



CRIB POINT TOWNSHIP PLAN REFRESH REPORT (JULY 2024)

Crib Point is a historic coastal township located on the eastern side of the Mornington Peninsula adjoining Western Port Bay. It is largely residential in character with small pockets of local commercial, educational, community and recreational facilities.

Crib Point is characterised by its intimate size and small population offset by the large population of navy personnel at the HMAS Cerberus training facility. Generally, the population is characterised by young families and an aging population of retirees. The townships low profile of development and low-key atmosphere have been identified as features which are highly valued by residents and are sought to be protected.

As a small and relatively flat coastal township, land in Crib Point is predominantly divided between residential and port-related uses. The former BP refinery is located near a modest area of industrial land, the remainder of the township is zoned Special Use Zone – Schedule 1 which is reserved for port-related uses. Much of this land has been undeveloped since 1964 with some areas cleared of vegetation. Vegetation coverage is a constant theme in the residential areas both along the streetscapes and within allotments. The Plan was adopted by Council at its Planning Services Committee meeting on 4 May 2021.

VISION

Crib Point will have the look, feel and function of a country town on the coast, deeply connected with its natural environment, with well treed streets and roads, and a mix of old and new dwellings. The town will be recognised for its special environmental character. Remediation and improvement of identified environmentally sensitive areas will ensure the ongoing protection of local habitat and biodiversity.

It will be a safe and attractive place for families, with a good range of community facilities. Streets and pathways within Crib Point will facilitate walking and cycling by both residents and visitors.

The town will be recognised as forming part of Westernport Bay which is the sacred ancestral home of the Bunurong People of the South-Eastern Kulin Nation, the Traditional Owners of these lands and waters.

Future development will generally follow the existing low density and low profile built form and will be set within the landscape. Limited new housing development will be accommodated but the landscape and environmental qualities of Crib Point will be prioritised, with the retention and re-establishment of landscape features and canopy trees strengthening the image of the town.



Opportunities for future commercial development will be protected to meet the needs of the local community for services and employment. A greater range of tourism businesses and services, and commercial uses which connect Crib Point with both the Bay and the surrounding rural area, will be encouraged to grow the local economy.

The protection of the recreation, nature conservation and tourism values of Western Port and its land catchment will be major considerations in the planning and management of the area for port and port related industries. Any port and port related industrial development will be carefully designed to avoid environmental and visual impacts.

Land at Crib Point will not be used for port purposes or port related uses that are likely to generate significant volumes of heavy vehicle movement on local roads or through towns and villages. Any port and port related industrial development will be physically and visually separated from township residential areas by the establishment of substantial landscaped rural buffers.

Clarity will continue to be sought from the State Government on the future role of the Special Use Zone to provide the certainty needed to deliver good future planning, development and investment decisions.

Interim uses allowed under the applicable existing Special Use Zone provisions will be assessed on a case by case basis in consultation with the Port of Hastings.

OBJECTIVES

The future of the Crib Point Township will be guided by the following five themes and objectives:

1. Residential areas

Objectives

- Protect the existing character of residential areas within the township to protect the coastal country town feel of the township.
- Encourage new development to strike the appropriate balance between building footprint and landscape/permeable open space.
- Manage the extent and form of future medium density development so that it provides for additional housing supply while also reflecting the preferred future character of the area.
- Ensure that new development provides adequate landscaping responsive to the existing environment.

2. Port Land Use and Industrial Areas

Objectives

- Ensure that new development does not have a detrimental impact on port related uses or limit road transport connections for port related uses.



- Facilitate the establishment of appropriate interim uses of under-utilised public Port Purpose reserves and land zoned for Port Related Uses.
- Ensure that port and port related industrial development will be carefully designed to limit environmental and visual impacts.

3. Commercial areas

Objectives

- Avoid concentration of development surrounding commercial areas that creates a sense of a dense urban centre.
- Ensure that future commercial development reflects the elements that make up the existing character of the area and meets the needs of the community.
- Encourage specialised businesses that both contribute to and benefit from a stronger township identity including recreation and uses relating to environmental tourism including the Stony Point – Phillip Island vehicle ferry service which may provide additional economic opportunities within the town.
- Encourage the re-investment of the commercial areas with a particular focus on the Disney Street area.
- Ensure applicable controls (specifically Schedule 21 to the Design and Development Overlay – Crib Point Town Centre)
- Improve the accessibility, diversity and quality of open space recreational opportunities.

are consistent with the vision of this document and the *Western Port Coastal Villages and Surrounding Settlements Strategy, September 2019.*

4. Public open space, environment and character

Objectives

- Protect the Ramsar wetlands and areas of remnant vegetation as a priority, particularly from development which results in loss of biodiversity or increases adverse impacts such as stormwater runoff.
- Protect and improve landscape features such as the tree canopy and coastal habitat.
- Ensure all development is sensitive to and makes a positive contribution to local environmental values, providing for appropriate spacing of canopy trees and regeneration of the landscape setting.
- Improve the quality of the public realm landscape and develop thematic landscape treatments that build upon the identity of the township.
- Encourage the redevelopment of land around and near the Stony Point jetty to establish a high quality of design benefitting of the sites location as a gateway.
- Allow for further investigations into the development of a new tourist bike trail from Hastings to Stony Point with ferry access to French Island and Phillip Island.
- Allow for further investigations for a network of off-road paths that link to key township open spaces.



- Ensure the protection of the Equestrian Facility in accordance with the identified Master Plan.

5. Access and movement

Objectives

- Encourage safe and convenient walking and cycling to and within Crib Point in accordance with the Crib Point Principal Pedestrian Network.
 - Facilitate access to Crib Point via a range of transport modes.
 - Advocate for improved public transport access, services and integration to ensure residents have choice about modes of transport to access local facilities and the surrounding region.
 - Manage periodic peak traffic demands to protect the amenity of the township.
 - Ensure infill development of residential neighbourhoods provides appropriate walking and cycling links.
 - Provide for the protection of the Port Service corridor identified by the Port of Hastings, ensuring this corridor does not jeopardise connection to the Crib Point jetty whilst maintaining an appropriate balance with the local traffic through the township.
 - Land at Crib Point will not be used for port purposes or port related uses which are likely to generate significant volumes of heavy vehicle movement on local roads or through towns and villages.
- Advocate for Stony Point Pier and Woolleys Beach foreshore area pedestrian and recreation infrastructure improvements.
 - Avoid uses which generate significant volumes of heavy vehicle movement through the township.



IMPLEMENTATION ACTIONS STATUS UPDATE

ACTION		LEAD AGENCY	STATUS	COMMENTS
A1	Council to adopt the Crib Point Township Plan refresh once finalised.	Council Strategic Planning	Complete	The Crib Point Township Plan Refresh was adopted by the Planning Services Committee on 4 May 2021.
A2	Council to review existing planning provisions (specifically Schedule 21 to the Design and Development Overlay – Crib Point Town Centre) that apply to the township ensuring clearer clarity and guidance and consistency with the current vision of this Plan.	Council Strategic Planning	Complete	<p>Amendment C282morn made changes to DDO21 in response to this implementation action and was gazetted on 13 October 2022.</p> <p>The amendment applied DDO21 to the commercial areas of Crib Point and aims to protect and enhance local township character.</p> <p>The revised DDO21 retains the existing 8.5 metre (two storey) mandatory height limit and requires that new development respects the existing coastal village character of the Crib Point township.</p> <p>Application requirements have been introduced to ensure a Site and Context Analysis response and Landscape Plan are prepared to accompany a permit application. Requirements are also included from the Strategy to ensure the</p>



ACTION		LEAD AGENCY	STATUS	COMMENTS
				protection of the role and character of Crib Point commercial areas. This includes further built form requirements relating to the use of building materials which complement the existing character of the area and provision of vehicle and pedestrian access.
A3	Following review of applicable planning provisions, Council to prepare a Planning Scheme Amendment implementing the vision of this Plan into the Planning Scheme.	Council Strategic Planning	Complete	The vision of the Township Plan is implemented through Amendment C282morn which was gazetted on 13 October 2022.
A4	Retain the Low Density Residential Zone land to the west of Stony Point Road to meet the demand for lifestyle properties.	Council Strategic Planning	Underway	The land to the west of Stony Point Road is to remain Low Density Residential Zone. Amendment C219morn proposes to rezone the land to Schedule 2 – Low Density Residential Zone. Officers are working through the recommendations of an independent planning panel that reviewed Amendment C219morn and all community submissions in early 2023. Amendment C219morn will be finalised and presented to Council for adoption in mid-2024.



ACTION		LEAD AGENCY	STATUS	COMMENTS
A5	Land currently General Residential Zone to be rezoned to Neighbourhood Residential Zone to ensure consistency with the vision for the township.	Council Strategic Planning	Underway	Amendment C219morn proposes to rezone existing General Residential Zone land to Neighbourhood Residential Zone. Officers are working through the recommendations of an independent planning panel that reviewed Amendment C219morn and all community submissions in early 2023. Amendment C219morn will be finalised and presented to Council for adoption in mid-2024.
A6	Areas zoned for commercial use (Commercial 1 Zone) should be retained and encouraged for future development and re-investment of the centre.	Council Strategic Planning	Complete	The Commercial 1 Zone land is to be retained. Amendment C282morn applies DDO21 to Commercial 1 Zone land to provide a clear and consistent framework of planning controls to guide future built form outcomes for commercially zoned land in the township. Amendment C282morn was gazetted on 13 October 2022.
RESIDENTIAL AREAS				
A7	Ensure new residential development is consistent with the existing character of the township and provides adequate landscaping responsive to the existing environment.	Council Strategic Planning	Ongoing	Amendment C219morn will ensure new residential development is consistent with the existing character.



ACTION		LEAD AGENCY	STATUS	COMMENTS
				<p>Officers are working through the recommendations of an independent planning panel that reviewed Amendment C219morn and all community submissions in early 2023.</p> <p>Amendment C219morn will be finalised and presented to Council for adoption in mid-2024.</p>
PORT LAND USE AND INDUSTRIAL AREAS				
A8	Advocate to the Department of Treasury and Finance to rezone the Public Use Zone 7 land to Public Conservation and Resource Zone and review management and ownership arrangements of this land to establish a local environmental management plan.	Council Strategic Planning	Ongoing	Advocacy to State Government regarding the Port of Hastings and the release of surplus land is a priority advocacy project. This release would allow for alternative productive uses such as housing, industry, conservation and agriculture, in support of the Hastings and Crib Point townships. It is anticipated that the Port of Hastings Development Strategy, due to be released in 2024, will provide increased certainty for land use planning around the Port of Hastings.
A9	Facilitate interim uses on both Council owned and private land in the northern part of the township to realise environmental improvements and remediation of poorly presented land.	Council Strategic Planning Port of Hastings	Ongoing	<p>Interim uses continue to be assessed on a case by case basis.</p> <p>It is anticipated that the Port of Hastings Development Strategy, due to be released in 2024, will provide increased certainty</p>



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	Any interim uses should be assessed on a case by case basis in consultation with the Port of Hastings to ensure the use does not impact on port development and use.			for land use planning around the Port of Hastings.
A10	Retain land within the Industrial 3 Zone to provide for additional local employment and the development of service industries to meet the needs of current and future needs of the local businesses and general community.	Council Strategic Planning	Complete	Amendment C271morn applies DDO60 to the IN3Z land to ensure that new development protects and enhances the existing streetscape and vegetated character of this area consistent with this typology. DDO60 contains design objectives, a discretionary building height limit of 9 metres and design requirements. The amendment was adopted with changes at a Council meeting on 4 April 2023 and has been referred to the Minister for Planning for approval.
COMMERCIAL AREAS				
A11	Facilitate opportunities for a range of tourism uses and facilities to build on Crib Point's future economic role, including the proposed boat ramp jetty and ferry service.	Council Economic Development	Ongoing	Council adopted a new Economic Development and Tourism Strategy in May 2024. The Strategy seeks to investigate further options to progress the Stony Point to Cowes car ferry business case.
PUBLIC OPEN SPACE, ENVIRONMENT AND CHARACTER				



ACTION		LEAD AGENCY	STATUS	COMMENTS
A12	Encourage the development of a tourist bike trail from Hastings to Stony Point jetty with ferry access to French Island and Phillip Island.	Council Economic Development	Ongoing	Council adopted a new Economic Development and Tourism Strategy in May 2024. The Strategy seeks to investigate further options to progress the Stony Point to Cowes car ferry business case.
A13	Ensure the retention and protection of regionally significant vegetation.	Council Statutory Planning	Ongoing	The Vegetation Protection Overlay – Schedule 1 (VPO1) applies to the majority of the Crib Point township. The aim of this control is to ensure that any future development has regard to the landscape character of this area and a planning permit is required to remove, destroy or lop any vegetation.
A14	Advocate for the improvements and construction of parking and visitor amenities such as BBQ facilities and park benches at the Woolleys Beach foreshore area and Stony Point Pier.	State Government	Ongoing	Council is pursuing ongoing advocacy for future improvements.
ACCESS AND MOVEMENT				
A15	Encourage greater pedestrian links in accordance with the Principle Pedestrian Network.	Council Traffic and Transport	Ongoing	Pedestrian works along Disney Street in accordance with the Principle Pedestrian Network are proposed, subject to budget.



ACTION		LEAD AGENCY	STATUS	COMMENTS
A16	Footpath to be constructed at Colin and Martin Streets (St Joseph's Primary School) to ensure a safe and accessible path connection for residents and school children.	Council Traffic and Transport	Complete	This footpath has been delivered.
A17	Encourage and facilitate the construction of unmade roads within the township.	Council Community Infrastructure Planning	Ongoing	Construction of unmade roads is delivered by Special Charge Schemes in accordance with the Infrastructure Works Special Charge Schemes Policy.
A18	Review the existing speed limit at Disney Street.	Council Traffic and Transport	Yet to be commenced	Subject to budget and staff resourcing.
A19	Review the informal parking area on the north side of Stony Point Road just before the pier given its high use and demand.	Department of Transport and Planning Port of Hastings	Yet to be commenced	Subject to budget and staff resourcing.