



What is neighbourhood character?

Neighbourhood character refers to the built development, vegetation and landscape of a residential area. It is the relationship between these elements that makes an area distinctive. There are different character types throughout the Peninsula, each unique in their own way.

Changing our planning controls

To ensure future housing and population growth is accommodated and consistent with the Peninsula's special values and character, we're proposing to change existing planning controls. This includes changes to the existing residential zones and the design and development overlays. We're also simplifying planning controls to make them easier to understand and reduce the need for planning permits.

This process is called Planning Scheme Amendment C219morn. This amendment is important, as it sets out how land can be used and developed and how land is to be protected and conserved.

These changes may affect a property you live in or own. We are now inviting the community to give their feedback on the amendment.

Where can I learn more and make a submission?

It is important you view the changes and have your say on amendment C219morn before **5pm, Friday 24 September**.

For more information and to have your say, visit:

mornpen.vic.gov.au/peninsulahousing

Have your say Housing for the Peninsula

Planning Scheme Amendment C219morn

Contact the Shire's Strategic Planning Team

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Want more information?

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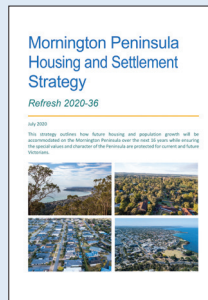
Why does the Peninsula need more housing?

The Peninsula is home to around 168,134 people. It is projected by 2036 the Mornington Peninsula population will increase by over 38,800 people. **That's around 1,200 new homes per year.**

A range of housing types is needed to meet the diverse housing needs of our residents, including detached family homes, units, apartments, and residential aged care facilities.

What is the Shire doing to solve the housing challenge?

Our *Mornington Peninsula Housing and Settlement Strategy: Refresh 2020-2036* outlines how future housing and population growth will be accommodated on the Peninsula over the next 16 years, while ensuring the special values and character of the Peninsula are protected.



Future housing and population growth will be accommodated in our urban areas, ensuring our green wedge is protected.

Major townships like Mornington, Rosebud and Hastings are expected to experience substantial housing change due to the availability of jobs, services and facilities.

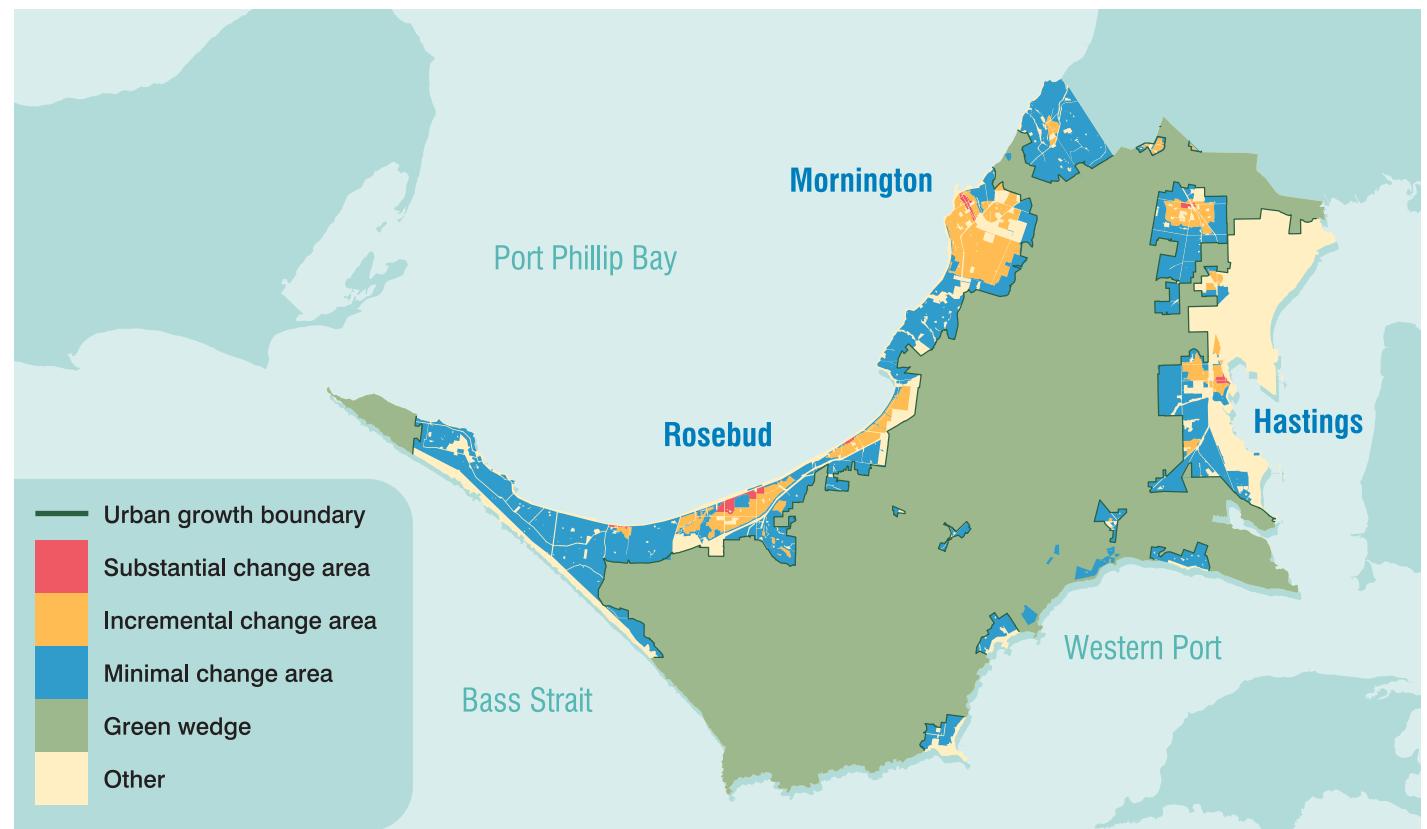
Smaller townships such as Tootgarook, Blairgowrie, Red Hill and Western Port coastal villages, or areas prone to environmental risks such as bushfires and sea level rise, are expected to experience minimal housing change.

All other locations are expected to experience incremental housing change. Directing housing to areas with services and facilities to support an increasing population is a sustainable approach to meeting the housing challenge.

Protecting our neighbourhood character

To ensure future housing development is consistent with the Peninsula's special values and character, we've prepared and adopted the *Neighbourhood Character Study and Guidelines* (Ethos Urban, 2019).

The Study captures the Peninsula's unique values and proposes planning controls relating to building design, siting, landscaping and fences. This ensures development will respond better to the character of the Peninsula's residential areas.



Key characteristics: has special characteristics (e.g. larger blocks with dominant vegetation cover) that distinguish them from other areas and/or affected by environmental risks and corresponding planning controls; tend to have planning controls reflecting the special characteristics that limit the capacity for change

Predominant zoning: Neighbourhood Residential Zone, Low Density Residential Zone

Predominant types of development: detached dwellings, rural dwellings

Maximum building height: 8 to 9 metres / 2 storeys



Key characteristics: has capacity for housing growth and more diverse housing types; existing neighbourhood character should be respected although it may change over time with reference to the preferred neighbourhood character

Predominant zoning: Commercial 1 Zone, Mixed Use Zone, Neighbourhood Residential Zone

Predominant types of development: detached dwellings, units, townhouses

Maximum building height: 9 metres / 2 storeys



Key characteristics: close to jobs, services and facilities that accommodate housing growth and housing diversity; new built form and neighbourhood character is expected

Predominant zoning: Commercial 1 Zone, Mixed Use Zone, General Residential Zone

Predominant types of development: apartments, townhouses, units

Maximum building height: 11 to 14 metres / 3 to 4 storeys