Crib Point Existing Conditions Map

4.12.2 Existing Conditions

Vegetation Coverage

Vegetation coverage is dense with thick hedging and abundant canopy trees along the street and in backyards in the area north of Disney Street and west of Stony Point Road. In other residential areas, vegetation is less dense on private land although there are still a number of large canopy trees scattered throughout.

Around the town, vegetation coverage is generally dense, apart from pockets of farms and new subdivisions found north of the township and some recreation reserves to the south. Woolley Beach Reserve is the area with the most vegetation coverage.



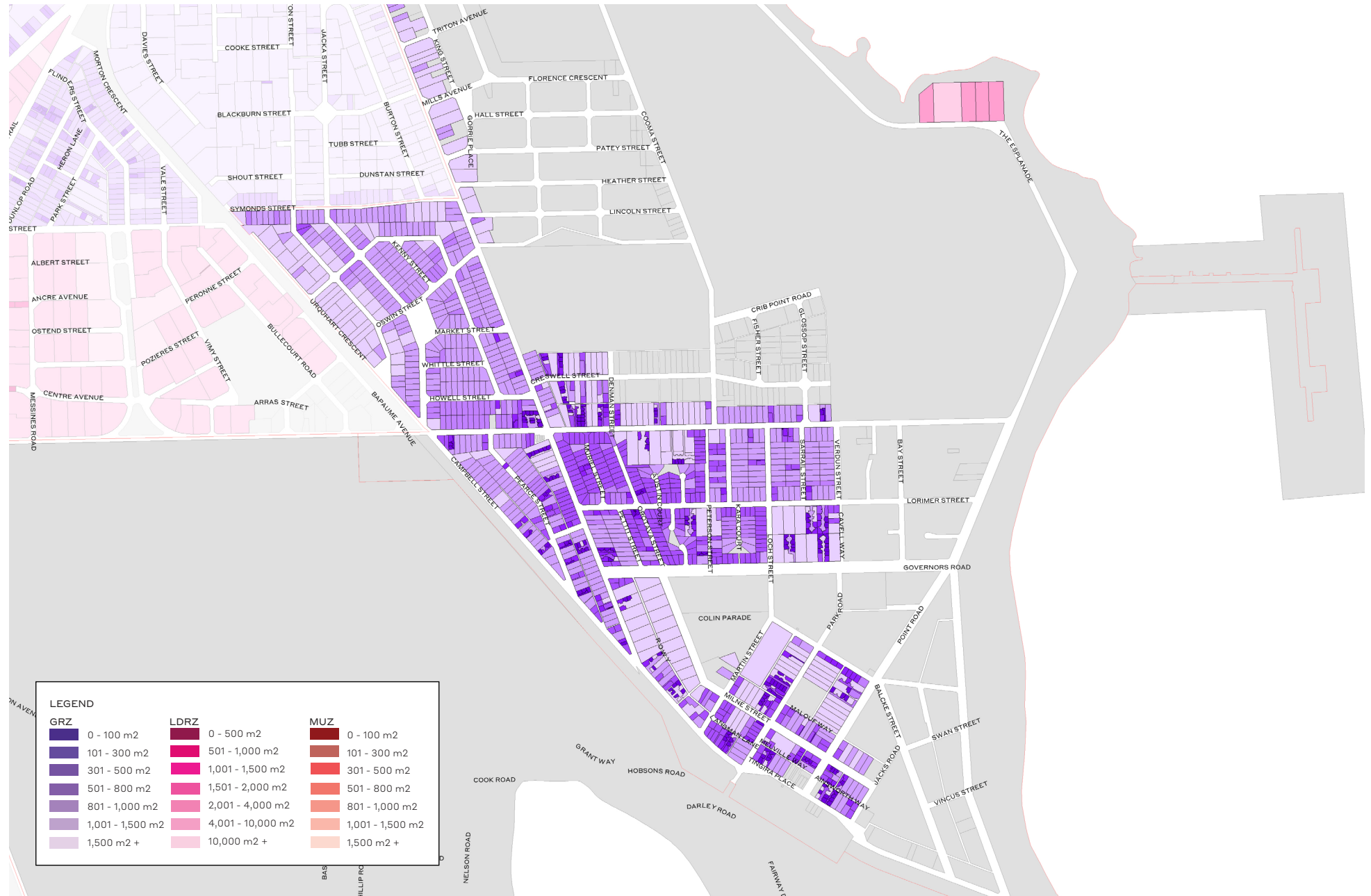
71 Crib Point Vegetation Coverage Map

Existing Lot Analysis

Crib Point consists primarily of GRZ lots ranging in size from 100-800m² within the centre of the town, to larger 1000m² + lots located adjacent to Bittern's larger GRZ lots in the north. LDRZ lots are limited in Crib Point, with a total of 5 lots located along The Esplanade to the north-east.

Subdivision patterns are predominantly gridded, consistent with neighbouring townships.

Crib Point (1587 lots)					
LDRZ (5 lots)		GRZ (1582 lots)		MUZ	
0-500m ²	-	0-100m ²	-	0-100m ²	-
501-1,000m ²	-	101-300m ²	16%	101-300m ²	-
1,001-1,500m ²	-	301-500m ²	7%	301-500m ²	-
1,501-2,000m ²	-	501-800m ²	22%	501-800m ²	-
2,001-4,000m ²	-	801-1,000m ²	8%	801-1,000m ²	-
4,001-10,000m ²	80%	1,001-1,500m ²	32%	1,001-1,500m ²	-
10,000m ² +	20%	1,500m ² +	15%	1,500m ² +	-

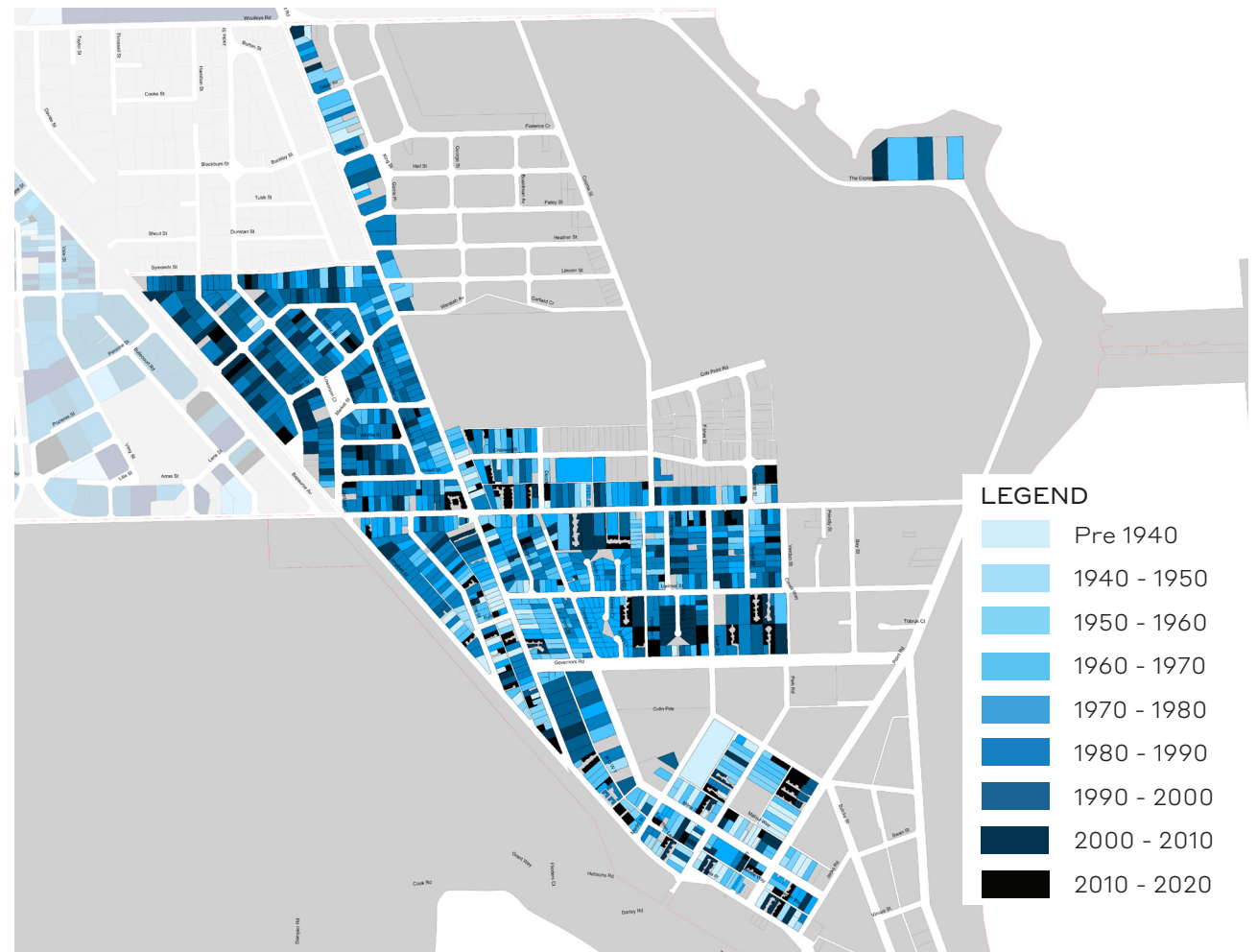


Dwelling Age Analysis

Development of dwellings within Crib Point have occurred across most decades within the last 100 years, however the period between 1980 and 1990 saw the most, making up 23% of total dwellings.

As identified in the map opposite, more recent developments have occurred on vacant lots, or as infill within or close to the Crib Point township. Unlike neighbouring townships, Crib Point has seen limited recent greenfield and large lot development.

Crib Point	
<i>1466 records</i>	
Pre 1940	5%
1940-1950	2%
1950-1960	6%
1960-1970	10%
1970-1980	14%
1980-1990	23%
1990-2000	9%
2000-2010	13%
2010-2018	18%



4.12.3 Housing Change Pressures

Housing & Settlement Strategy, 2017

Crib Point is forecast to have proportional growth within the Peninsula. Between 2016 - 2031, the housing stock in Crib Point is forecast to increase by 234 dwellings to 1,618, with a 1.1% average annual increase.

Development Trends

Planning approvals granted since 2008 within the Crib Point township are demonstrated opposite.

A limited number of residential developments have been approved, largely confined to the western and southern ends of the township.

Subdivision permits have been more prominent, with examples of this seen across most of the township.

A significant number of industrial approvals have also been granted closer to the geographical centre of the township.



72 Crib Point Permit Data Analysis Map

4.12.4 Community Aspirations and Identified issues

Previous Consultation

Community consultation *It's Your Peninsula* occurred from August - September 2016 for input into the *Council Plan 2017 - 2021* and *Municipal Health and Wellbeing Plan*. There were 3,086 participants with 44 being from Tyabb.

Respondents particularly like the quietness of the town, friendly local community, beaches and natural environment.

The biggest current challenges reported referred to anti-social and criminal behaviours (dumping, hoon driving, pollution, graffiti), lack of entertainment and activities (especially for young people) and road maintenance.

Needs for this local area include enhanced recreation facilities, community buildings and outdoor spaces, improving transport-related options (public transport, bus and train services, road maintenance), a variety of retail and entertainment options and more activities for young people.

Outcomes from recent consultation

Concerns and Threats

Engagement with the community and Councillors has identified the below key threats and concerns in relation to climate change, design and character in Crib Point.

The top concerns mentioned across all forms of community engagement were:

- Potential loss of rural village character
- Would like to move away from industrial character of the past
- Increased unit development creating threat of overdevelopment and change in character
- Loss of vegetation due to new development with large building footprints

Aspirations

Engagement has revealed that respondents highly value the following elements of Tyabb, which should be maintained and enhanced through this strategy and other actions:

General Character and Places of Interest:

- Quiet community

Residential areas:

- Vegetation and spaciousness

4.12.5 Existing Built Framework

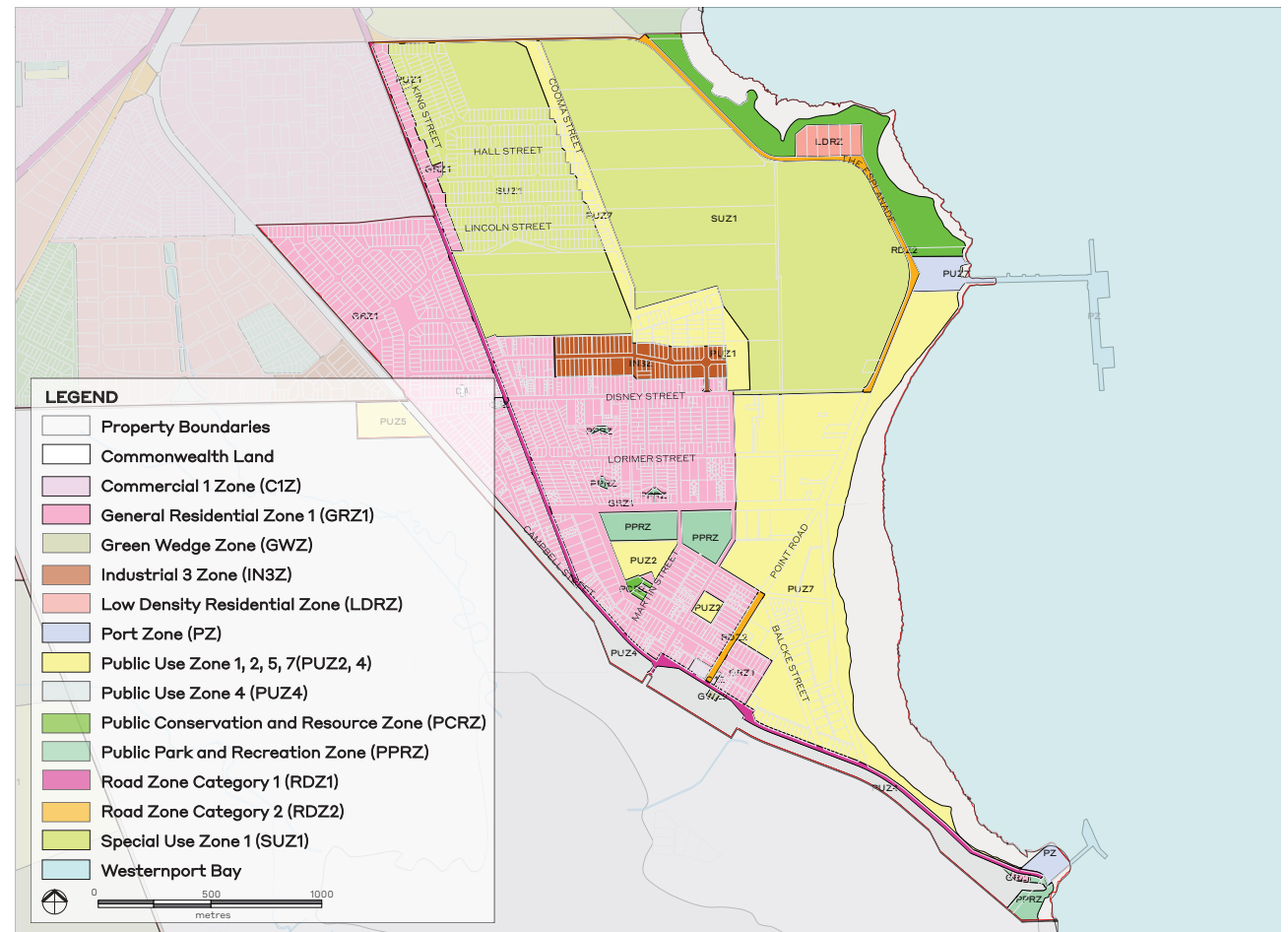
Existing Zones

The Crib Point township is predominantly zoned GRZ1 with a small portion of land within the Western Port Coastal Reserve zoned LDRZ.

Crib Point has two small areas with local shops zoned C1Z. Land to the north of Disney Street abutting SUZ1 is zoned IN3Z and contains warehouses, junk-yards and other industrial uses.

Western Port Coastal Reserve the Crib Point Bushland Reserve are zoned PCRZ. Crib Point also contains a number of sports fields which are zoned PPRZ.

SUZ1 is in use for port related uses and takes up a large proportion of the township. A large portion of Crib Point is zoned PUZ7, this is for HMAS Cerberus, a base for the Royal Australian Navy. Other areas zoned PUZ are for educational purposes and the Crib Point cemetery.



73 Crib Point Zones Map

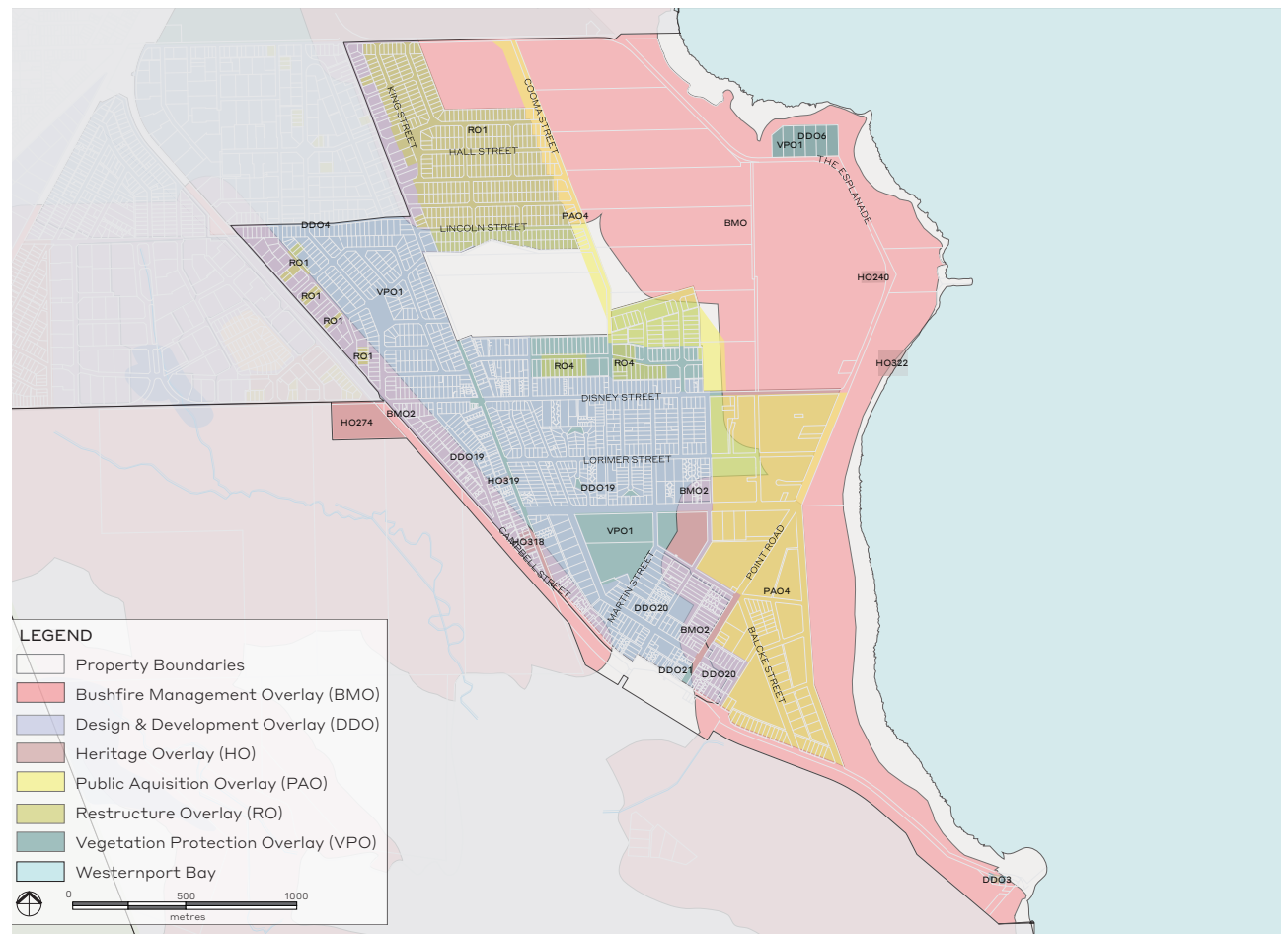
Mornington Peninsula Planning Scheme (2019)

Existing Overlays

Crib Point is covered by a range of overlays that work together to protect the relationship between land use, development, port uses, natural landscapes and cultural landscapes.

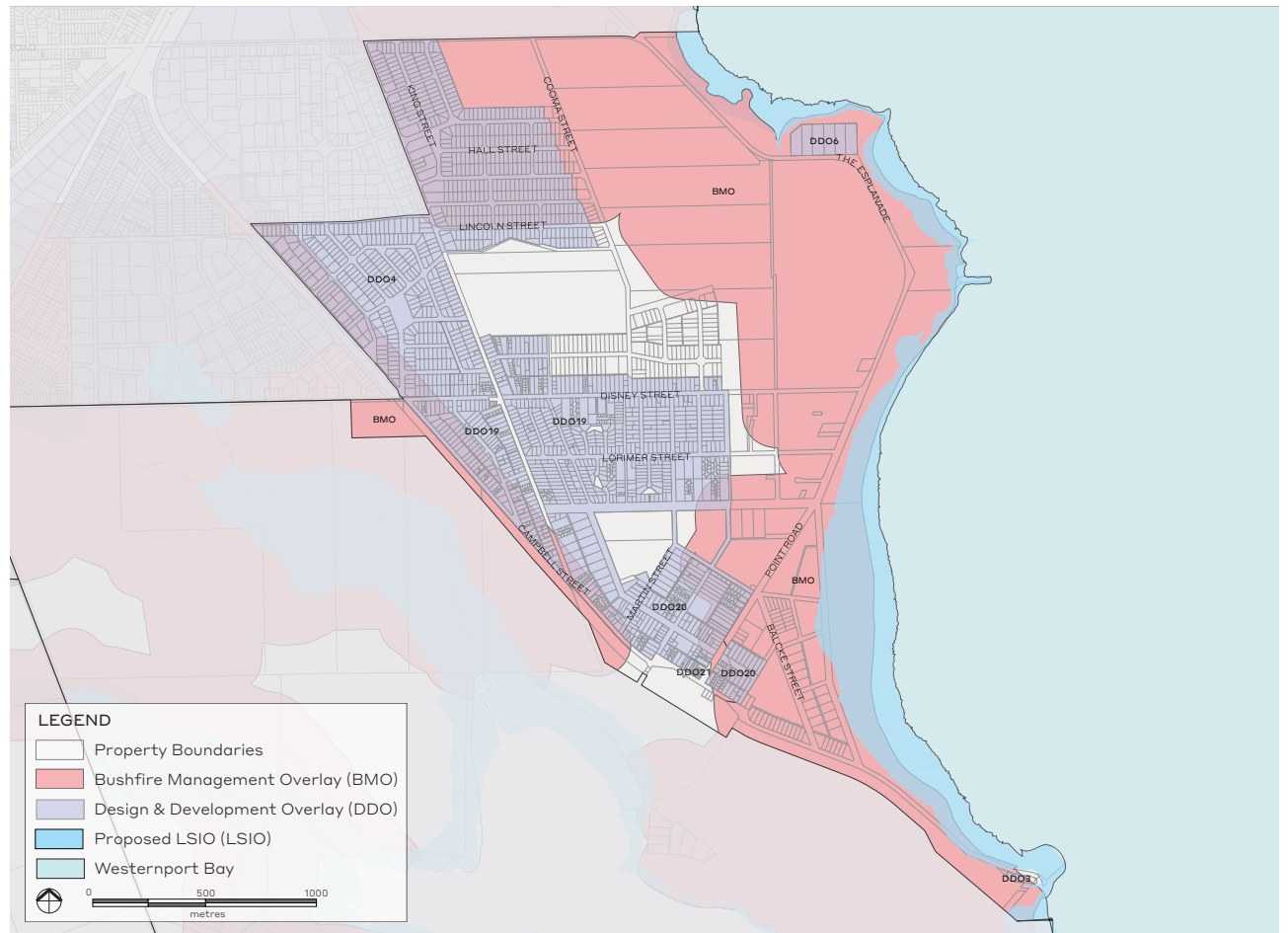
The DDOs in Crib Point apply to almost all residential areas. DDO4 ensures that homes are appropriately designed in areas of semi-established dunes where there is the danger of soil erosion. DDO6 encourages the design of low density subdivisions and housing that is responsive to the environment, landform, site conditions and country feel of Tyabb. DDO19 and 20 are in place to ensure the preferred future character of the Crib Point is achieved.

The desired future character is a low density country town on the coast with low profile built form where houses are set within the landscape and canopy trees are retained and re-established, adding to the character of the area.



74 Crib Point Overlays Map

Mornington Peninsula Planning Scheme (2019)



75 Crib Point BMO, DDO, LSIO and proposed LSIO Map

Mornington Peninsula Planning Scheme (2019)

Overlay	Building Heights	Setbacks	Vegetation	Subdivision	Density	Other
DDO4 Environmental Design	8m / 2 storeys above natural ground level	15m from a road frontage and 5m from any side boundary (reduced to 7.5m from a road frontage is lot has an area less than 1500sqm) 10m from a PPRZ, PCRZ or RDZ and 6m from a cliff edge	N/A	Varies - excluded areas listed in appendix. Typically, must be at least 2,500sqm and able to contain a rectangle with min 25m x 35m.	No more than one dwelling on a lot	Building or works must not be located on a ridge top
DDO6 Low Density - Landscape	8m / 2 storeys above natural ground level	25m from road frontages and 10m from any other boundary	N/A	No less than 1ha and able to contain a rectangle with min dimension of 50m Each lot must have an area of 4000sqm min	No more than one dwelling on a lot	
DDO19 Bittern and Crib Point Township Residential Area	Single storey construction with a wall height of 5.5m or less and a building height of 6.5m or less	Average setback of dwellings on adjoining lots or 7.5 (whichever is greater) 3m from a side road boundary, 10m from a road zone, PPRZ or PCRZ	N/A	No less than 650 sqm and able to contain a rectangle with min dimension 18m x 25m	N/A	Total site coverage is 35% or less
DDO20 Crib Point Town Centre Residential Area	Single storey construction with a wall height of 5.5m or less and a building height of 6.5m or less	Average setback of dwellings on adjoining lots or 7.5 (whichever is greater) 3m from a side road boundary, 10m from a road zone, PPRZ or PCRZ	N/A	N/A	N/A	Total site coverage is 40% or less

4.13 Demographics for Blairgowrie, Portsea & Sorrento

Population Growth

id estimates that the combined resident population of these townships was 4,575 persons in 2016. The rate of growth in this area is forecast increase slightly over time, from approximately 0.45% between 2016 to 2026 to approximately 0.54% between 2026 to 2036. The resident population of the region in the year 2036 is anticipated to reach 5,042, an increase of +467 persons from the 2016 figure.

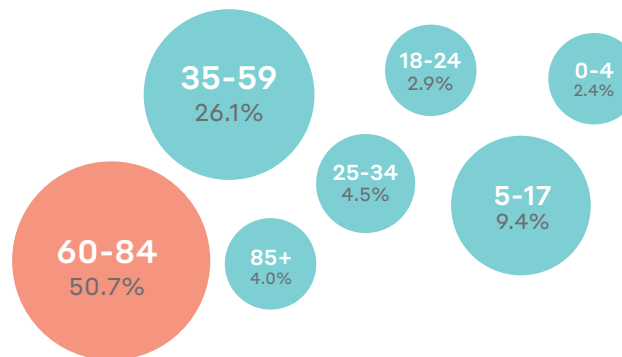


Income

In this area, individual incomes are lower relative to MPS; 13.4% earned a high income and 34% earned a low income in 2016, compared with 10% and 37.5% respectively for the MPS.

Age Profile

Overall the population is older when compared with the MPS age profile. The age profile of this area indicates that there are significantly larger proportions of the 'Empty nesters and retirees', 'Seniors', and 'Elderly' service age groups than in the larger Shire. There are fewer 'Babies and pre-schoolers', 'Primary schoolers', 'Secondary schoolers', 'Tertiary education and independence', 'Young workforce' and 'Parents and homebuilders' residents.

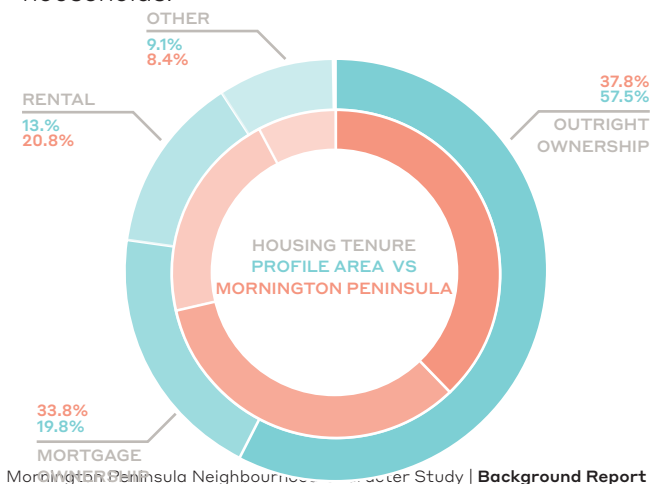


Households

The number of dwellings in the area is forecast to increase slightly from 8,141 in 2016 to 8,456 in 2036. The average household size is anticipated to increase slightly from 1.91 to 1.96 persons per household. Additionally, this area has a low dwelling occupancy rate, at only 26.21% in 2016, indicating a strong presence of seasonal homes.

Housing tenure in this area is characterised by higher rates of ownership; 57.5% of residents own outright while 19.8% own with a mortgage, and only 13.6% rent.

There is a larger presence of Couples without Children households and Lone Person households relative to the Shire, with these two groups comprising over two-thirds of households.

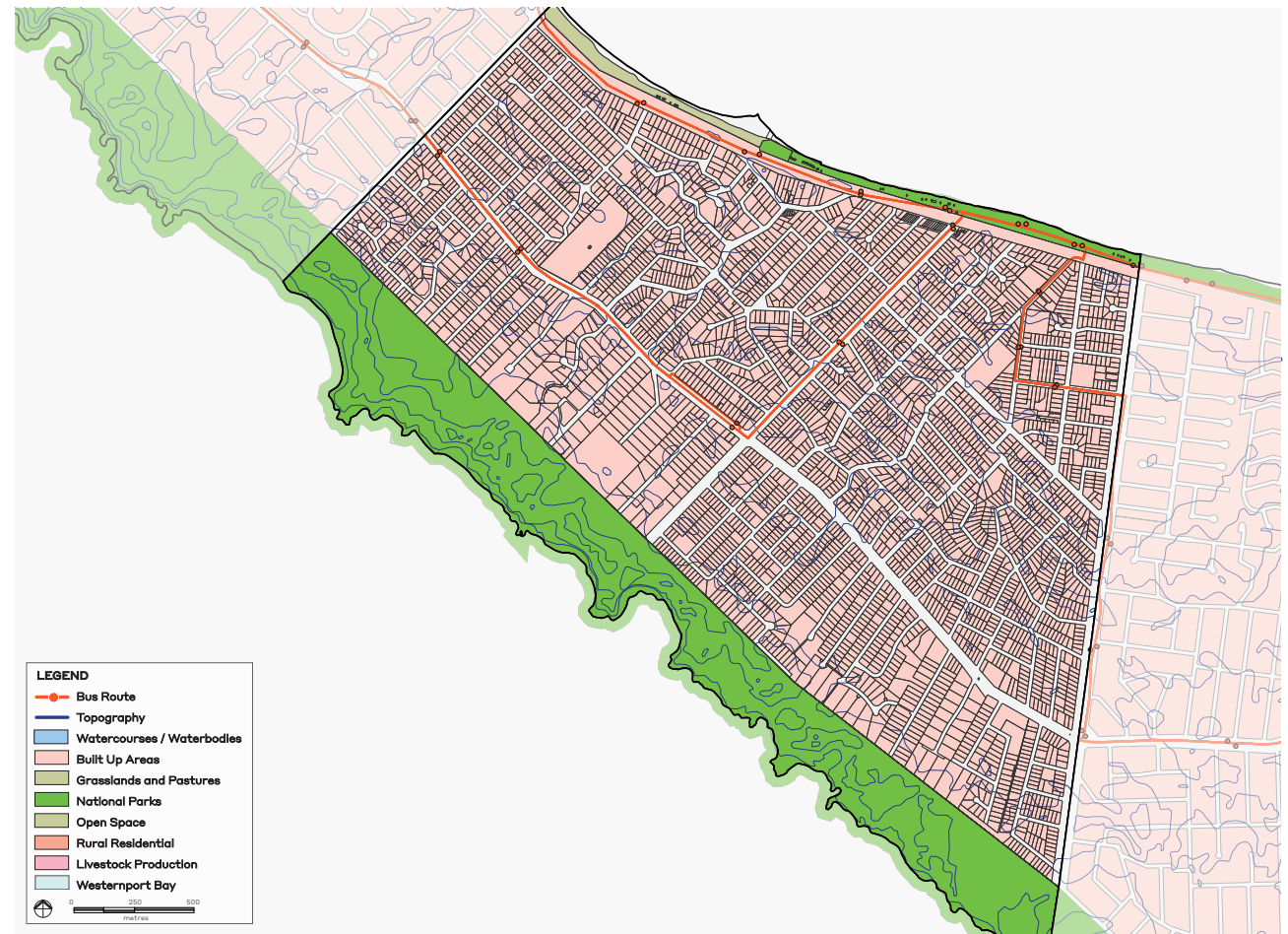


4.14 Blairgowrie

4.14.1 Introduction

Existing Conditions

- Blairgowrie is located on a thin strip of the Mornington Peninsula between Rye and Sorrento.
- Beaches fronting Port Phillip Bay are calm and safe attracting swimmers and sunbakers, whilst beaches facing the Bass Strait such as Koonya Ocean Beach, Bridgewater Bay, Pearses Beach and Dimmicks Beach are more popular amongst surfers.
- The Blairgowrie Yacht Squadron is located on the foreshore and is a hive for water craft activity.
- The Blairgowrie Pier is a popular shore dive site for recreational scuba diving with an abundance of wildlife including octopus, nudibranch, decorator crabs, goat fish, large stingrays and blennies.
- The Mornington Peninsula National Park runs along the Bass Strait Coastline and provides numerous walking tracks along cliff tops, through sand dunes and down to the beaches below.
- Blairgowrie is served by the 787 Sorrento – Safety Beach and 788 Frankston – Portsea bus routes.



76 Blairgowrie Existing Conditions Map

4.14.2 Existing Conditions

Vegetation Coverage

Vegetation coverage in Blairgowrie is very high, throughout the town, including its residential areas. There are a few small pockets of cleared vegetation or where coverage is low. This includes Stringer Road Reserve and the commercial strip near Blairgowrie's foreshore. Vegetation is made up of mainly coastal shrub.



77 Blairgowrie Vegetation Coverage Map

Existing Lot Analysis

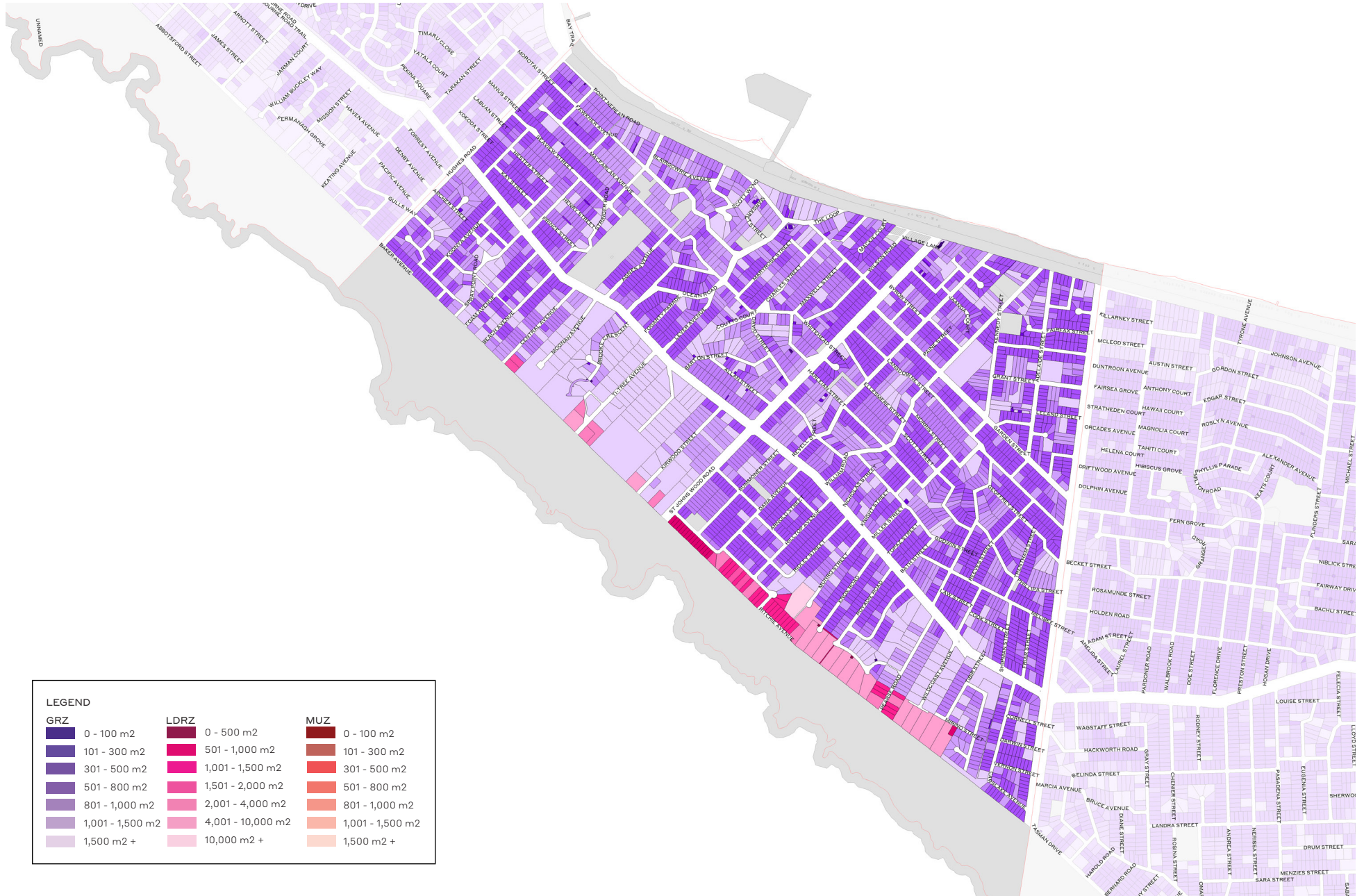
The majority of residential lots within Blairgowrie are zoned GRZ. These lots mostly range between 500-800m² (53%).

Larger GRZ lots of over 1000m² in total area are located closer to the foreshore at Montforts Beach.

The remainder of residential lots fall under the LDRZ, most of which are relatively small when compared to other township LDRZ lots, ranging between 1,000-1,500m² (33%).

Blairgowrie's LDRZ lots are located exclusively along the southern coastline.

Blairgowrie (3861 lots)					
LDRZ (78 lots)		GRZ (3783 lots)		MUZ	
0-500m ²	3%	0-100m ²	0%	0-100m ²	-
501-1,000m ²	22%	101-300m ²	1%	101-300m ²	-
1,001-1,500m ²	33%	301-500m ²	0%	301-500m ²	-
1,501-2,000m ²	6%	501-800m ²	53%	501-800m ²	-
2,001-4,000m ²	12%	801-1,000m ²	23%	801-1,000m ²	-
4,001-10,000m ²	23%	1,001-1,500m ²	14%	1,001-1,500m ²	-
10,000m ² +	1%	1,500m ² +	9%	1,500m ² +	-



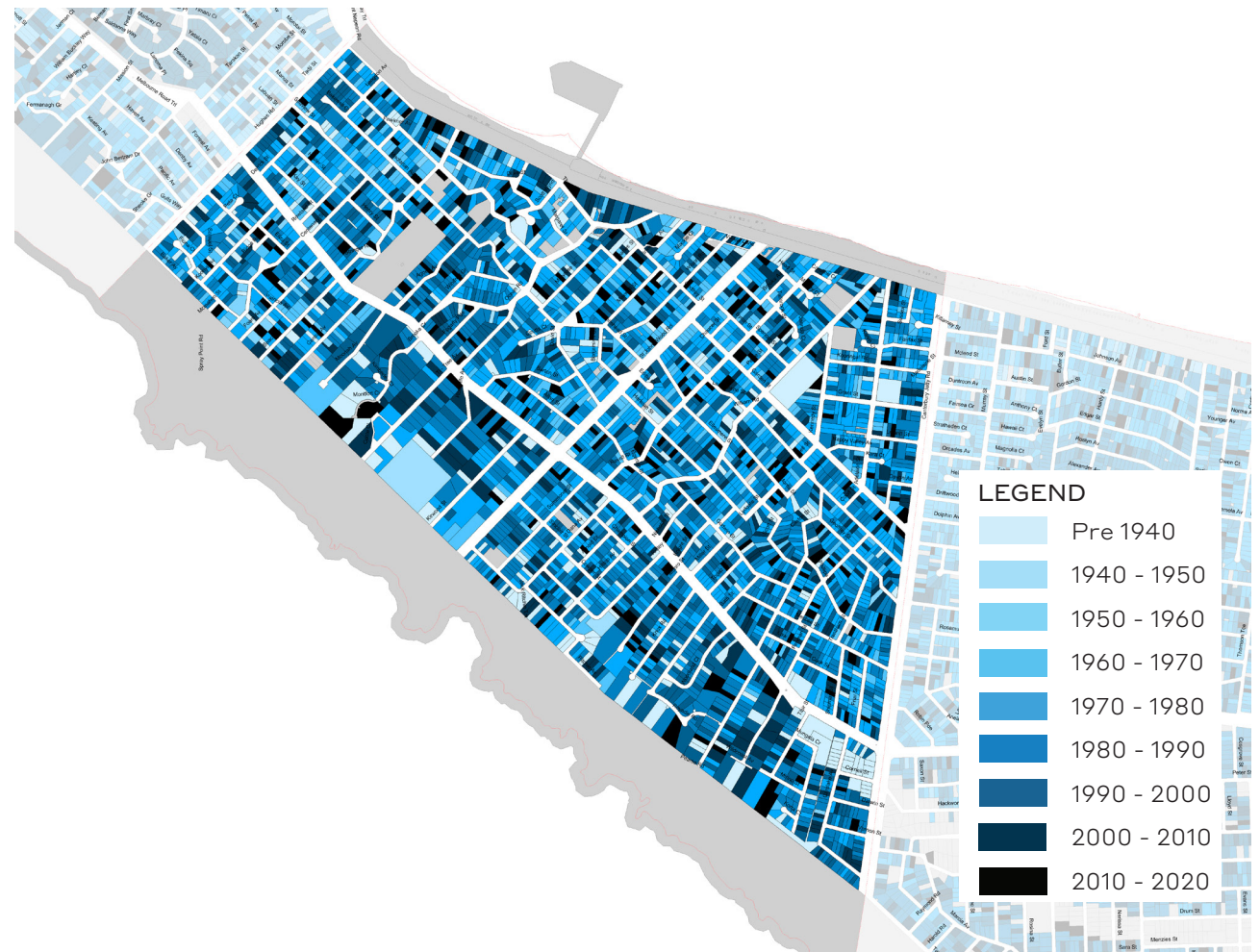
Dwelling Age Analysis

As demonstrated in the dwelling age map opposite, most dwellings within Blairgowrie were either built between 1970-1980 (26%), or 1980-1990 (26%).

Most recent development has been on smaller existing lots, indicating a moderate trend of dwelling redevelopment over the last ten years.

Unlike other townships within the Mornington Peninsula, Blairgowrie has had no recent subdivision development.

Blairgowrie	
3808 records	
Pre 1940	8%
1940-1950	-
1950-1960	1%
1960-1970	10%
1970-1980	26%
1980-1990	26%
1990-2000	12%
2000-2010	10%
2010-2018	6%



4.14.3 Housing Change Pressures

Housing & Settlement Strategy, 2017

Blairgowrie is forecast to have proportional growth within the Peninsula. Between 2016 - 2031, the housing stock in Blairgowrie is forecast to increase by 73 dwellings to 3,381, with a 0.15% average annual increase.

Development Trends

Planning approvals granted since 2008 within the Blairgowrie township are demonstrated opposite.

A significant number of single residential dwellings have been approved across the entire township, suggesting a strong trend towards 1 for 1 replacement of existing dwellings. This trend is likely to contribute significantly to change in neighbourhood character if it continues without appropriate controls in place.



78 Blairgowrie Planning Permit Analysis Map

4.14.4 Community Aspiration and Identified Issues

Previous Consultation

Community consultation *It's Your Peninsula* occurred from August - September 2016 for input into the *Council Plan 2017 - 2021* and *Municipal Health and Wellbeing Plan*. There were 3,086 participants with 33 being from Blairgowrie.

Respondents from Blairgowrie particularly like the beaches, natural environment, sense of community and easy access to a variety of retail and entertainment options.

Although a variety of challenges were reported, the biggest current challenges often referred to over-development, protecting the natural environment, the need for infrastructure to support a larger resident population and visitors, traffic, parking and public transport.

Needs for this local area include increase recreation facilities and outdoor spaces, specifically a public swimming centre, improved transport-related options (public transport, parking and road maintenance), increased support services and a clean-up.

Outcomes from recent consultation

Concerns & Threats

Engagement with the community and Councillors has identified the below key threats and concerns in relation to climate change, design and character in Blairgowrie.

The top concerns mentioned across all forms of community engagement were:

- Excessive removal of vegetation
- Large, solid fencing
- Threat of inappropriate development and design

Aspirations

Engagement has revealed that respondents highly value the following elements of Blairgowrie, which should be maintained and enhanced through this strategy and other actions:

- Retain unmade roads
- Retain bush character and trees
- Minimal fencing

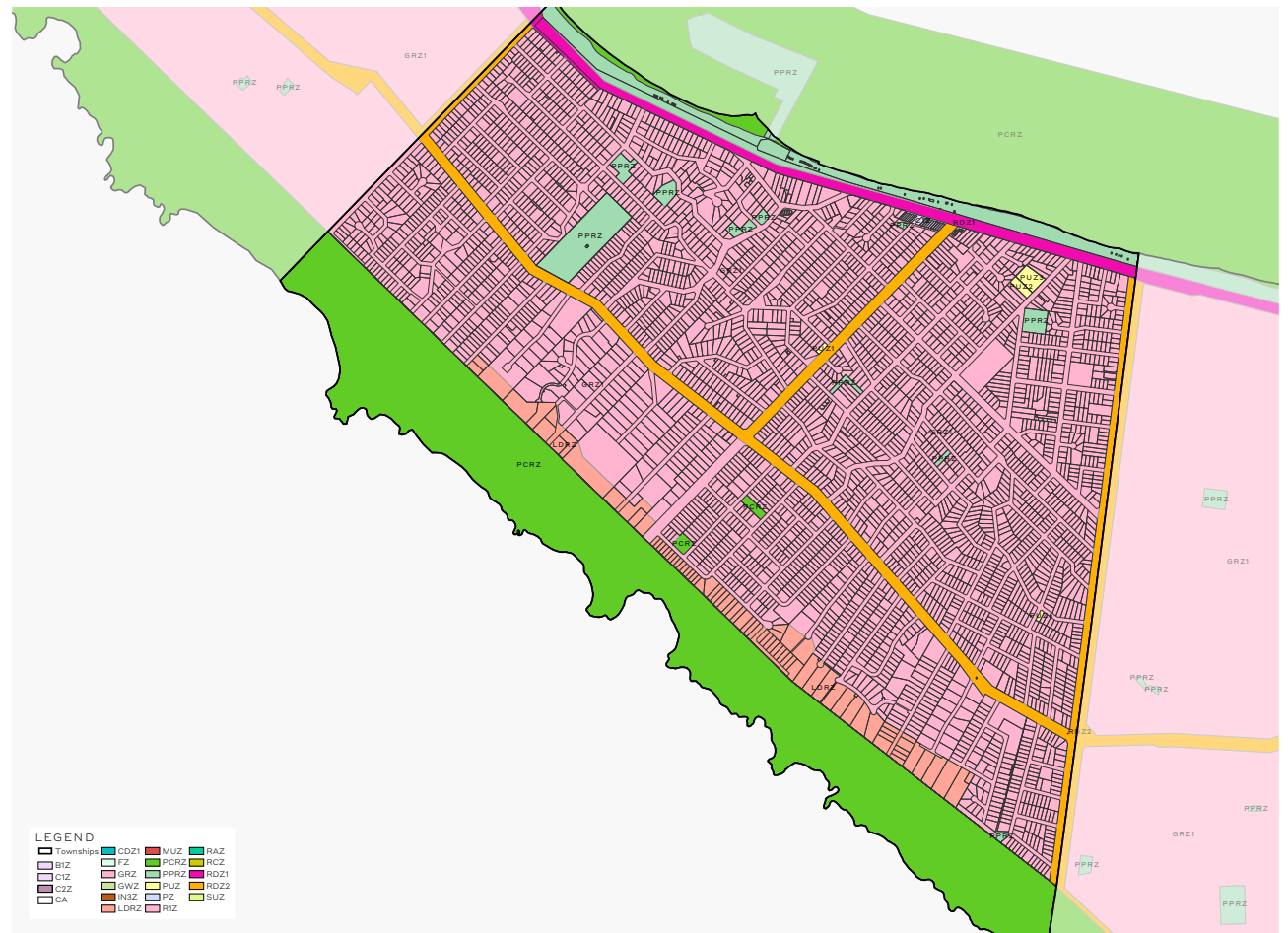
4.14.5 Existing Built Framework

Existing Zones

Blairgowrie is predominantly zoned GRZ with a small portion of residential land fronting Bass Strait zoned LDRZ.

A number of small local reserves and larger reserves including the Stringer Road Reserve and the Blairgowrie Foreshore Reserve are zoned PPRZ. Land fronting the Bass Strait, located along the rocky cliffs of Blairgowrie is zoned PCRZ.

PUZ1, 2, 3 and 6 are in use throughout Blairgowrie. PUZ1 is for services and utilities, PUZ2 is in use for education, PUZ3 is in use for health and community uses and PUZ6 is for use by the Local Government.



79 Blairgowrie Zones Map

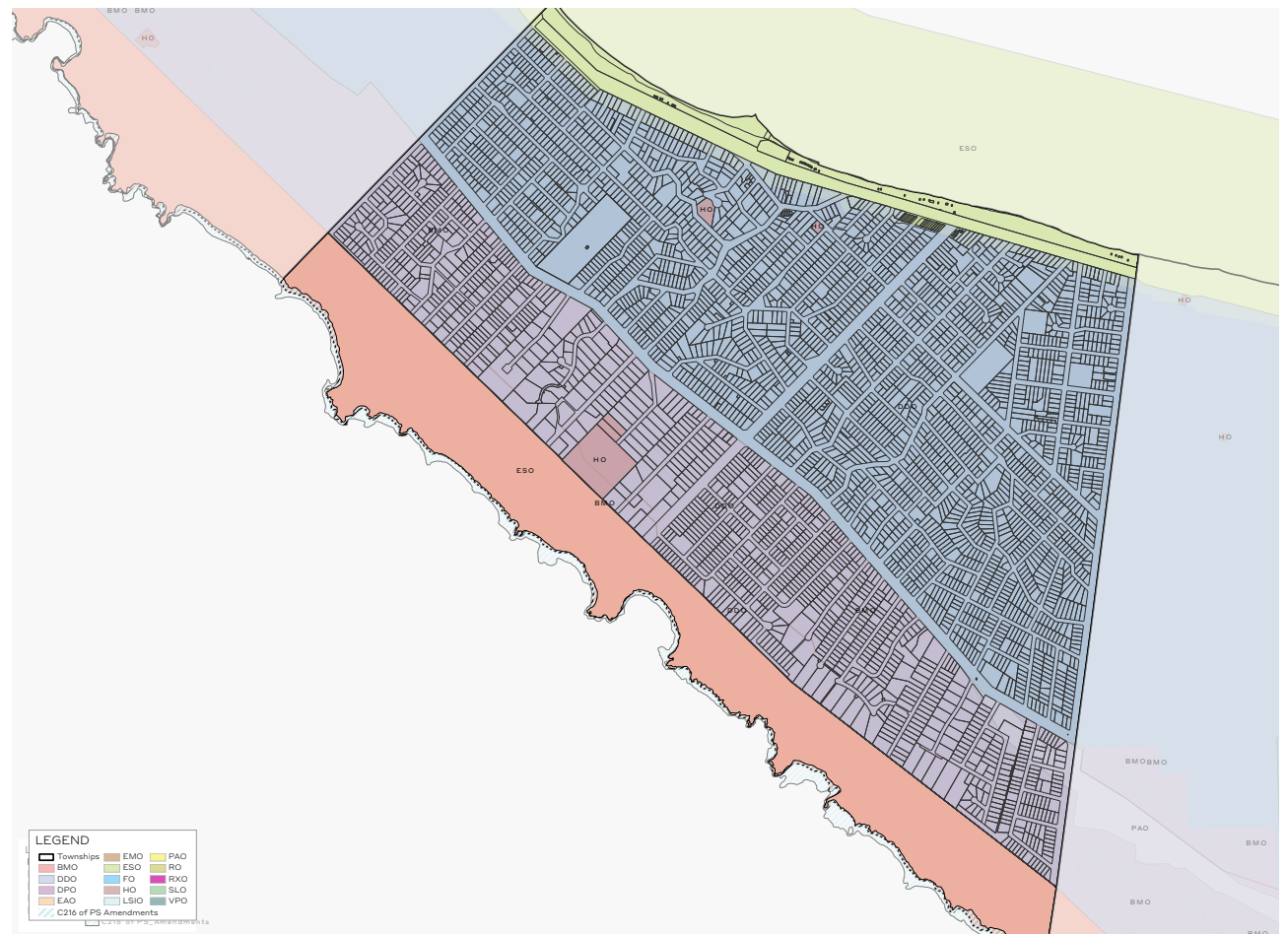
Mornington Peninsula Planning Scheme (2019)

Existing Overlays

Blairgowrie is covered by a range of overlays that work together to protect the relationship between land use, development, natural landscapes and cultural landscapes.

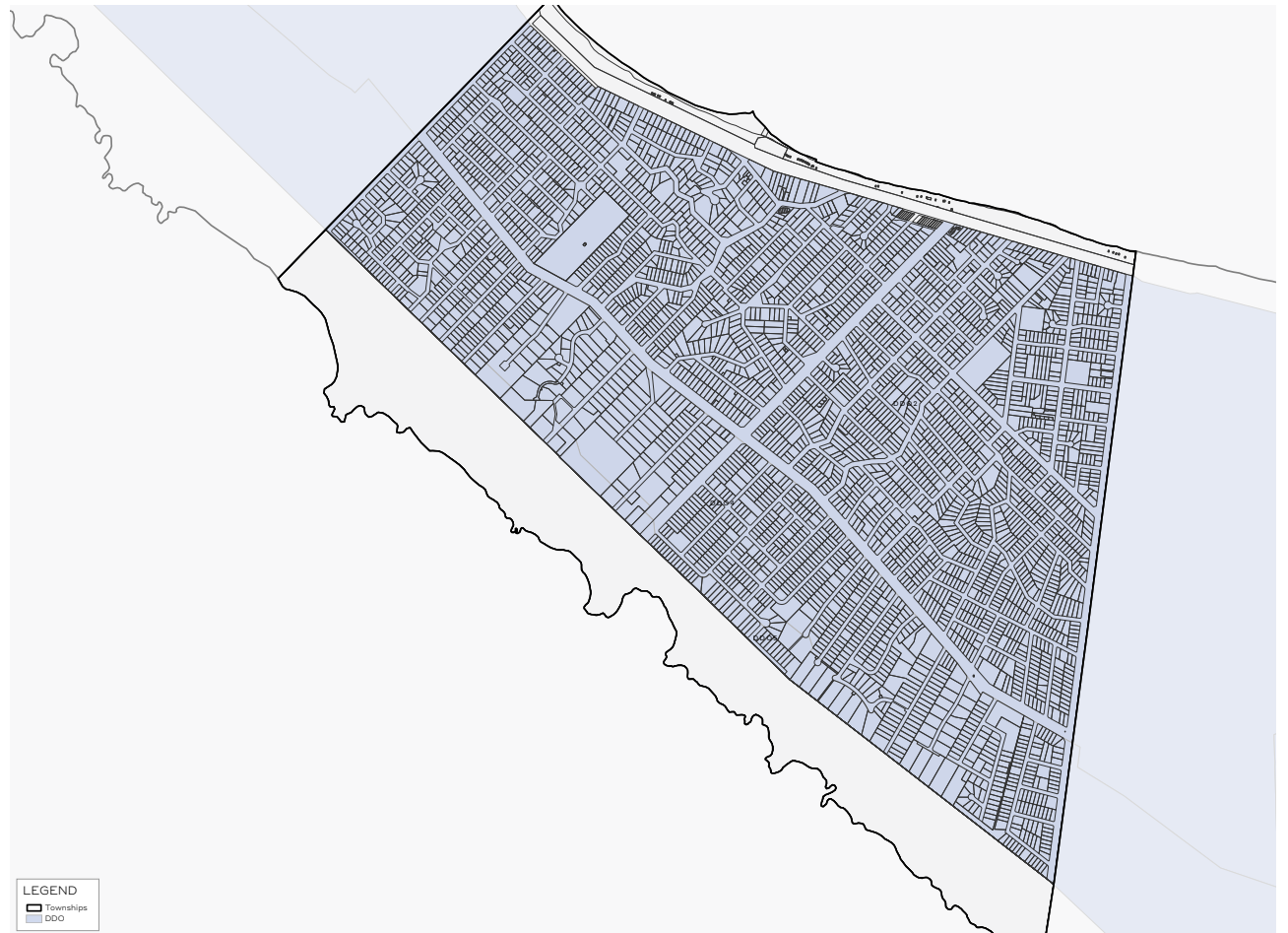
A range of DDOs cover the township. DDO2: Bayside and Village Design ensures that the design of subdivision and housing is responsive to the environment, landform, site conditions and character of the area. DDO4: Environmental Design applies to land fronting Bass Strait and ensures appropriate design of subdivision and housing in areas of semi established dunes where the danger of soil erosion in steep and sandy conditions requires particular care to be exercised. DDO5: Low Density - Wildcoast Protection Area applies to a small portion of land fronting Bass Strait and is in place to ensure the appropriate design of subdivision and housing in the environmentally sensitive Wildcoast protection area and to minimise the extent of earthworks in areas prone to erosion.

The SLOs ensure the landscape of the area is maintained for its important environmental and recreational attributes.



80 Blairgowrie Overlays Map

Mornington Peninsula Planning Scheme (2019)



81 Blairgowrie DDOs Map

Overlay	Building Heights	Setbacks	Vegetation	Subdivision	Density	Other
DDO4 Environmental Design	8m / 2 storeys above natural ground level	15m from a road frontage and 5m from any side boundary (reduced to 7.5m from a road frontage is lot has an area less than 1500sqm) 10m from a PPRZ, PCRZ or RDZ and 6m from a cliff edge	N/A	Varies - excluded areas listed in appendix. Typically, must be at least 2,500sqm and able to contain a rectangle with min 25m x 35m.	No more than one dwelling on a lot	Building or works must not be located on a ridge top
DDO5 Low Density - Wildcoast Protection Area	8m / 2 storeys above natural ground level	15m from a road frontage and 5m from any side road boundary Setback of all buildings from other site boundaries must be at least 2m 10m from a PPRZ or PCRZ	N/A	No less than 5000 sqm and able to contain a building envelope with a minimum dimension of 20m and a minimum area of 800 sqm, excluding land forming a ridge or having a natural gradient in excess of 20%.	No more than one dwelling on a lot	All buildings and works must be located on land with a slope of less than 20% and not located on a ridge top