



Balnarring Civic Court Reserve Precinct

DRAFT LONG TERM MASTER PLAN



DRAFT

CONTENTS

1.0	BACKGROUND	6
1.1	PURPOSE	6
1.2	OBJECTIVES	6
1.3	STUDY AREA	6
1.4	PROCESS	8
	1.4.1 Analysis and Research	8
	1.4.2 Consultation	8
	1.4.4 Draft Long Term Master Plan	8
	1.4.5 Final Long Term Master Plan	8
2.0	OVERVIEW ANALYSIS	8
3.0	CONSULTATION	9
3.1	FEEDBACK SUMMARY	9
4.0	KEY ISSUES	11
4.1	SITE CONTEXT	11
	4.1.1 Open Space and Recreation, and Amenity	11
	4.1.2 Movement Networks – Pedestrians and Vehicles	11
	4.1.3 Environment and Vegetation	12
	4.1.4 Indigenous Heritage	12
	4.1.5 Historic Cultural Heritage	12
5.0	LONG TERM MASTER PLAN DIRECTIONS	13
5.1	OPEN SPACE AND RECREATION, AND AMENITY	13
	5.1.1 Play Zone	13
	5.1.2 Picnic Areas and Park Infrastructure	13
	5.1.3 The Arts Space	16
5.2	MOVEMENT NETWORKS	21
	5.2.1 Vehicle Access and Carparking	21
	5.2.2 Pedestrian and Cycle Network	21
	5.2.3 Emergency Vehicle Access	21
5.3	INFRASTRUCTURE	22
5.4	ENVIRONMENT AND VEGETATION	22
	5.4.1 Flora and Fauna	22
	5.4.2 Existing Trees	22
	5.4.3 Revegetation	23
	5.4.4 Bioswales and Overland Flow Paths	23
5.5	COMMUNITY, CULTURE AND HERITAGE	25
	5.5.1 Community Facilities	25
	5.5.2 Historic Cultural Heritage	25
	5.5.3 Indigenous Heritage	27
6.0	IMPLEMENTATION	29
	TABLE 1: LONG TERM MASTER PLAN RECOMMENDATIONS	29
	REFERENCES AND BACKGROUND DOCUMENTS	32
	APPENDICES	33

LIST OF FIGURES

Figure 1: Study Area.....	7
Figure 2 : Overall Master Plan.....	14
Figure 3: Detailed Plan.....	15
Image 1 : Precedents	17
Image 2 : Precedents	18
Image 3 : Precedents	19
Image 4 : Precedents	20
Image 5 : Precedents	24
Figure 4: Trails.....	26
Image 6 : Precedents Rail Trail	28

DRAFT

Glossary

Amenity

A desirable or useful feature or facility of a building or place.

Ecologically Sustainable Design (ESD)

The use of design principles and strategies which help reduce the ecological impact of development. Generally can be defined as 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'.

Infrastructure

The facilities, services and furniture serving an area, in this case the open space, playground, Arts Space areas.

Long Term Master Plan

A plan giving comprehensive guidance or instruction; a long term strategy.

Senescent

Means to grow old, and in the case of describing trees refers to trees that have reached maturity and are possibly in decline.

Streetscape

The visual elements of a street, including the road, adjoining buildings, street furniture, trees and open spaces that combine to form the street's character.

Sustainability / Sustainable

Sustainability is the capacity to endure. Sustainable design means using principles and strategies which help reduce ecological, environmental and economic impact.

Treescape

A landscape including many trees or groups of trees.

Urban Design

Urban Design is the process of designing and shaping places - cities, towns, villages. Urban Design addresses built form, streets and public spaces and the spaces that make urban areas functional, attractive, and sustainable.

In the context of this Long Term Master Plan, Urban Design is about "place" (enhancing, connected, diverse and enduring) and "people" (comfortable, vibrant, safe and walkable/cycleable)

A key objective for the Long Term Master Plan is to identify opportunities which meet **Australian Design Protocol Principles of Good Urban Design**. A summary of these Principles is attached as Appendix 1.

Water Sensitive Urban Design (WSUD)

A wholistic approach to the planning, design, construction and retrofitting of development that aims to minimise negative impacts on the natural water cycle and protect the health of aquatic ecosystems.

WSUD promotes the integration of stormwater, water supply and sewage management within a precinct.

WSUD initiatives include:

- **Raingardens**
A raingarden is a planted depression that allows rainwater runoff from impervious areas (like roofs, driveways, pathways and carparks) to be absorbed. This reduces runoff by allowing stormwater to soak into the ground as opposed to flowing into stormwater drains, and reduces erosion, water pollution and flooding.
- **Bio Swales**
A bio swale or vegetated swale is a form of bioretention, used to partially treat water quality, attenuate flooding potential and convey stormwater.

1.0 BACKGROUND

In December 2012, Mornington Peninsula Shire commenced the planning and preparation of a Long Term Master Plan for the Balnarring Civic Court Reserve Precinct. There is currently no Master Plan for the Reserve Precinct.

1.1 PURPOSE

The Purpose of the project is to:

- Assess the need for different forms of land use to serve the Balnarring community.
- Develop an appropriate development/ design framework for both public and private land.
- Focus on development of facilities and landscaping of spaces to support passive recreation activities.
- Enhance the township character within the study area.
- Reflect the core aspirations of the community and key stakeholders, expressed through the consultation process.

1.2 OBJECTIVES

The Long Term Master Plan shall provide a framework for the development and management of the Precinct and guide future policy and decision making.

The key Objectives for the Long Term Master Plan are to:

- Foster participation in healthy outdoor recreation activities.
- Enhance community connections.
- Preserve and enhance natural and cultural heritage values.
- Provide broad community benefit.
- Foster arts and culture activities / appreciation.
- Create an attractive space for people to congregate and a focal point for the town
- Maintain small rural/ coastal township character.
- Demonstrate sustainability and innovation.
- Reflect the needs and aspirations of the community and key stakeholders.

- Identify achievable 'community capital' opportunities, which are realistic and achievable for the Shire to fund.

1.3 STUDY AREA

The Balnarring Civic Court Reserve Precinct is an area of approximately 6.1 hectares (including the four vacant lots) The Precinct, as indicated in Figure 1, is located on the southern side of Frankston-Flinders Road, opposite the Balnarring village shopping centre.

The Reserve Precinct is an important open space for Balnarring, providing a centrally located area for active and passive recreation. Located within the Reserve Precinct are a number of amenities and facilities including:

- Public hall, encompassing senior citizens centre and historical society.
- Public car park.
- Playground (upgraded in 2011 / 2012)
- Pre-school and occasional care centre.
- Maternal and Child Health facility.
- Public toilet.
- BBQ / picnic area.
- Mobile library stop.
- Skate park (opened in 2014)
- Two informal BMX tracks – one amongst the Pine trees which is well used, and; an unused area of earth mounding on the vacant land south of the pre school.
- Four vacant lots of Council owned land, at 3051, 3053 Frankston- Flinders Rd and 6 and 8 Civic Court.
- A kilometre long section of the former Bittern - Red Hill railway cutting and embankment.
- Tennis club and lawn bowls club, at the southern end of the Reserve.
- Balnarring Primary School, with a drop off/ pick up area on Civic Court Reserve.

Adjacent to the Precinct are several residences along Civic Court and local commercial businesses fronting Frankston – Flinders Road.

Legend

study area



1.4 PROCESS

In developing the Long Term Master Plan the study has taken the following approach:

1.4.1 Analysis and Research

This stage included an assessment of:

- Strategic Context – the strategic and planning setting and a review of background policy.
- Physical Context - the physical setting; identifying values, opportunities and issues relating to existing site conditions.

1.4.2 Consultation

The Consultation process has included surveys, feedback forms, discussions with community groups and stakeholders, site walks and ongoing liaison with BVC.

A summary of the Consultation process to date is included in Section 3.1 and Appendix 2.

1.4.4 Draft Long Term Master Plan

The Draft Long Term Master Plan will provide preliminary recommendations for any development and enhancements in the Precinct, based on findings from the analysis and consultation stages.

Following Council endorsement of the Draft, it will be presented to stakeholders and the community and put on public display to gain wide review.

Feedback on the Draft Long Term Master Plan will be encouraged in order to inform the Final Long Term Master Plan.

1.4.5 Final Long Term Master Plan

The Final report will consider any comments from the public exhibition period.

The Final Long Term Master Plan will outline final directions and recommendations and include an implementation strategy, priorities and indicative costs.

2.0 OVERVIEW ANALYSIS

This overview analysis outlined the current issues and opportunities specific to the Civic Court Reserve Precinct, and to some extent the larger Balnarring township.

This overview analysis confirmed that the key direction for the Long Term Master Plan should be to develop the Civic Court precinct as open space addressing community aspirations for:

- A community focussed space and central 'hub' / township park
- Pedestrian trails and connections
- Managed vehicle access and parking
- Open space
 - native vegetation habitats
 - activities / events
 - passive and active recreation
- Facilities and amenities
 - community infrastructure / buildings
 - BBQ's , shelters, picnics, equipment etc.

The Draft Long Term Master Plan will focus on the key 'themes' that emerged during the analysis and assessment stage, and during consultation discussions, namely:

- Land Use
- Open Space and Recreation, and Amenity
- Movement Networks – Pedestrians and Vehicles
- Environment and Vegetation
- Community, Culture and Heritage

3.0 CONSULTATION

Consultation has included:

- A direct mail out to local residents, providing information about the project and a feedback form. This resulted in 32 responses.
- Discussions with:
 - Mornington Peninsula Shire officers and the Red Hill Ward Councillor.
 - Balnarring Village Common group
 - Balnarring Primary School
 - Other community groups and Reserve stakeholders.
 - General community members
- Project information, including a feedback form, outlined on the Shire website.
- A site walk around (attended by approximately 50 people)
- A drop in session held in the Balnarring Hall (approximately 30 attendees)
- Information posters distributed to local shops and displayed on the Village notice board.
- Information provided in the 'Balnarring Bridge' community newsletter.
- A general community survey prepared by BVC. The results of the survey were passed on to the Shire to inform the Long Term Master Plan.

The Balnarring Village Common (BVC) group has also been active in fostering community engagement in the development of the Precinct. The BVC have worked in parallel, preparing community surveys and participating in workshops providing ideas and feedback.

A detailed summary of the first stage consultation is included in Appendix 2.

3.1 FEEDBACK SUMMARY

The direct consultation sessions with stakeholders and the community resulted in considerable feedback to inform the Long Term Master Plan.

The consultation revealed a number of ideas for creating a community focussed precinct and highlighted a number of issues relating to land use and development, open space and recreation, traffic and carparking.

Council received thirty two written feedback forms from the community as part of this first consultation stage. Two responses to a Business Needs survey were received, following direct discussions with traders.

The most common issues and opportunities raised during the consultation included:

- There is a strong and fairly widespread desire to protect and enhance the railway corridor as a rail trail, to build on its heritage and to use it as a key link through the precinct and to wider regional trails.
- Traffic management in and around the precinct is considered a significant issue. The perceived issues include:
 - unsafe road intersections
 - the lack of appropriate slip lanes on Frankston – Flinders Road
 - the closure of Civic Court and the impact this has on access to the Hall and the toilets.
 - the configuration of car parking at the Hall
 - the safety of pedestrian crossings between the Civic Court precinct and the shops
 - private vehicle use of the public recreation reserve to access homes facing Balnarring Beach Road
 - a lack of car parking for the school
 - summer peak congestion in the Village business precinct
- The lack of safe pathways through, around or to the precinct. Those that do exist are generally not well connected.
- Directional signage and information need to be provided throughout the precinct.
- The impact of falling pine tree needles into the skate park.
- Commercial developments in the parkland precinct are not favoured by local businesses.
- The wetlands and the associated walking track are poorly serviced in terms of access, parking and information.

- Council owned land used as a community space with a wide range of ideas put forward, including:
 - community gardens and orchards
 - walking areas
 - play areas
 - fitness course
 - bike tracks
 - adaptable, mixed-use, open plan creative arts space, for engagement of all ages and with a particular focus on creative youth engagement
 - event and performance spaces, amphitheatre
 - community market
 - social areas
 - developed parkland
 - sculpture park

It should be noted that these are the current issues as expressed by community members.

4.0 KEY ISSUES

The current issues specific to the Civic Court Reserve Precinct can be summarised as follows:

4.1 SITE CONTEXT

4.1.1 Open Space and Recreation, and Amenity

- From a supply perspective, Balnarring is considered to be well serviced by open space in terms of quantity of open space areas. However, the key issue is considered to be the quality and connectivity of open space. Whilst the Civic Court Reserve Precinct is essentially Balnarring's 'town park', in its current undeveloped state it is not perceived by many residents to be their primary open space area.
- Community consultation, in the context of the current study, identified strong desire for a 'community space', a space that supports the social, environmental, cultural and heritage values of the community.
- Whilst the Hall is very popular and well used, there is some perception that it is not meeting full expectations as a 'community' facility because it does not offer community house type functions.

The Hall is adequate for its purpose as a small hall, providing space to set up 170 theatre seats or 120 tables and chairs, as well as a purpose built, mixed-use, performing and visual art space.

Community surveys conducted suggest that the Hall:

- requires more natural light for community arts activities.
- does not facilitate art displays/exhibitions due to lack of wall space.
- has major acoustic limitations.
- The disparate nature of open space and amenities, with recreation amenities spread out and lacking direct pedestrian and vehicle connections.

Visual connections are also limited. The size of the precinct contributes to the spread out nature of amenities and facilities.

- Useable open space is 'undefined'. The linear section of public recreation reserve beside Civic Court is perceived as a roadway and parking area for the school. The narrow, linear nature of this section of the precinct has limited opportunities for recreation activities.

The railway cutting has an informal trail but is not well used due to the dense Radiata Pine planting and lack of good access tracks to the cutting.

The existing vacant blocks have no defined purpose and are not maintained for the purposes of useable open space.

4.1.2 Movement Networks – Pedestrians and Vehicles

- Consideration will need to be given to providing carparking for the public toilets, following the permanent closure of the northern end of Civic Court.
- Informal access to the rear of Balnarring Beach Road properties has occurred through the public recreation reserve along Civic Court.
- Traffic movement past the pre-school and Maternal and Child Health service is a source of conflict.
- Emergency vehicle access is not ideal. CFA prefers a 6m wide perimeter circulation roadway.
- The southern section of Reserve land is used by Balnarring Primary School for car parking. The School has raised the issue of provision of more carparking.
- There is increased intensity and volume of traffic along Civic Court during the peak morning and afternoon drop off/pickup times on school days.
- The carpark off Strathmore Road is generally underutilised.
- The pedestrian network through the Precinct is 'incomplete', although it was not raised as a major issue during consultation.

There are a number of conflict points between pedestrians and vehicles, with pedestrians required to use roadways for access between facilities.

Issues and Opportunities

- The Western Port Trail is 'incomplete' through the Precinct.
 - There are no trail connections to the Balbarooroo Wetlands trail along Frankston-Flinders Road, or via Civic Court Reserve.
- 4.1.3 Environment and Vegetation**
- There is no existing vegetation assessment so the presence of significant vegetation and the extent of weed invasion, is unknown.
 - The public open space areas have only scattered stands of vegetation and canopy trees.
 - The dense groves of Radiata Pine are impacting the historic railway cutting embankments and the visual transparency of the Reserve Precinct.
 - The railway cutting defines the linear nature of the reserve and supports its development as a rail trail.
 - There is a lack of environmental connection to the Balbarooroo Wetland.
 - There has been little active management of the environmental values of the Reserve Precinct.
- 4.1.4 Indigenous Heritage**
- The indigenous heritage values of the Reserve are not known as there is yet to be a comprehensive study to identify elements of significance in the area.
- 4.1.5 Historic Cultural Heritage**
- Whilst the railway alignment is identified as 'heritage watch list', heritage overlays are yet to be applied.
 - A continuous rail trail through Balnarring is difficult given the incorporation of sections of the former Bittern - Red Hill rail route into private ownership and the resulting loss of a local heritage asset.
 - As well as the former rail alignment, there are several notable heritage buildings within the Precinct. Whilst the Balnarring and District Historic Society has brochures for interpretive walk, there is no formal interpretive rail.
- The Skate Park includes timber 'sleeper like' fencing, as an interpretation of railway sleepers and rails.
 - There may be an opportunity to reflect railway heritage in the addition of a 'Balnarring' Station sign beside the railway cutting and other interpretive features.

5.0 LONG TERM MASTER PLAN DIRECTIONS

The key directions of the Long Term Master Plan include:

- Development of the Civic Court Reserve Precinct primarily as a community focussed, open space precinct, addressing community aspirations for:
 - a community focus and central 'hub'
 - pedestrian trails and connections
 - managed vehicle access and parking
 - open space
 - native vegetation habitats
 - activities / events
 - passive and active recreation
 - facilities and amenities
 - community infrastructure / buildings
 - BBQ's , shelters, picnics, equipment etc.

The following summary outlines these key opportunities.

5.1 OPEN SPACE AND RECREATION, AND AMENITY

5.1.1 Play Zone

▪ Playground

The existing playground will be retained in its current location. It has good access and surveillance and is close to the public toilets. It will also be well connected to the proposed new skate park.

In the short term a reconfiguration of the fencing will allow better access to the wider 'play zone' incorporating the skate park.

In the longer term, this Long Term Master Plan proposes an expansion of the playground to include provision of a variety of play elements to challenge a range of age groups.

▪ Nature Based Fun and Fitness

The area to the east of the skate park, within the existing pine tree plantation, is proposed as a nature based fun and fitness zone.

The intent is to provide challenges that incorporate existing site features such earth

mounds and existing trees (and future tree stumps) to develop an exercise / play zone for older children and adults.

This area would be connected to the overall path system, so that exercise areas can be part of a Precinct wide running / walking circuit.

Fun and fitness challenges may include:

- balance (across the cutting; over trunks and trunk steppers)
- exercise equipment
- BMX jumps / bicycle skill development obstacles as an extension of the skate park and an upgrade of the existing informal BMX mounds.

To add to the variety and interest of the nature based activities, there are also opportunities to install interactive science and nature equipment / sculptures such as sun dials, rain wheels, wind chimes, light reflectors.

▪ Skate Park

The skate park opened in mid-2014 and has become a focal point of the area. Further enhancements will come via the implementation of the Long Term Master Plan, including seating, a BBQ area and additional landscaping. The skate park fences have a railway theme to reflect and interpret the railway heritage of the area.

5.1.2 Picnic Areas and Park Infrastructure

The basics of a picnic area exist adjacent the Hall carpark, given there is an existing shelter and BBQ's. This central location is ideal, particularly for visitors using the play areas and skate park.

The Long Term Master Plan proposes enhancements of this existing picnic area through the provision of:

- a new shelter
- new picnic furniture
- improved landscaping
- path connections
- separation from the carpark
- provision of bicycle rails
- rubbish and recycle bins
- drinking fountain

Picnic spots would also be available throughout the Precinct, with a number of open space and garden areas proposed.

- legend**
- existing tree to be retained
 - subject to arbicultural assessment
 - existing tree to be removed
 - subject to arbicultural assessment
 - existing pine tree to be removed
 - (in stages)
 - existing pine tree to be retained
 - (outside scope of works)
 - proposed tree
 - proposed 2.5 m wide shared rail trail
 - proposed concrete pedestrian path
 - skate park
 - proposed compacted gravel pedestrian path
 - proposed boardwalk
 - proposed car parking
 - proposed swale drain
 - proposed understorey planting
 - proposed grassed area



Scale 1:1000 @ A1

DRAFT

Balarring Civic Court Reserve
Draft Long Term Master Plan

Scale 1:1000 @ A1
August 2013



Bairnaring Civic Court Reserve
Draft Long Term Master Plan

Scale 1:500 @ A1

August 2013

DRAFT

Scale 1:500 @ A1



legend

- existing tree to be retained subject to structural assessment
- existing tree to be removed, subject to arboricultural assessment
- existing pine tree to be removed (in stages)
- existing pine tree to be retained (outside scope of works)
- proposed tree
- species to be sourced from local EVC list
- proposed feature avenue tree
- proposed orchard tree
- proposed 2.5m wide shared rail trail
- proposed concrete pedestrian path
- scale park and forecourt area
- proposed compacted gravel pedestrian path
- proposed boardwalk
- proposed raised and shaded pavement
- proposed car parking
- proposed swale drain
- proposed understorey planting
- proposed grassed area
- proposed picnic table
- playground
- bicycle area



5.1.3 The Arts Space

The Arts Space is a key initiative of the Long Term Master Plan. It will be developed on the existing vacant blocks, providing a new landscape open space of approximately 9,000 m².

This central open space builds on the ideas for community focussed open space as proposed by the BVC and the community.

The key design principles include:

- **Multipurpose Facility**

This proposed entry building at the northern entry to the Arts Space may start out as a storage and plant propagation space, with the intent that it develops in future stages into a contemporary multi-purpose facility, used as a community space / arts studio / event space.

In line with community aspirations, this building may be a demonstration of best practice environmental design, using recycled and sustainable materials in contemporary design forms.

It is proposed to locate this facility at the Frankston – Flinders Road entrance, as this has great visual presence, is easily accessed, and is a likely 'starting' point for the development of the Arts Space open space.

- **The Amphitheatre and Stage**

A key theme raised during the consultation was the importance of providing a space for events, particularly music. Of note, The Balnarring Hall and other venues in the village currently host a range of music nights, Sunday sessions and other music events.

The Long Term Master Plan indicates a central location for outdoor events, through the provision of an amphitheatre and stage area.

This could be developed over a number of stages if required, the first being the development of a tiered / sloping grass amphitheatre, then installation of associated infrastructure including a storage area, stage, shelter, screen and the provision of services (lighting, audio) if required in the future.

- **The Orchard**

During the consultation many ideas were generated relating to sustainable living and the desire to develop community gardens.

The proposed Orchard responds to this, as an opportunity to demonstrate growing food and sharing local produce.

Access to the Orchard would be via a series of paths, with the main shared path being able to accommodate small vehicles. A potting shed / tool storage / meeting spot may also be included as part of the Orchard area.

The development of an Orchard will however require consideration of a number of management and operational issues (such as maintenance responsibilities, water requirements and other operational considerations).

The Orchard could be a first stage in what may develop as a future community garden.

- **Open Space**

Within the Arts Space, a number of flexible open space areas are proposed. These grassed spaces would be where ball games, picnics, dog walking, exercising and smaller events could take place.

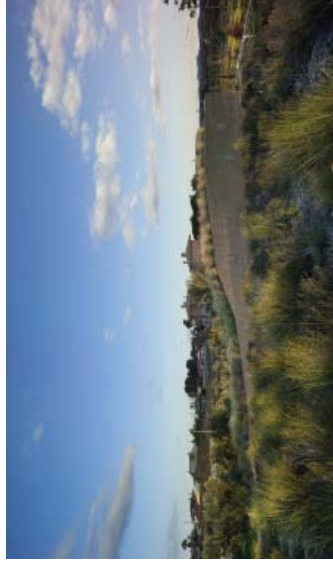
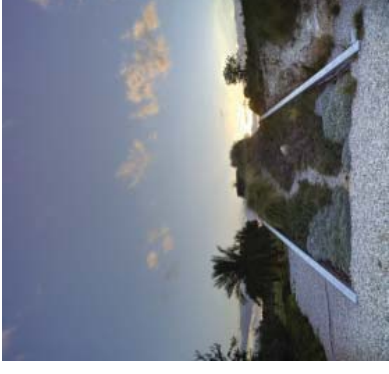
The proposed 'Mound' as an elevated open grassed area, adds to the choices available, providing a space for play and exercise (rolling and running) or more passive pursuits (bird watching).



In the proposed 'Fun and Fitness' area, existing materials can be re-used and the existing topography can be incorporated into an exercise area / play space, complementary to activity in the skate park and playground. This space may also incorporate science and nature themed play and sculptural elements, adding to the diversity of play and recreation experiences in the Precinct.



IMAGE 1 Precedent Images - Play Zone



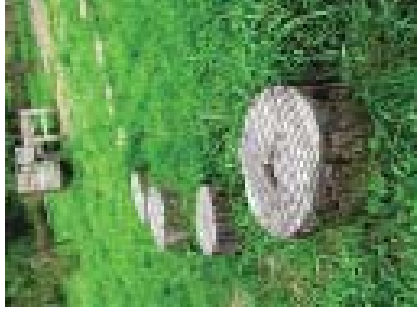
Built forms in the Precinct (which may include over time a multi-purpose facility, picnic shelters, a stage, a refurbished toilet) may use recycled and sustainable materials in contemporary design forms.

IMAGE 2 Precedent Images - Built Forms



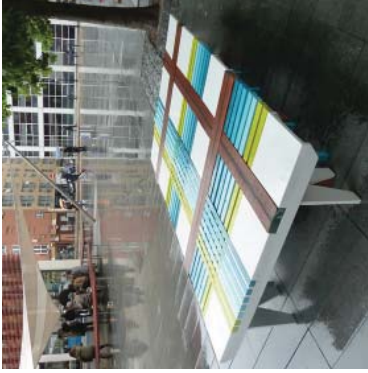
The spatial framework of the proposed Arts Space will allow for sculptural elements / art follies to be inserted over time - along paths, in tree copses, in feature gardens, at points of focus (vistas, intersections etc).

Art elements may come from contributions from local artists, or can be developed as community projects.



The proposed amphitheatre can be a focus for events and, when not in use, will be a sculptural land form.





Furniture can also be mobile and seasonal, particularly for events, as are these deck chairs stored in a trailer.



A creative / art focussed aesthetic for the Precinct can extend to all design elements including furniture. Furniture can be sculptural, functional, and multi-purpose (picnic / sitting / shelters / stalls / displays).

The design and fabrication of the furniture could be a community based project

'Standard' park furniture elements (including drinking fountains, rubbish bins) can meet accessibility and functional requirements, whilst also being part of an overall design aesthetic.

5.2 MOVEMENT NETWORKS

5.2.1 Vehicle Access and Carparking

A number of carparking and access issues were raised during the consultation and analysis stage and require addressing in the Long Term Master Plan.

The Long Term Master Plan proposes the following new and/or rationalised parking and vehicle access initiatives:

- **Carparking**
 - Additional angle parking on Frankston-Flinders Road, as an extension of the existing carparking along the service road. Access would utilise existing entry/exit points.
 - Carparking for the toilets, directly accessed from Frankston – Flinders Road.
 - Carparking for caravans, off Balnarring Beach Road. A future sullage point (as part of the public toilet system) may be considered here.
 - Reconfigured carparking at the rear of the Hall, with dedicated carparking for the pre-school and a separate area for access to the Arts Space and overflow from the Hall. This may help reduce the number of cars using the narrow roadway between the Hall and the pre-school, which is a source of conflict.
 - Drainage for carparks, consistent with the existing swale treatments in the Hall carpark.
 - Reconfigured and sealed carpark off Strathmore Road.
 - Altering the carparking near tennis courts and bowls club for the safety of pedestrians and cyclists.
 - Carparking for the Primary School on the east side of Civic Court, with access directly from Civic Court rather than the Reserve (requiring works to close/redirect the existing open drain). Additional carparking is also proposed on the west side of Civic Court, within the Primary School land, as is currently provided.

- **Vehicle Access**

- The permanent closure of Civic Court at Frankston – Flinders Road, assists in providing safe pedestrian movement around the playground and skate park, as well as giving back this area for use as open space.
- A reconfigured internal access road, directing car movement primarily through the main carpark.
- No additional vehicle access into the Reserve precinct, beyond the existing hammer head end of Civic Court.
- Removal of access through the Reserve for properties fronting Balnarring Beach Road.

5.2.2 Pedestrian and Cycle Network

The Long Term Master Plan proposes a pedestrian network to connect the major activities and features, as well as providing an exercise 'circuit path'.

The following paths provide the key connections:

- Shared trail along the Bittern - Red Hill rail route, with connections to the Western Port Trail at Balnarring Beach Road; Frankston-Flinders Road; the Arts Space; the Primary School; Bilbarooroo Wetlands; and again to Balnarring Beach Road, via the Strathmore Road carpark.
- The main Arts Space path, with a number of side journeys. The main paths would be shared and would generally be 2.5m wide and able to also accommodate small maintenance / delivery vehicles.
- Connections between the Arts Space area, picnic areas, play zones and the public toilets.

5.2.3 Emergency Vehicle Access

Emergency vehicle access will be required to all areas of the Precinct. The Long Term Master Plan proposes to keep the existing points of access, via the Hall Carpark and Balnarring Beach Road.

Further discussions with the CFA will confirm access arrangements as required for any future buildings and facilities.

5.3 INFRASTRUCTURE

To improve amenity throughout the Precinct, supportive infrastructure will be required. This will include:

- Improved amenity through provision of drinking fountains, seating, picnic tables, BBQ's and rubbish and recycle bins. Provision of bicycle rails will be particularly important given the new rail trail connection and the increased connectivity to the Primary School, Frankston – Flinders Road and the Arts Space. Infrastructure elements can meet all functional and accessibility requirements, whilst also being part of an overall design aesthetic for the Precinct. As a first stage of implementation it is recommended that a palette of furniture be selected, as a consistent suite to be used throughout the Precinct. Furniture elements can be a strong identifying feature of the Precinct.
- Provision of lighting will be important for safety as well as night time use of the Precinct. A lighting strategy should be developed as a first step in the process, to determine which areas require safety lighting (pathways, carparks, building entries) and which focal areas require lighting for nighttime use. Consideration needs to be given to issues such as sustainability, the impact of lighting on adjoining uses, as well as in which areas night time activity may be discouraged (i.e. picnic and play areas). As with the furniture, it is also recommended that a palette of lighting be developed as part of the strategy.
- Signage will be important to aid wayfinding and improve accessibility. A first step will be to develop a signage strategy. Key signage is required to:
 - interpret the Heritage elements of the precinct, including the rail trail.
 - Aid in wayfinding, providing directions to key areas and facilities.
 - provide interpretation of key elements.

Planning for new services (water, power, sewer, drainage and stormwater) will be required as part of the infrastructure planning.

5.4 ENVIRONMENT AND VEGETATION

5.4.1 Flora and Fauna

The Long Term Master Plan proposals promote enhancement of the existing environmental values of the Precinct, and will not require significant changes to the environment or the removal of large areas of native vegetation.

It is recommended however that a review of flora and fauna be undertaken throughout the Reserve to inform decisions regarding revegetation and development of biodiversity corridors, as well as add to the level of understanding about the local environment.

Council have this expertise available in-house, however it is understood that there is also expertise available to provide advice on the existing ecological values of the Precinct

5.4.2 Existing Trees

The tree population consists of a mix of exotic and native species, many of mature size. The existing treescape in the east of the Reserve provides a particularly strong structural component of the Precinct, although much of the area is dominated by Pine trees.

Elsewhere tree plantings are very scattered, with groups throughout the vacant blocks, in the Civic Court road reserve, within carparks and along the linear reserve section of Civic Court. Much of the treescape is 'borrowed' from plantings in private properties, the Primary School and Pre-School and the Bilbarooroo Wetlands.

It is recommended that a tree audit be undertaken throughout the Precinct to assess the significance, health, structure and future of existing trees in the Precinct.

The proposal to remove and/or thin the Pine trees throughout the railway reserve is a key recommendation of the Long Term Master Plan. Recommendations for a programme for removal, to limit both visual and economic impacts, should be a priority of the tree audit.

Tree removals may be required to facilitate some of the carparking proposals. Any future detailed design of carparks, access points and infrastructure should refer to the tree audit to minimise removals where possible.

Removal of any trees will be notable, particularly some of the larger specimens. However this will be mitigated by the extent of proposed revegetation plantings throughout the precinct.

Consideration will also need to be given to the ongoing management requirements for trees to be retained.

5.4.3 Revegetation

The Long Term Master Plan proposes extensive revegetation.

Revegetation works will provide opportunities to develop habitat corridors and promote an increase in flora and fauna diversity. Revegetation throughout the Precinct will also enhance the values of existing Bilbarooroo Wetland corridor.

Revegetation will be a long term programme, developed in stages, and co-ordinated with removal of weed species, particularly the Pine trees, Pittosporum and Blackberries.

The existing character of the Reserve Precinct is primarily 'native' and new plantings should retain this native character, with a focus on species significant to Balnarring and the Peninsula. During the consultation process, the development of native gardens was a strongly supported idea.

A palette of indigenous plantings can be developed based on the original Ecological Vegetation Class (EVC) for the Balnarring township, which is 'Grassy Woodland', with 'Swamp Scrub' along water courses and low lying areas.

Other native species may complement this palette and be selected for their suitability to site conditions and activities, such as requirements for shade etc. There are many native species known as 'bush tucker' plants, and a selection of suitable native food plants would also complement the overall native character of plantings within the Precinct.

The development of a suitable species palette could be undertaken in consultation with BVC, and with the friends of Bilbarooroo Wetlands and Coolart Wetlands. Revegetation work can also be developed as community volunteer programmes.

5.4.4 Bioswales and Overland Flow Paths

Bioswales are a sustainable method for managing overland flows and drainage lines, either naturally occurring or associated with development.

Bioswales are essentially channels that convey stormwater and may aid in the screening or removal of gross pollutants as well as reduce run-off volumes. This is an important consideration as the Precinct is upstream of the Bilbarooroo Wetland catchment and part of the wider Western Port catchment.

Vegetated swales are also strong contributors to landscape character and help promote biodiversity.



Revegetation will focus on replacing weed species, developing biodiversity corridors and bioswales and creating gardens and displays of vegetation local to Balmarring and the Peninsula. Regional EVC's can provide the basis for the planting palette. Revegetation programmes are good projects for wide community involvement.



The proposed Orchard can demonstrate sustainable food production and may be developed as a community garden in the future.



5.5 COMMUNITY, CULTURE AND HERITAGE

5.5.1 Community Facilities

Specific requests for facilities from community groups such as the Balnarring Scout group, highlights that there may be a real need for additional community space.

Further, many in the community expressed a desire for additional facilities for undertaking pursuits such as art, music and unstructured community uses.

The Shire's Neighbourhood House program should also investigate the need for provision of such a facility in the Balnarring area.

It is also recommended that an assessment of all facilities within the identified 'Building Precinct' (Hall, Maternal and Child Health, Pre-school, Child Care, future multi-purpose facility) be undertaken to identify usage, resources and space requirements.

A detailed Master Plan specifically for the 'Building Precinct' could then be developed, to show future opportunities for:

- expanded facilities and/or new facilities
- shared spaces
- pedestrian connections
- carparking requirements
- arts and culture
- integration with the Civic Court Reserve Precinct Long Term Master Plan.

5.5.2 Historic Cultural Heritage

Rail Trail

The Red Hill railway operated from 1912 to 1953. The Shire's heritage report 'Hastings District Heritage Places' lists the Bittern – Balnarring-Merricks-Red Hill Railway Precinct as having 'Shire' level significance.

The Balnarring Station area (now occupied by the CFA fire station) was once the hub of the community, providing passenger and freight transport to Melbourne

The railway precinct is classified as 'socially significant' as well as having an 'association with important events or historical themes'. The main contributory elements are the track reserve and station grounds (the current CFA grounds) and related fabric and planting.

The Red Hill Rail Trail currently extends from the Red Hill Station Reserve to the Merricks Station Recreation Reserve. From here the alignment has been lost to private ownership. Trail users instead access sections of an informal roadside trail along Frankston-Flinders Road then, either ride on the road to rejoin the trail in Balnarring, or divert via Merricks and Balnarring Beach coastal villages.

The remaining section of the Bittern - Red Hill railway in the eastern section of the Reserve Precinct now provides an opportunity to establish another section of shared-use Red Hill Rail Trail.

Figure 4 outlines existing and future proposed trail connections, and illustrates the importance of the Reserve Precinct as a 'trail head' and key intersection, particularly through the provision of a toilet and water facilities and a playground and picnic area for trail users.





As future trails are developed, there will be more cyclists visiting the Reserve Precinct benefitting from the proposed enhancements.

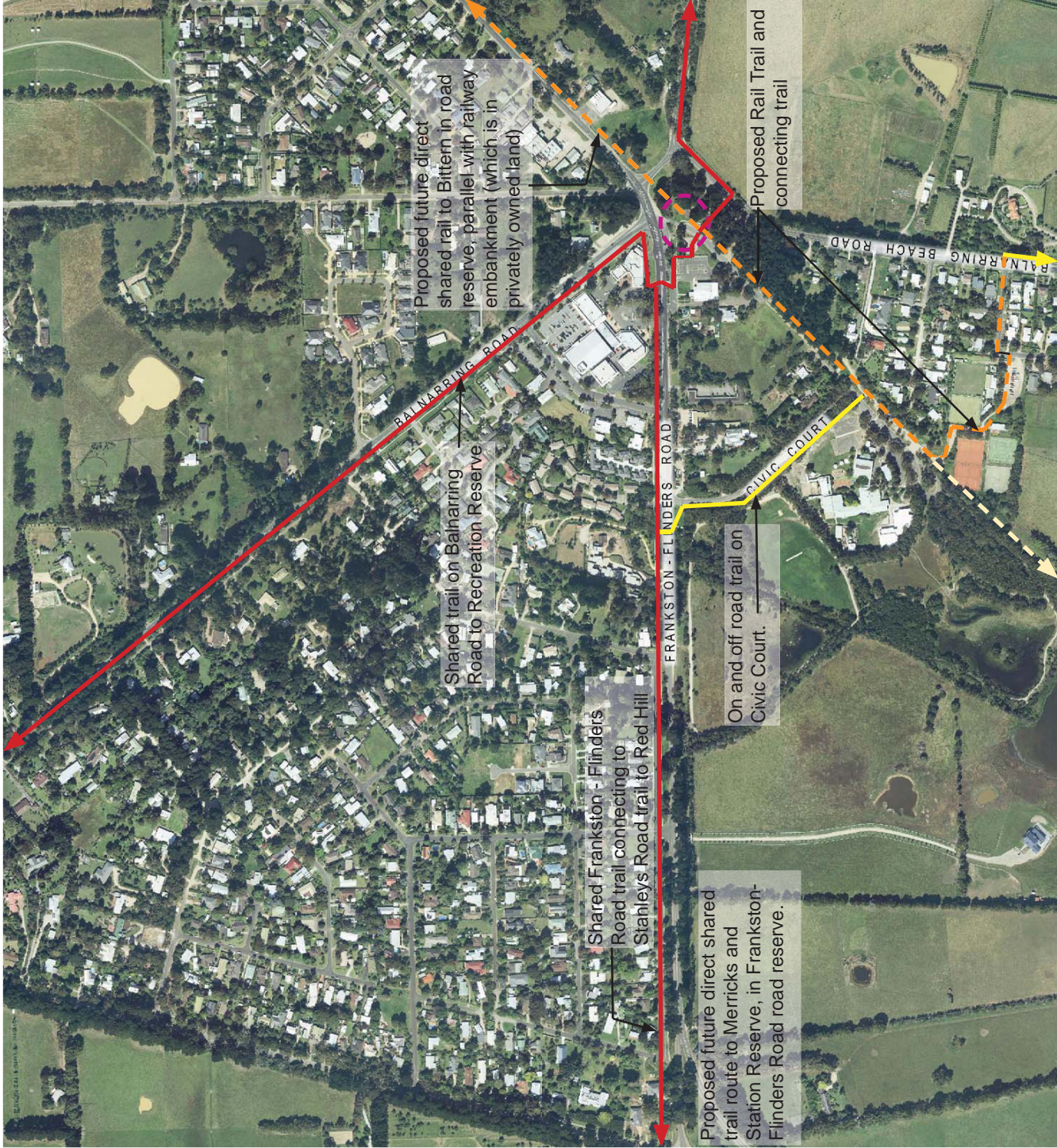
Developing this section of rail trail will create a number of connections including:

- the Western Port shared trail along Sandy Point Road to Somers (and indirectly to Bittern)
- the on-road cycle trail on Balnarring Beach Road
- the shared trail along Balnarring Road to Moorooduc
- the shared trail along Stanleys Road to Red Hill.

New trails are proposed to directly link Bittern and Merricks utilising the Frankston- Flinders Road roadside reserve. Council identified the need for the direct link to Bittern in its recommendations for siting the skate park in Balnarring.

LEGEND

-  Existing Off Road Shared Trail
-  Proposed Off Road Shared Trail
-  On Road Bicycle Trail
-  Trail Head
 - intersection of 4 trails(5 in future)
 - toilets and water
 - playground and picnic



Shared Western Port Trail to Somers, Coolart Wetlands and Homestead (and indirect route to Bittern)

On road bicycle trail to Balnarring Beach and Coolart Wetlands.

Investigate options with private land owners for possible future trail connection from Balnarring to Merricks Station Reserve, along railway alignment

FIGURE 4 Trail Connections

- **Railway Interpretation**

The interpretation of the railway story and the role of the railway in the lives of local people, can add to the interest and engagement of visitors to the Precinct, particularly children.

Interpretive rail elements are proposed to be incorporated into the skate park and can also be integrated into the landscape as play elements.

The enhancements proposed in the Reserve can re-establish connections with the 'railway precinct' as a gathering place at the heart of the community.

- **Heritage Walk**

In conjunction with the rail trail, a more formal interpretive Heritage Walk could be established, enhancing the existing Balnarring 'Junction Walk' (Balnarring Heritage Walk 1, as developed by the Balnarring Historical Society) through a series of improved, and direct path connections as well as interpretive signage elements. (Refer to Image 5 Precedent examples)

5.5.3 Indigenous Heritage

The indigenous heritage significance of the Reserve is not known as there is yet to be a comprehensive study to identify cultural heritage values and elements of the area.



Signage and sculpture provide strong interpretive elements for telling the railway story.

Rail elements can be integrated into the landscape as play elements or furniture.



The Red Hill railway operated from 1912 to 1953. Balnarring Station was located where the CFA fire station now stands. It was the hub of the community, providing passenger and freight transport to Melbourne.

The interpretation of the railway story and the role of the railway in the lives of local people, will add to the interest and engagement of visitors to the Precinct, particularly children.



The Precinct is already an important 'trail head' and key intersection, providing toilet and water facilities and a playground and picnic area for trail users. As future trails are developed, there will be more cyclists visiting the Reserve Precinct.

Consideration needs to be given to provision of amenities for cyclists, including the form, location and extent of safe and accessible bicycle parking.



6.0 IMPLEMENTATION

The following Table summarises the main recommendations of the Draft Long Term Master Plan for Balnarring Civic Court Reserve Precinct.

PRIORITIES

The priorities relate to a time frame as follows:

- High Priority 1 – 3 years
- Medium Priority 3 – 5 years
- Low Priority 5 – 10 years

PROBABLE COST

The indicative costs are provided for budget guidance for Council and interested community groups, as well as any other funding sources. The costs of individual projects may vary depending on construction methods, materials, final design, engineering considerations, services and infrastructure costs (water, power, sewerage) contingencies and the like.

Allowances for annual cost escalations should also be considered.

Costings do not include GST, nor has the cost of in-kind / volunteer support been factored in. However possible community capital funding opportunities are identified.

TABLE 1: LONG TERM MASTER PLAN RECOMMENDATIONS

Actions	Priority	Responsibility	Funding	Probable Cost
1 OPEN SPACE AND RECREATION				
1.1 Expanded play zone and Fun and Fitness area	High	Council / community capital contributions		
- new equipment; relocated equipment				\$ 80,000.00
- enlarged softfall zone; new fencing				\$ 20,000.00
- landscaping and furniture				\$ 80,000.00
- signage and lighting; interpretive elements				\$ 50,000.00
1.2 Picnic Area (including furniture, shelter/s, bicycle rails etc)	High	Council / BVC		\$ 70,000.00
1.3 The Arts Space, including:				
- multipurpose facility	Medium	Council / BVC		Future staged development.
- grassed amphitheatre, including paving – first stage	Medium	Council / BVC		\$ 25,000.00
- stage; screen; storage; services – future stages	Low	Council / BVC		\$ 70,000.00
- community orchard (trees and grassed area)	High	Council / BVC		\$ 58,000.00
- open flexible use grass spaces, included the 'Mound' elevated area	High	Council / BVC		\$ 30,000.00
- landscaping and revegetation	High	Council / BVC		\$ 70,000.00
- sculpture elements	Medium	Council. BVC, local artists		To be determined per project.
				\$ 553,000.00

Implementation

Actions	Priority	Responsibility	Funding	Probable Cost
2. MOVEMENT NETWORKS				
2.1	Carparking and roadways / driveways:			
	- Frankston – Flinders Road frontage	Medium	Council	\$ 60,000.00
	- Toilet carparking	High	Council	\$ 20,000.00
	- Caravan parking (gravel, drainage) and sullage point	Low	Council	\$ 15,000.00
	- Extended Hall and Pre-school carparking	Medium	Council	\$ 40,000.00
	- Strathmore Road carpark – upgrades, sealing, planting, drainage, paths.	Medium	Council	\$ 80,000.00
	- Tennis and Bowls Club carpark	High	Council / Clubs	\$ 25,000.00
	- Primary School carpark	High	Council / Dept Education	\$ 20,000.00
2.2	Remove north section of Civic Court roadway .	High	Council	\$ 5,000.00
2.3	Close rear driveway access to Balnarring Beach Road properties – remove gravel, landscaping	incl. in development of rail trail	Council	See 5.5
2.4	Pedestrian and Cycle network:			
	- rail trail shared path, including interpretation, landscaping, signage	High	Council	See 5.5
	- The Arts Space path network, 2.5m wide main path (concrete) and 1.5m wide secondary paths (gravel)	Medium	Council / BVC	\$ 50,000.00
	- Precinct path network - 2.5m wide main path (concrete) and 1.5m wide secondary paths (gravel)	Medium	Council	\$ 80,000.00
	- Boardwalks (3.0m and 2.0m wide)	Medium	Council / BVC	\$ 280,000.00
				\$ 675,000.00
3. INFRASTRUCTURE				
3.1	Develop a palette of furniture. Provide drinking fountains, seating, picnic tables, BBQ's, bicycle rails, rubbish and recycle bins. These elements can be provided in stages as areas of the Precinct are developed.	High	Council	In-house strategy \$ 60,000.00 for implementation
3.2	Develop a lighting strategy (including selecting a suite of lighting) to determine which areas require lighting (pathways, carparks, building entries, night time areas). The provision of lighting to areas would be ongoing as areas of the Precinct are developed.	Medium	Council	In-house strategy \$ 80,000.00 for staged implementation
3.3	Develop a signage and interpretation strategy (wayfinding, interpretation and for historical references).	High	Council	\$10,000.00 consultancy \$ 60,000.00 staged implementation
				\$ 210,000.00

Implementation

Actions	Priority	Responsibility	Funding	Probable Cost
4. ENVIRONMENT AND VEGETATION				
4.1	Undertake a flora and fauna review.	High	Council / BVC	In house / community service provision
4.2	Tree audit Tree removals – staged to suit implementation programme	High	Council / BVC	\$10,000.00 consultancy \$ 200,000.00 (nom 200 Pine Trees) \$ 30,000.00 (Other Trees)
4.3	Develop a plant species palette for the precinct. Undertake revegetation works (trees and mass planting) and associated weed removals – staged to suit implementation programme.	High Staged	Council / BVC Grant Funding	\$ 500,000.00 (over stages)
4.4	Develop swales and overland flow paths - staged to suit implementation programme.	High / Staged	Council / BVC	\$ 200,00.00 (over stages)
4.5	Open grass spaces	High	Council / BVC	\$ 30,000.00
				\$ 970,000.00
5. COMMUNITY, CULTURE AND HERITAGE				
5.1	Undertake an audit of all facilities (usage, space, availability, expansion requirements etc).	Medium	Council	In house audit
5.2	Undertake a Master Plan of the 'Building' precinct to show future opportunities and integration with the overall Civic Court Reserve Precinct Long Term Master Plan	Medium	Council	\$ 15,000.00 consultancy
5.3	Develop a Heritage Walk, including interpretive elements and signage.	Medium	Council / District Historical Society	\$ 10,000.00
5.4	Undertake a cultural heritage assessment.	Medium	Council	Council In-house
5.5	Develop a 2.5m wide, concrete shared rail trail, including associated landscaping and signage and interpretive elements.	High	Council	\$ 250,000.00
				\$ 275,000.00
			TOTAL	\$ 2,683,000.00

REFERENCES AND BACKGROUND DOCUMENTS

- ABS Census Statistics, 2011, Australian Bureau of Statistics
- Active Sports Strategy, 2011 - 2016, Mornington Peninsula Shire
- Balnarring Heritage Walk 1, Balnarring District Historical Society
- Balnarring Byways and Memories (Volume 5) 2011, Balnarring District Historical Society
- Balnarring Station and Red Hill Railway Images, Balnarring District Historical Society
- Bittern – Red Hill Railway, Balnarring District Historical Society
- Community Capital Building (Infrastructure Projects) Policy, Mornington Peninsula Shire
- Economic Sustainability Strategy 2009 – 2014, Mornington Peninsula Shire
- Footpath Construction Strategy 2011, Mornington Peninsula Shire
- Health and Wellbeing Plan, Mornington Peninsula Shire
- Hastings District Heritage Places Volume 1 and 2 (2001), Graham Butler and Associates and Mornington Peninsula Shire
- Mornington Peninsula Activity Centres Strategy 2005, Mornington Peninsula Shire
- Mornington Peninsula Shire Social and Affordable Housing Policy, 2011, Mornington Peninsula Shire
- Mornington Peninsula Shire Open Space Strategy (2003), Mornington Peninsula Shire
- Mornington Peninsula Shire Planning Scheme, Mornington Peninsula Shire
- Mornington Peninsula Shire Playground Strategy 2008, Mornington Peninsula Shire
- Mornington Peninsula Shire Shared Trails Strategy, 2003, Mornington Peninsula Shire
- Mornington Peninsula Shire Triple A Housing Policy, 2002, Mornington Peninsula Shire
- Mornington Peninsula Shire Website, <http://www.mornpen.vic.gov.au>
- Places For People: An Urban Design Protocol for Australian Cities, Australian Government Department of Infrastructure and Transport
- Planning Schemes Victoria, 2011, Department of Planning and Community Development, State Government of Victoria (planningschemes.dpcd.vic.gov.au)
- Plan Peninsula 2012, Mornington Peninsula Shire
- Public Toilet Strategy, 2012, Mornington Peninsula Shire
- Roadside Equestrian and Mountain Bike Trails Strategy, (Draft) 2012, Mornington Peninsula Shire.
- Skate and BMX Strategy 2008, Mornington Peninsula Shire.
- Tennis Strategy 2012, Mornington Peninsula Shire

APPENDICES

DRAFT

APPENDIX 1

Australian Design Protocol Principles of Good Urban Design

DRAFT

Appendices

Place: Productivity and Sustainability		
Creates the context for people to engage with the place		
Principles	Outcomes	Attributes—How it helps to achieve world-class urban design
Enhancing	Enhances the local economy, environment + community	<p>It respects the needs and aspirations of the community that lives and works there</p> <p>It creates opportunities for people to prosper and local businesses to thrive</p> <p>It sustains and enhances the natural environment</p> <p>It enhances the built environment visually, physically and functionally</p> <p>It celebrates unique characteristics—heritage, culture and community—that create a sense of place and identity</p>
Connected	Connects physically + socially	<p>It is well connected to surrounding areas</p> <p>You can see where you are and where you are going</p> <p>There is a range of transport options, including public transport, walking and bicycling</p> <p>It is connected to places with jobs, schools, shops, facilities and services</p> <p>It is connected with the past—the heritage of a place—and with the community and its culture</p> <p>It feels connected with the natural environment</p>
Diverse	Diversity of options + experiences	<p>Each locality has its own character and qualities</p> <p>There is a rich range of experiences—how you move around and interact with others, what buildings and spaces look and feel like, and what things you can do</p> <p>There is a range of facilities, services and activities</p> <p>Despite the diversity, there is an overall harmonious blend</p> <p>You can take different routes depending on your mood, or if you're visiting different places on your way</p> <p>It meets different people's needs, including a diversity of housing options</p> <p>There is biodiversity in the flora and fauna</p>
Enduring	Sustainable, enduring + resilient	<p>It is resilient to extreme weather events, natural disasters and a changing climate</p> <p>Things are built to last, where appropriate – they're made of robust materials, are designed well and there's a sense of quality</p> <p>It is visually and aesthetically pleasing as well as practical</p> <p>It is well maintained and cared for</p> <p>It is designed to save resources like water, energy and materials, and minimises its impact on the environment</p> <p>It considers current and future activities and can evolve and adapt over time</p>

Appendices

People: Liveability Creates the context for people to engage with each other		
Principles	Outcomes	Attributes—How it helps to achieve world-class urban design
Comfortable	Comfortable + welcoming	<p>It feels comfortable to walk through, sit, stand, play, talk, read, or just relax and contemplate</p> <p>It is not too exposed to unpleasant noise, wind, heat, rain, traffic or pollution</p> <p>You can freely use the place, or at least part of it, without having to pay</p> <p>You can be yourself and feel included as part of the community</p> <p>It caters for people with various physical capabilities, the old and the young</p>
Vibrant	Vibrant, with people around	<p>You can see that there are other people around</p> <p>People are enjoying themselves and each other's company</p> <p>There are places to meet and interact, play, explore, recreate and unwind</p> <p>It is a place you want to visit, experience, or live in</p>
Safe	Feels safe	<p>It feels safe and secure, even at night or on your own</p> <p>There aren't signs of decay such as graffiti, rubbish, weeds or derelict buildings and places</p> <p>Roads and paths are safe for adults and children to walk or ride their bikes</p>
Walkable	Enjoyable + easy to walk + bicycle around	<p>It prioritises people walking or riding before vehicles</p> <p>It is easy to get around on foot, bike, wheelchair, pushing a pram or wheeling luggage</p> <p>Buildings and streets feel like they're the right size and type for that place</p> <p>It encourages physical activity and social interaction, and promotes a healthy lifestyle</p>

APPENDIX 2

Consultation Summary

DRAFT

Balnarring Civic Court Reserve Precinct Long Term Master Plan

1. Community Interviews March 4, 2013

Please note. The material presented here reports on the views of those interviewed and do not represent the views of the interviewee, Council officers or Mornington Peninsula Shire Council. An overview commentary is provided at the end of this material.

1.1 Balnarring Tennis Club President

Club has 130-140 members which is far higher than other clubs in the district.

The second bowls green took over what was the tennis club car park.

There is a need for Council to maintain, seal, drain and regularise the car park as it gets very wet in winter and has pot holes.

The area surrounding the car park is very irregular and collects water: proper drainage is needed.

The scrub/plantings along the north fence of the northern courts needs to be cleared and the area levelled to accommodate more parking.

There is a need for a proper pathway through the car park as a lot of school students walk that way to /from school via Strathmore Road to the east.

Do not allow a vehicle link between Strathmore Rd/Bruce Street and the Tennis Club end of Civic Court. This would create a dangerous traffic situation.

Parking around the school is very bad and cars park right up to the tennis courts: this causes problems with afternoon tennis and after-school coaching.

Tennis Club has sufficient courts and they are in an excellent condition as the club has a program of progressive renewal.

The Club house is in a very poor condition due to rotting beams and window frames, cracked brickwork and worn out taps. It is just an extended toilet block.

There is some hiring of the clubrooms.

The school uses the tennis courts for district competitions, school sports, district tennis trails and class activities.

A long term option would be to look to a tennis and bowls relocation to the Recreation Reserve funded by the sale of the existing sites.

1.2. Hall Committee - Member

Closing Civic Court is a problem: it should be reopened. There is inadequate space for people to stop for the toilets.

Stumpy Gully Road intersection with Flinders Rd needs a roundabout; sight lines and turns are very dangerous.

There are major problems at the hall crossing the road to the shops and a pedestrian crossing is needed.

The need to go through the hall car park to access the pre-school is bad as drivers have to exit onto the closed section of Civic Court and then go back into one of the two rear car parks. Reopening Civic Court at least to these car parks would solve the problem: it would not create traffic problems as alleged.

Making a link directly to the rear car parks from the hall car park was rejected by a Council officer as trees would have to be cut down, despite the fact that these trees drop limbs.

Lots 6 and 8 were being considered for a scout hall: this should be rejected. Scouts could be added to the Balnarring Hall or go to the Recreation Reserve. They are having to use a hall in Somers at present.

Lots 6 and 8 should be used as community parkland.

The hall is very well used as it has several meeting rooms and the main hall.

The hall is lacking lights.

Hall parking space is sufficient.

Trees should be removed when the skate park goes on the front corner of the reserve.

The development of the overall site should balance meeting the needs of young, families, elderly.

1.3. Balnarring Primary School

Parking is the major problem: the sealed roadway outside the SE side of the school (ie: the entrance) is too narrow for parking so if parents drive by, there is nowhere to stop. Thus they go onto the unsealed rail reserve which is unformed and gets wet and boggy in winter.

There is not really a total shortage of parking but rather, a very poor flow of traffic. Various options for one-way systems along Civic Court have been suggested.

Bus parking is lacking and turning at the south-western turn bay is very tight.

Traffic from the Heritage Restaurant intrudes into the school precinct and leads to littering, vandalism, loitering etc Lighting along Civic Court adjacent to the Heritage would help to discourage this.

A major improvement would be achieved if the sealed section of Civic Court along the front of the school was widened to allow traffic to park there.

Some parents meet their children at the shops or hall car park because of traffic at the school. many parents drive as children can come from some distance and the lack of safe paths mean they do not let young children walk.

There are no pathways separate from cars through to or past the Tennis Club.

The school manages the wetlands (and a lot of other schools and organisations visit the venue) but the only vehicle access is from a path at the end of the school turning area. However, there is no parking there.

There were student and community forums on Balnarring run by the Bendigo Bank in recent years and the findings would be useful for this study.

1.4. Uniting Church

The church purchased their 2 lots in 1926.

Uniting Aged Care (Australia's largest aged care provider) was brought in to facilitate the development of the church site for independent living units and a community centre, adjacent to the church.

Purchase of adjacent rail reserve land was explored to make the development viable. Uniting Church land only has capacity for 12 units, whereas including the rail reserve would create a larger site with the capacity for an additional 16 units.

The Church had positive negotiations with Council but at an advanced stage of negotiation Council requested a price of \$840,000 for the land (Feb 2011). The cost, coupled with the need to reroute a water main under the reserve made the proposition unviable for the Church / Uniting Aged Care.

Discussions had also been undertaken to include two lots of the subject Council land as part of the proposal.

The project has been abandoned since February 2011, but the Church is still considering options to develop the existing site.

Significant background work was undertaken to support the project and a workshop was held which garnered support for the proposals.

The Church / Uniting Aged Care are frustrated with the collapse of the proposals and the demands of Council which they considered unreasonable.

The local group is still planning 12 homes that could be built on the available land provide rezoning is approved. More homes could be built if Council approved use of some rail reserve land. Housing could be built on the NNW of the rail easement if Council approved the sewer easement being used as a local road/walkway.

Retirement homes are urgently needed locally as retirees are often forced to move to Mornington to meet their needs whereas the Uniting Church site is within walking distance of all services.

The rail trail does not exist as no land reserve exists back to Bittern or through to Merrick.s

A pedestrian crossing is urgently needed from the hall to the shops.

A right turn slip land into the hall is needed for cars approaching from the west. Having to travel further east and do a U-turn is unsafe and inappropriate.

A roundabout is needed to deal with the major district road intersections.

The Heritage Tavern is proposing more parking to accommodate more users and this scale is inappropriate to Balnarring.

Would ultimately like to see the Council site retained as open space or community uses (if not part of an aged care proposal).

Vehicular access between through the bowls/tennis clubs' car parks should not be opened up – it would create significant safety issues for school children.

1.5. Balnarring Scouts

Balnarring Scout Group is looking for a new 'home' facility, in Balnarring.

A scout (and Guide) hall should have items around the place that creates the atmosphere of scouting. This includes things like:

- Flagpole and flag
- The promise and law as posters
- Progress charts for the children to see what they need to complete.
- Trophies of past camping, hiking and other events, honour board, that show the history of the group. This information is presently stacked in a cupboard.
- The kids artwork and projects on display to inspire others to 'Do their best'
- Safe places to keep work in progress.
- Parent notice board

A place with better storage is needed and where the group can have permanent displays. The 'den' at Somers is full to overflowing with camping gear and other gear is stored at various parents and leaders places, making it hard to get quickly and insurance issues more of a problem. We also regularly lose things as families leave the group and forget to return things.

The group needs internal storage in the hall for items we use all the time and/or need to keep clean like art equipment, food, books etc..

A multi-purpose space would be OK.

The group sees no reason why scouts and guides cannot share the same meeting space. It has been done before, however they need to keep their gear separate, as it is funded from different places.

The Somers Hall does not allow the development of a full group atmosphere. The Balnarring hall space is too small for scouting activities and the outdoor surrounds areas unsuitable as it's a car park which poses safety issues with kids and playing games on bitumen causes many more injuries.

Meeting at Hastings during rebuild of Balnarring Hall lost a number of members who felt they wanted their children to meet in their home area. Somers attracts members from Balnarring, Somers, Merricks, Bittern and Crib Point. Hastings Scout group has members from Hastings, Bittern, Crib Point and maybe other areas north. We just overlap nicely based at Somers and this would continue from Balnarring.

During 2010/11 a number of potential locations to site own hall were explored including:

- A partnership with the Hastings pony Club at Emu Plains as this is a great location for a scout group. Some members were keen to upgrade their building and DSE was supportive in principle but the majority of members were not interested and it fell through.
- A partnership with the Balnarring Yacht Club. Unfortunately, despite real support from a number of members, many of the long term members were concerned about broken gear. Also the group could not guarantee that it could cordon off part of the yard from vehicles when it was there. The group held a couple of youth meetings on the site and realised that the upstairs space was not big enough and although some of the club were looking for funds to refurbish they were not interested in accommodating group needs at the time.
- The space on the west side of the Balnarring football oval would be a good spot for a hall. Unfortunately attempts to discuss options with the shire at the time did not get much response. Contact with the funding committee at Scout Victoria at the time indicated that there is opportunity for a considerable contribution towards the development of buildings to be used by scouts and other groups. However, discussions with regional scout leaders suggest that they may not be interested in partnering a development with alcohol facilities such as the Footy club rooms.
- The concept of locating at the Cerberus Naval Base, the Balnarring Pony Club in Woolleys Road and the Lord Somers camp were also floated but were discarded for a number of reasons. Driving distances from Balnarring, for a Balnarring-based group, was the main issue for the first two. If the group moved to Crib Point or Bittern it would have been too close to Hastings, and the Balnarring and Somers families made it clear that some of them would go to Red Hill and others would just leave scouting as scouting is a local community organisation, rather like a footy club.

Complementary funding is available for building initiatives from the Scouts Association.

Groups of 30 – 40 people need to be accommodated. Size of 10 x 18m for hall space, plus storage, kitchen facilities, a 3 x 7m den, outdoor shed of 4 m. by 8 m.

Any facility should not be associated with a licensed club room.

Scouts need a location with good outdoor environment (for eg. fires, activities, camping/sleep overs, putting up tents etc).

Balnarring Scouts would be interested in joining the developments at Balnarring Common and having its own space in a shared facility (such as at Mt Martha house. Scouts Victoria would be interested in contributing to this. It would be willing to share this space with other groups. In the meantime it wishes to continue to have access to the hall in Somers.

1.6. CFA

Access to the Balnarring Hall (and the Reserve generally) is difficult as it is hard to get into and through the car park

There are no roll over kerbs which further restrict access

There is an issue in that people fleeing the car park in the event of a fire would be in conflict with CFA vehicles trying to get in

If road closure is permanent, need a better access solution. Bollards via Balnarring Beach Road not ideal.

Instinctive to come through from Frankston Flinders Road, not backtrack down Balnarring Beach Road.

1.7. Balnarring Village Common

BVC was set up primarily in response to the application to sell the Council-owned vacant land in Civic Court.

A number of sub committees focus on different aspects of community "Building, Sharing, Learning and Education":

- Gardening Gurus
- Planning committee
- Music nights
- Events

- Ideas and Aspirations:
 - Trail connections – connections to Presentation Sisters
 - Outdoor events – music and theatre
 - Outdoor connections for Hall users
 - A "Starting Place" for the Peninsula and Western Port
 - Eco-tourism and sustainability initiatives

Benchmarking:

- Coolart Wetlands
- CERES, Northcote (as a business model and a physical space / character)
- Abbotsford Convent

Other Ideas

- Chisholm TAFE student project
- RMIT architects – as part of Hall project

1.8. Balnarring Businesses and Adjacent Landowners

- The owners of properties 10, 12 and 14 Civic Court have prepared an amendment request: to replace DDO2 with a new overlay (or DDO1) which will facilitate the subdivision / development of their land for medium density housing. The amendment request includes two options:
 - a) To replace the DDO over a wider area of land which includes the heritage restaurant, office and motel (nb: these landowners were not aware that their land was included and the owners of Civic Court did not know this was an option – not sure of the driver behind this option?)
 - b) To replace the DDO over 10, 12 and 14 Civic Court only, with an overlay that will accommodate higher density development (lot size of 300sqm). This would provide approximately 22 medium density dwellings on the site (indicative).
- Landowners have been pursuing the ability to redevelop their land for some time and expressed frustration at the decision making process.
- Landowners disagree with the BVC and don't believe there is a need for what they consider to be a proposed 'community garden' in Balnarring.
- However it would be beneficial to the community to remain as some type of open space provision – council could spend minimal money to improve the current site.
- Some type of active frontage to the site (i.e. commercial or café) and improvement in accessibility across Frankston Flinders Road could be beneficial.
- Previous owners of the motel and do not consider there to be capacity for more visitor accommodation in Balnarring.

urdon Smith Associates

Existing Property

- Owns both the current premises and the adjacent gallery/massage therapist and has occupied the property for approximately 4 years.
- Would potentially seek to expand in the future and has abundant land to the rear.
- Currently no plans to relocate.
- Was approached circa 2 years ago by a developer that wanted to redevelop the property and adjacent restaurant (for an unknown use), but turned down the approach.

Council Owned Land

- Would like to see a comprehensive aged care / retirement village development on the Church land and all / part of the Council site.
- There is a significant need for compact independent living / aged care provision in Balnarring – many people who own larger acreage properties are having to move to areas such as Mornington to find accessible retirement accommodation (which is away from their established networks).
- A swimming pool as part of any retirement village could also be used by the primary school (currently no pool in Balnarring).
- Involved on a pro-bono basis in assisting the Uniting Church on their aged care proposals.
- Attended a workshop on church proposals in 2011 which was considered to be overwhelmingly positive.

allery and Massage Therapy

Existing Property

- Leased property, on the site for 3 years.
- Has a combined massage therapy centre and art gallery (which includes art shed to the rear of the property).
- Currently happy with the premises and has no desire to relocate or expand.

Council Owned Land

- Would like to see the site retained as open space or developed with some aged care provision.
- More concerned about the traffic problems on Flinders Frankston Road and the lack of accessibility to the Village Shopping Precinct. Crossing is dangerous as cars often drive at 80kph. This stretch of road should be improved as part of the masterplan. Ideas include:
 - Introducing traffic calming measures.
 - Reducing to speed limit to 40kph.
 - Introducing two roundabouts – one at the main intersection and one at Russell Street – to slow traffic.
 - Making the FF Road stretch one way and rerouting traffic on Balnarring Road and Russell Street.
 - Possibly introducing speed cameras.
- Slowing traffic will also provide an opportunity to encourage people to stop and use service and facilities.
- There needs to be improved landscaping along FF Road and a footpath needs to be provided on the Civic Court side.

alnarring Motor Inn

Existing Property

- Currently has 16 rooms which are very busy during peak period. 50% occupied at present (early March).
- Would ultimately like to increase the motel to 32 rooms.

Council Owned Land

- Unhappy with the management / state of the current site. Grass is left uncut and the space underutilised.
- Would like to see the site developed as an aged care development with a bowling green as a central social focal point. Village Glen in Rosebud is a successful example.
- Would not like to see a 'community garden' or 'park'. Worried about this type of provision being used by youths that could be drinking and/or taking drugs.
- Would like to see the site redeveloped for a use and not left in the current state.
- Road accessibility is a major problem. Access to the shopping centre is dangerous and the Civic Court side of FF Road requires footpaths and improved frontages.

eritage Restaurant

Existing Property

- The owner / occupier is seeking to increase licensing capacity to 185 (from 85?) – licensing application is currently with council (to be confirmed)
- No plans at present to move or physically expand the site.

Council Owned Land

- Would not like to see commercial uses, particularly café/restaurant/pub – considers that there is currently significant provision in Balnarring.
- Would like to see a 'community use' on the site.

2. Site Walk, March 4, 2013

Approximately 50 attendees

General:

- A similar study was conducted 10 years ago: what happened to the outcomes?
- Consider a market space (as a possible extension of Emu Plains).
- The skate park site is unsuitable as access from civic court will be permanently closed.

Tourism Support Services:

- The sewer connection pump station on Balnarring Beach Road just at the rear of the eastern edge of the reserve would allow installation of a toilet dump station and use of the treed NE corner for overnight vans, Winebagos, etc. There is only one dump point on the rest of the Peninsula.

Rail Reserve Corridor:

- The rail reserve should provide better accessibility between the school and the community hall as a walking or bike track (and to Red Hill beyond this).
- The rail trail should exploit rail heritage through signage, information etc.
- Partially level the rail track base to allow better use.
- Restore heritage values and signpost these, station site etc.
- Develop district trail link.
- Improve landscaping in association with rail reserve.
- Remove all pine trees on the reserve side (NW) of the trail.
- Install proper drainage along the cutting.
- Upgrade maintenance of the cutting and heritage area.
- Use foam stabilisation (steam-expanded asphalt) as a soft material for trail bases.
- The rail trail to Red Hill does not exist and there is therefore, no need to protect it.

Traffic Management:

- Was an assessment of the need for the Civic Court road closure done: if not, what was the basis? If an assessment was done, has the outcome vindicated the aim?
- The closure has created problems for people wanting to park and use access the toilets, for fire trucks and for big vehicles needing to get to the rear of the hall. However, Most locals are aware of the access to parking from Balnarring Beach Road.
- The Civic Court bollards should be removed.
- Relocate barriers closing Civic Court to allow effective parking for toilet users.
- Civic Court could be reopened as a one-way road to alleviate traffic issues or redeveloped as a high quality cycle, walking route along its full length (latter preferred).
- Improve community road access to the pre-school and kinder.
- Build a roundabout at the major intersection or relocate Balnarring Beach Road further east to the vicinity of the fire station to get rid of the problem.
- Improve the area around the bus stop (adjacent to hall slip lane) so pedestrians can to and from buses safely.
- Vehicular access between through the bowls/tennis clubs' car parks should not be opened up as it would create significant safety issues for school children.

Safe Road Crossing at Hall:

- The crossing at the hall is dangerous for seniors yet they are based in the hall.
- A pedestrian crossing is needed to improve accessibility to the shopping precinct from the hall and open space.
- Bushes/plantings cause serious sight line problems.
- Visibility is a major concern.
- The current crossing point is straight opposite the car park exist so this increases user risk.
- The road centre island is far too narrow and parents with prams, children, people with bikes are at risk.
- Improve access from the hall to the shops. Make the whole urban precinct a 40 km zone during the day.

Hall Setting, Management and Use:

- The hall is encircled by car parking with no break out space.
- The hall car park is poorly designed and should be reconfigured.
- The hall is not user friendly and groups have given up using it because of booking system, deposits, uses that are excluded, lack of facilities that meet community needs (eg: wet areas, arts areas), lack of easy access, lack of friendliness. The booking process is a real barrier.
- Scouts and guides should have use of the hall (scouts have to use a hall in Somers).
- Link the building to the pre-school and kinder with workshops, cafe, social/drop in etc.
- Develop the hall as a community hub.
- Add a men's shed, neighbourhood house, a music hub (incl. in parklands), bike maintenance activities etc, cafe, drop-in, plant propagation.
- Develop an information hub.
- Develop as a social hub.
- Engage part time, retiree management and programming (in open space too).

Open Space:

- Link to the buildings
- Develop the area to the west of the pre-school like CERES in Northcote: plant propagation, education programs, cafe etc.
- There is a general lack of informal open space to meet up with others, where children might also run around. Meeting places in the shops generally require a purchase.
- The school oval is generally not accessed by the community.
- Develop a pathway and user links to the wetlands.
- Create meeting and function space.
- Develop an amphitheatre/run festivals, events and/or provide for a community garden / allotments; community house; arts space; break out space for community hall and pre-school; music / festival space / soundshell; farmers market; relocated skate park; community precinct /hub, and an area for native species such as growling grass frog, koalas.
- Consider acquisition of additional land between the Council land and Heritage to ensure a good sized venue and adequate buffering.
- Open the parkland to the main road and develop visual links to shops.
- Install outdoor fitness /gym equipment.
- The open space to the west of the hotel is used as an informal open space by customers - but is limited to these users. Families and other patrons spill out onto the grass, and kick a footy or have picnics. The hotel has recently received approval to turn this space into a car park
- Property owners adjoining the Council land in the Civic Court precinct do not agree with the Balnarring Common group proposal for a community garden. However, they noted that it would be beneficial to the community for the land to remain as some type of open space provision – council could spend minimal money to improve the current site
- The Council land needs some type of active frontage eg: commercial or café, and improvement in accessibility across Frankston-Flinders Road would be beneficial

Paths:

- There is a lack of safe paths in the town.
- Paths should be low impact, not asphalt/concrete and guttering.
- There is no path along the full length of the reserve on Flinders Road.
- Safe path connections are important. There are already good connections to Beach along Balnarring Beach Road.
- Kids going to school are safe along the walkway and through the car park. Every one watches out. The busiest time at the tennis club is on Saturdays, therefore there is no conflict with school children.
- There is no path on the south side of Frankston-Flinders Road.

Signs:

- There are no signs to or parking for the wetlands trail or the fitness track around the school and wetlands.
- Install toilet signs (and lights, path).

Play:

- Relocate the playground to the other side of the kinder/pre-school once the new park is developed

School:

- School drop off time and pick up time is incredibly busy. School car parking is limited and has "crept" into rail reserve land. Some parents drop children in the lawn bowls car park and they walk through the tennis car park to the School, which is quite safe. Other parents drop their children at the shops and they walk along north side of Frankston-Flinders Road and cross at the designated school crossing. Still other parents drop children at the hall, and they walk along Civic Court to School. Residents of Capital Avenue have noticed parents driving down and dropping children there. The road is unsealed with limited turning room and not suited to use as a drop off zone
- Consider closing the rear access to houses via the reserve opposite the school to reduce traffic conflicts
- Expand school road (opposite entry) and develop proper parking in part of the rail reserve (but do not seal with asphalt but possibly consider foam stabilization) while retaining a bike/walking corridor

Fitness Track: (adj. to school, Civic Court and Flinders Rd)

- There are no signs to or parking for the wetlands trail or the fitness track around the school and wetlands.
- There are no clear access points.

Wetlands:

- There is no parking.
- The perimeter path to the wetlands is not obvious, there are no signs.
- Paths are accessible from the School car park, but not obvious from there.
- Westernport Bay is a designated Ramsar Wetland.

Other Needs:

- A Community and social hub are needed for less formal, community and or messy activities as access to the hall is restricted by its capacity and the very formal booking process.

3. Written Submissions

Thirty two (32) written submissions were received from the community as part of the first round of consultation. Two (2) written submissions were received for the Business Needs Survey.

In summary, the feedback included comments regarding:

Things Liked Most About Balnarring and its Open Spaces

- They are a valuable community asset (eg Hall, Pre School, Playground).
- They support our remnant wildlife.
- They are a valuable recreational and community development asset.
- The fact that it still has some open spaces.
- Relatively unpolluted air.
- Being able to “feel the serenity”.
- Closeness to facilities.
- Compact nature of activity centre.
- Tree lined streets; birds in the trees.
- Community feel and friendliness.
- Quiet / rural / beach / community.

Biggest Issues in Balnarring

- Public toilets on Frankston Flinders Rd being blocked off to car traffic
- Issues of parking: separation of smaller and larger vehicles.
- The car park is still somewhat crammed in respect to entry/exit provision.
- Driving between Hall and Pre-school – hard to see children because of bushes; confusion about who gives way; need to separate kinder from road with a fence;
- Better parking at the Primary School; better access to school and tennis courts.
- No links between the Primary School, Community Hall and new activities.
- Pedestrian access is difficult; no safe crossing point.
- Need to connect Beach with town.
- Need a roundabout at Frankston – Flinders Road.
- Possibility of (over) development; too much growth; loss of coastal feel; loss of rural feel.
- Not supportive of any further residential developments in this area.
- We definitely do not need housing on the community space we own.
- The use of the Hall facility.
- Balance of living facilities for age ranges.
- Expansion of The Heritage.
- Open space: lack of indigenous plantings and overshadowing by pines; pine trees and other weeds not controlled.
- Keeping it green.
- The community space needs to be a community space not a tourist destination.
- Need a community Hub.
- Maintenance of open space.
- Tying in of Village heritage.

What Could be Provided / Improved in the Town Centre / Open Space

- Roundabout at Frankston- Flinders Road.
- Pedestrian Crossings at Hall.
- Retirement village for large retiree population; people who grew this town can stay here.
- A centre for the provision of services for retirees.
- If higher density settlements are believed to be needed, then re zone some other area of Balnarring.
- The blocks adjoining the Pre School Kindergarten should be kept in trust as public land for future generations. Trying to acquire land for community use in the future would make the development of additional facilities needed by the generations to come very difficult, if not impossible.
- The community space adjoining the pre school should be reserved for future generations to erect facilities they may need. In the interim this community space could be set up as a venue for cyclists and walkers (not for horses)
- A pavilion with facilities for disadvantaged and disabled people; a sensory garden; an artists garden.
- An education and training centre.
- A long (4-5km) dog off leash walk.
- Keep general access open.
- An open space area for evacuation, isolation in case of emergency.
- An extension of a shared trail for walkers/cyclists/horses/ prams will be a great additional facility.
- A walking trail connection to Balbirooro Wetlands.
- Keep the area rural, as it currently is, with no homes or businesses but an aged care centre. Maybe a small oval.
- Plant up with indigenous plantings; Include public garden area for vegetables etc.
- Sustainable gardens and fruit trees; community gardens; small plot gardens; sale of plants at a stall.
- An outdoor cinema.
- The Balnarring tennis courts are an important part of pulling the community together; Keeping the tennis courts is very important.
- The planned new skate park for young people; needs to be available to younger kids too. Also needs lighting.
- Need parking near the toilets
- It would assist tourism and local interests to have the community space tidied up, possibly planted and integrated with the proposed Bittern to Merricks riding/cycling/walking trail.
- Some other uses currently desirable to our community (eg community gardens, farmers market space, community events venue, whatever) would enhance community activities and spirit.
- The model of the U3A at Mornington.
- A space / shed for growing indigenous plants; Men's Shed activities.
- A garden / landscaped place.
- Tying in heritage of the district.
- A botanical gardens.
- Need a secondary school.

4. Overview of Consultations

A number of key issues have emerged from the consultations. It should be noted that these are the current issues as expressed by community members:

- There is a strong desire to protect and enhance the rail corridor, to build on its heritage and to use it as a key linkage spine through the precinct and to wider regional trails.
- The retention of council owned land as a community space is the preferred strategy and a wide range of ideas have been put forward. These include:
 - community gardens and orchards
 - walking areas
 - play areas
 - fitness course
 - bike tracks
 - event and performance spaces, amphitheatre
 - multipurpose facility
 - community market
 - social areas
 - developed parkland
 - sculpture park
- The contribution of the Balnarring Hall to the community is acknowledged and recognised but it is felt that it does not function as a community or social hub. In light of the constraints, a community hub is needed to service Balnarring resident needs and this could be provided within the hall/parkland precinct. Integration with either or both of the hall and/or pre-school and linking to the parkland would achieve a positive outcome.
- The master plan needs to link together the various components of the overall precinct reaching from the Frankston-Flinders Road and Balnarring Beach Road intersection through to the school and wetlands.
- Traffic management in and around the precinct is considered a significant issue. The perceived issues include:
 - unsafe road intersections
 - the lack of appropriate slip lanes on Frankston – Flinders Road
 - the closure of Civic Court
 - the configuration of car parking at the hall
 - the lack of appropriate pedestrian crossings between the Civic Court precinct and the shops
 - private vehicle use of the rail land to access homes facing Balnarring Beach Road,
 - a lack of organised parental car parking for the school
 - summer peak congestion in the Village business precinct

These issues have led to feelings of poor accessibility and unsafe user conditions whether users are travelling by car, bicycle or on foot.
- There is a lack of safe pathways through, around or to the precinct. Those that do exist are generally not well connected.
- Directional signage and information need to be provided throughout the precinct.
- The closure of Civic Court at the point selected is seen as inappropriate as it creates access problems for residents, visitors, users of the hall, toilets and playground.
- Hall and pre-school parking are poorly positioned and function very ineffectively.
- There is a capacity to develop more of a tourist/recreation vehicle support area at the north-eastern end of the park with this to include a sillage dump point.
- Some groups e.g.: scouts need somewhat more specialised facilities and while these could be accommodated in the precinct, they may be better located elsewhere as they would restrict co-location and shared use opportunities.
- The condition of tennis club and school overflow parking needs upgrading. Rebuilding of the tennis club rooms will be needed in the not too distant future, and will occur as part of the Shire's Pavilion Strategy. This may offer some multi-use opportunities although the location re the remainder of the reserve space is not ideal.
- Commercial developments in the parkland precinct are not favoured by local businesses.
- The wetlands and the associated walking track are poorly serviced in terms of access, parking and information.

5. The Arts & Culture Facilities Audit Community Survey

A Shire-wide consultation process as part of The Arts & Culture Facilities Audit Community Survey conducted in late 2013 reviewed how artists, arts and culture groups regard Shire facilities for arts and culture activities.

The Survey drew large responses from the Balnarring Community as well as the BVC group, confirming recommendations for an adaptable 'multi-purpose building' for:

- Visual arts, theatre production and construction workshop, exhibitions, display both indoor and outdoor.
- Rehearsal and presentation space for theatre, dance and music with professional level acoustic quality and sound equipment.
- Music and film digital production and recording space.
- Outdoor festival and market areas.
- Public art/ sculpture as part of community gardens.

6. Balnarring Village Common Survey

In parallel to the Master Plan study, the Balnarring Village Common (BVC) group prepared a 'community needs' questionnaire. The surveys were delivered to all residences in the Balnarring and Somers post code areas and made available via the Balnarring Bridge Community newsletter and the BVC website. In addition, members of the BVC spent time at the Balnarring Village Shopping Centre canvassing patrons for their feedback.

The survey asked for responses in regard to which aspects of Balnarring the community valued and what they would like to see done with the vacant land.

Over 570 responses were received. From the results several main ideas emerged, namely a desire for:

- A performance stage
- An open meeting space
- Public Art
- Indigenous flora
- A Community Garden
- Public Orchard.

Ideas with a lesser response (although considered just as important) included provision of:

- Community House
- Communal Kitchen
- Guide and Scouts Hall
- Bike Workshop
- Men's Shed Fitness Station.

These ideas underpinned the BVC's recommendation for the Master Plan development:

The BVC recommends that in drafting the master plan, the MPSC address these themes with the design of an outdoor stage area, opening to space, flanked with Indigenous flora and community gardens (preferably including a small orchard). Access points to and from this space would be enhanced with meandering pathways amongst those gardens.

We also recommend that a multi purpose building (also on the fringe of the open space) would service the other themes and provide community connections across the age demographic of Balnarring and surrounding districts.

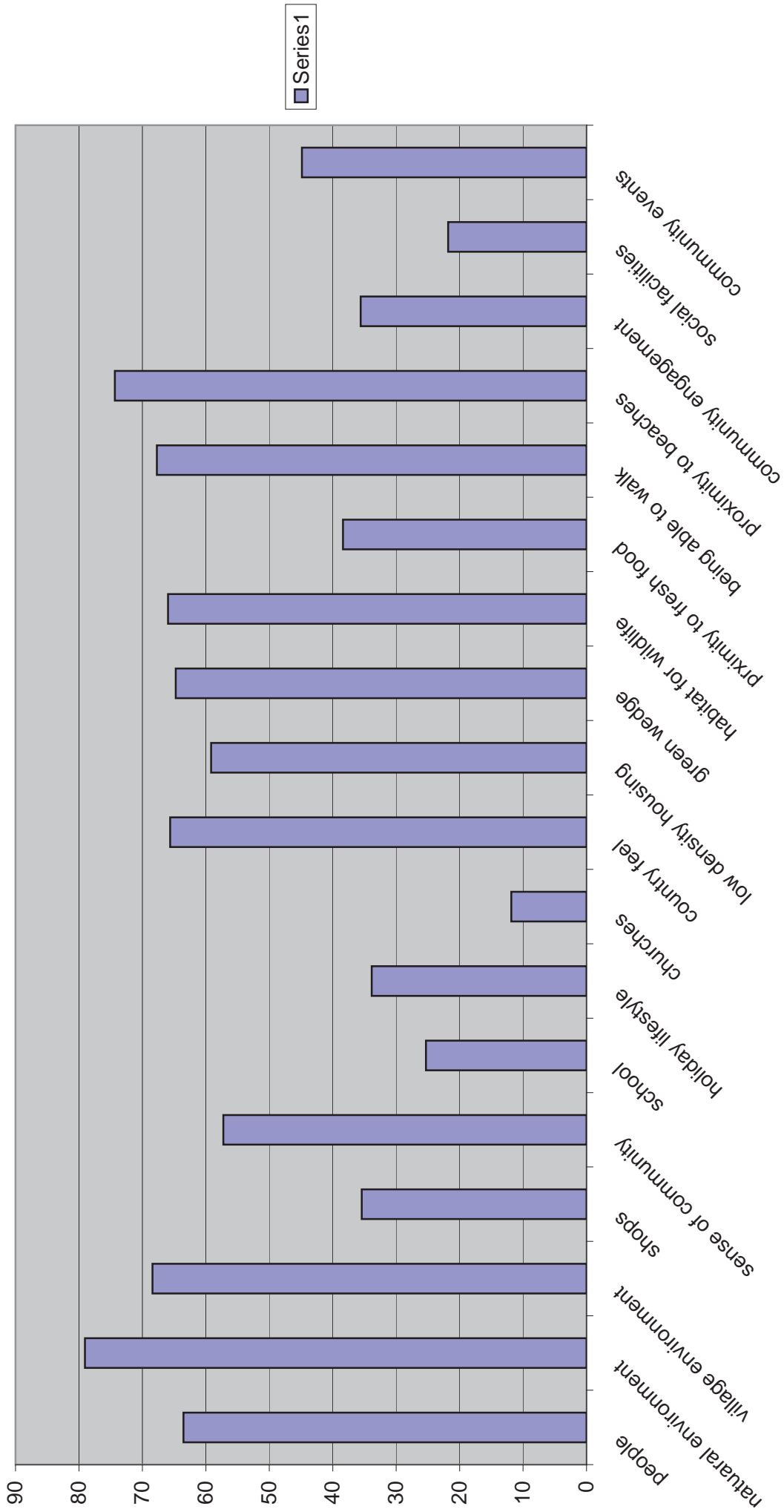
The BVC also recommends that consideration be given to:

- linking the four blocks of vacant land to the other areas of the master plan with paths fringed with indigenous flora (from the wetlands through to the skate park) and:
- easy and logical access points and means are provided for all ages and abilities amongst the community

You will also note the large response for a Farmers Market. The BVC believes achieving that, in this area, would be at the expense of the major themes due to infrastructure concerns – car parking and paved stall areas prominent issues. Whilst the BVC remains open minded to a Farmers Market, support would not be forthcoming unless those concerns could be addressed.

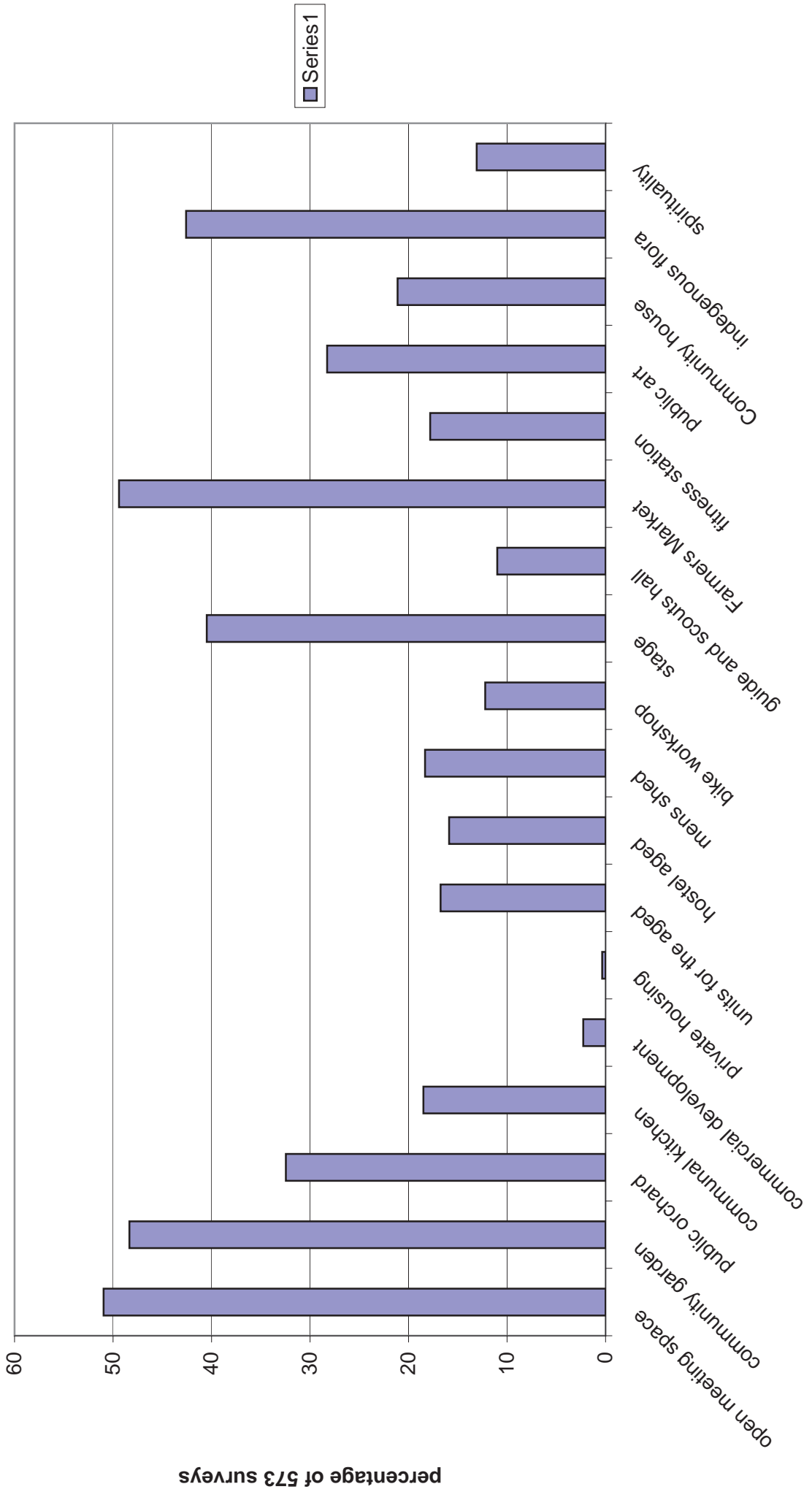
Details of the survey results follow.

whole community values

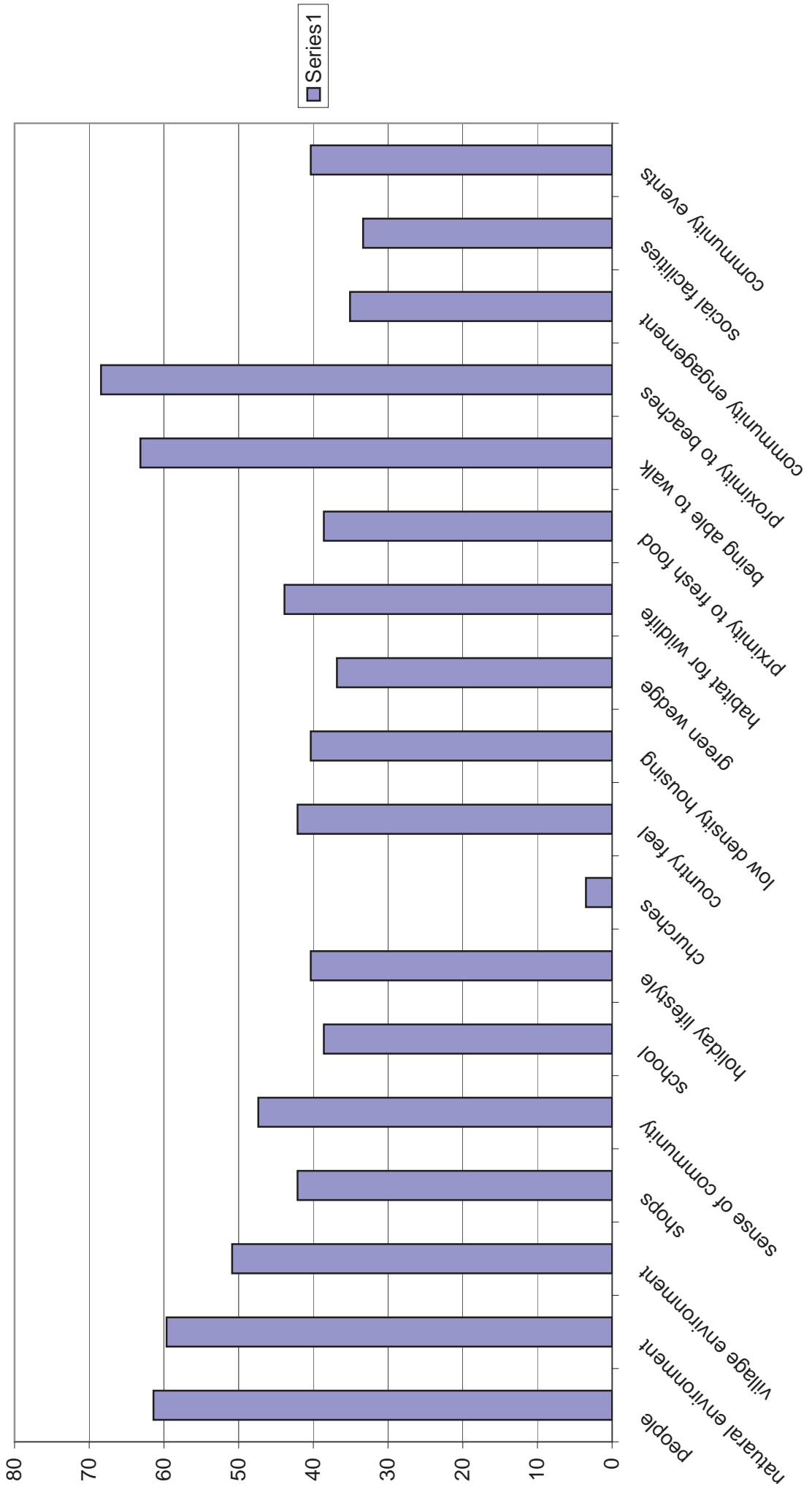


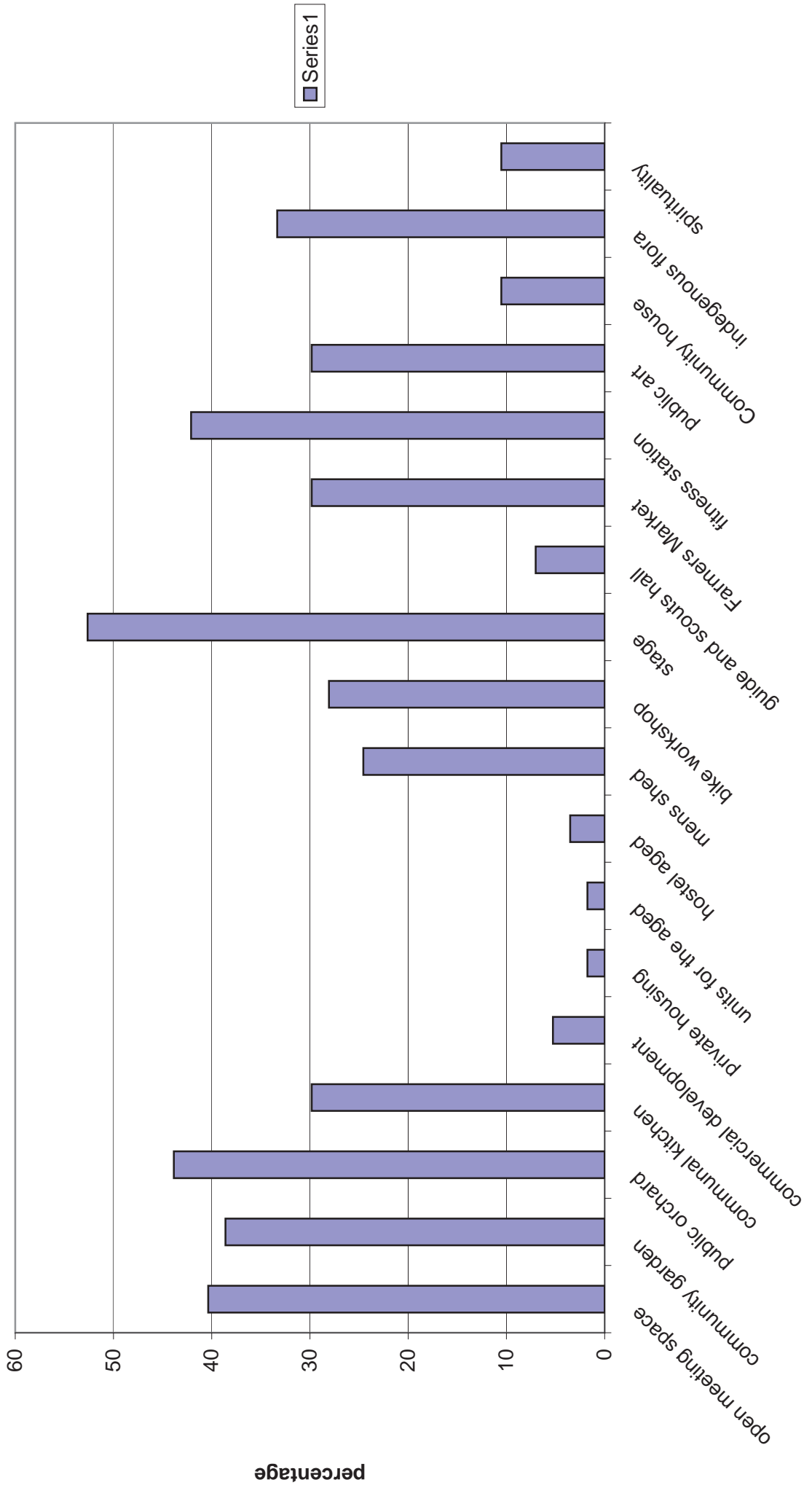
percentage of 573 surveys

whole community response to what they would like

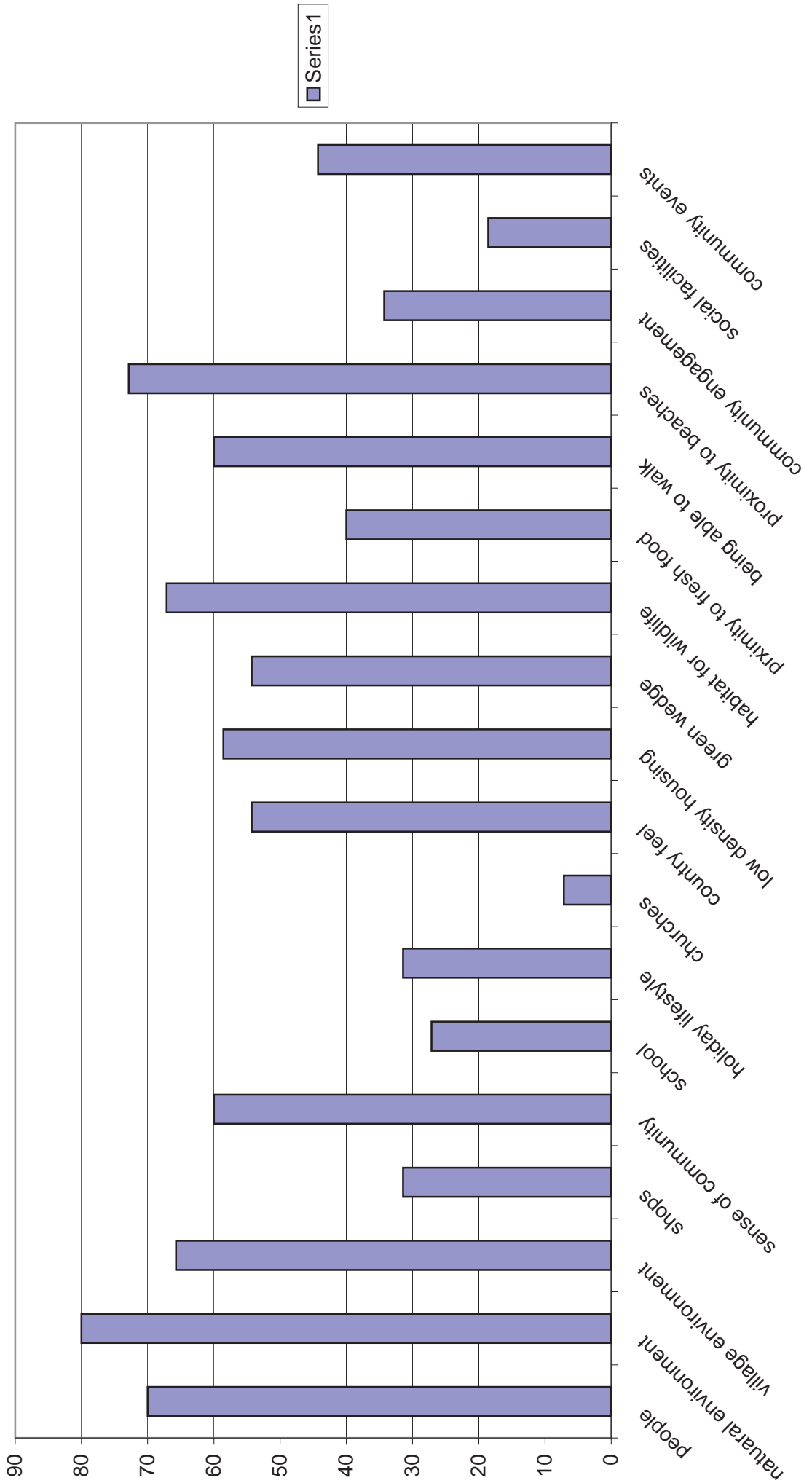


under 20 values

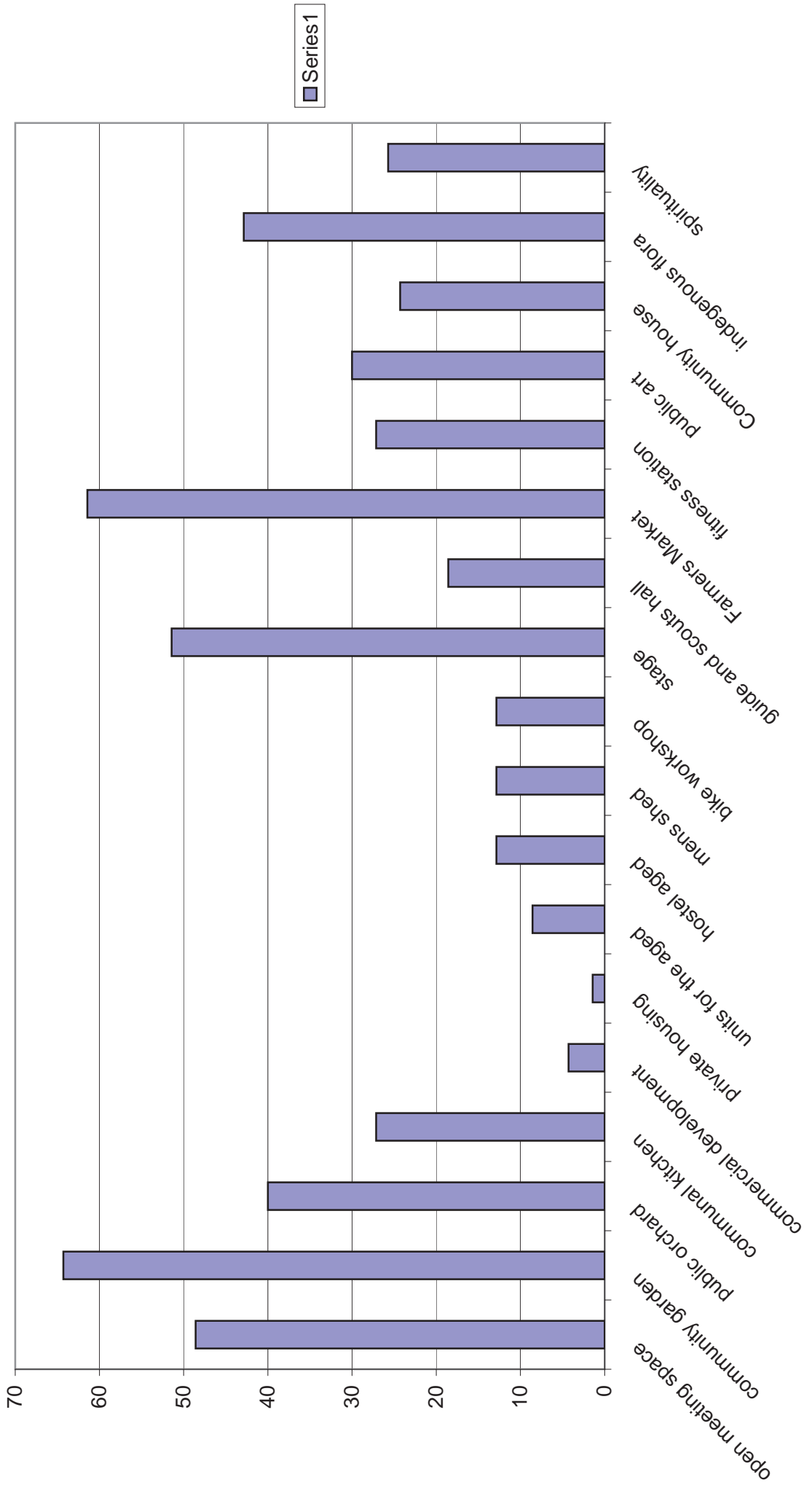




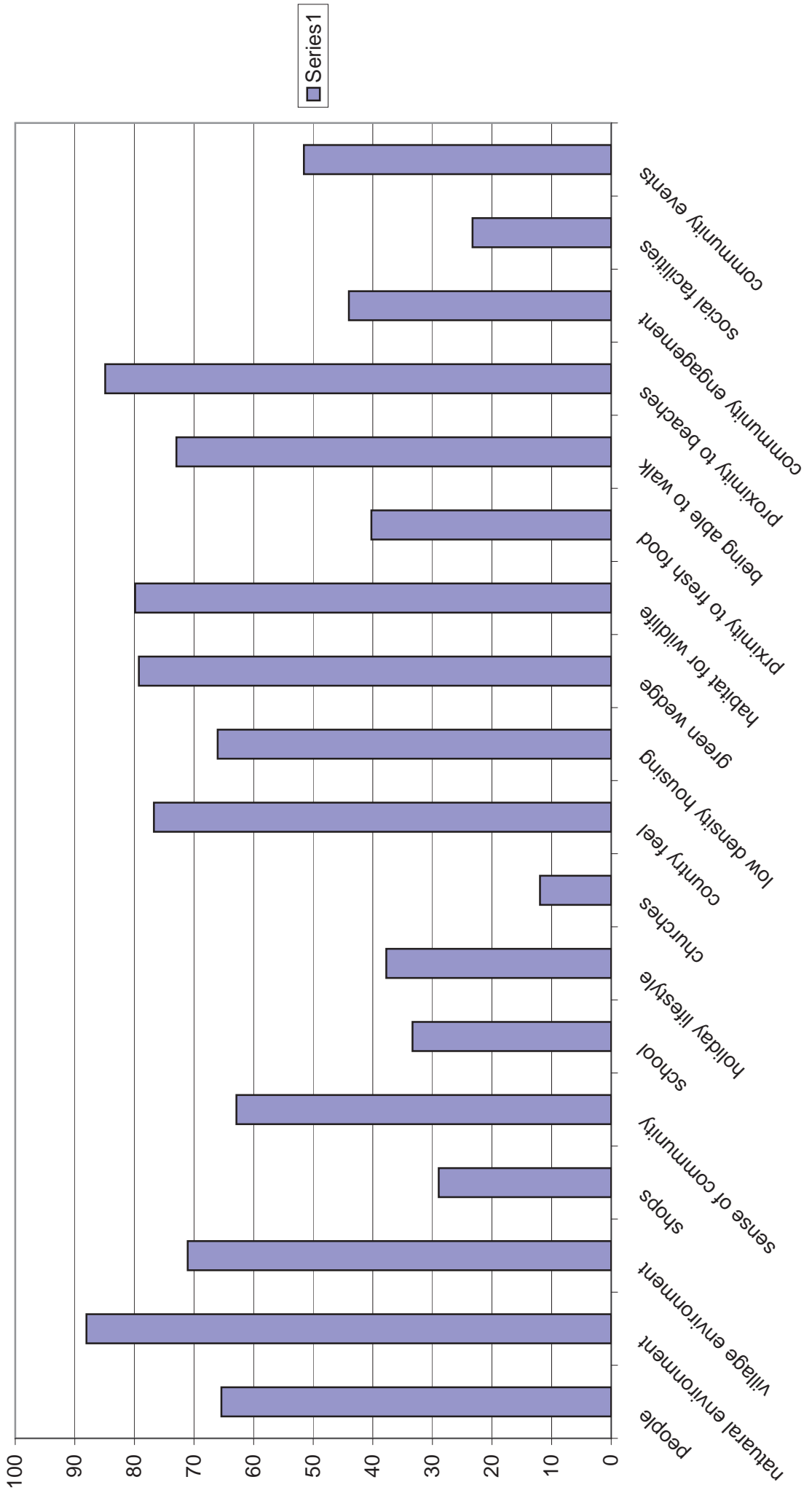
20-40 values



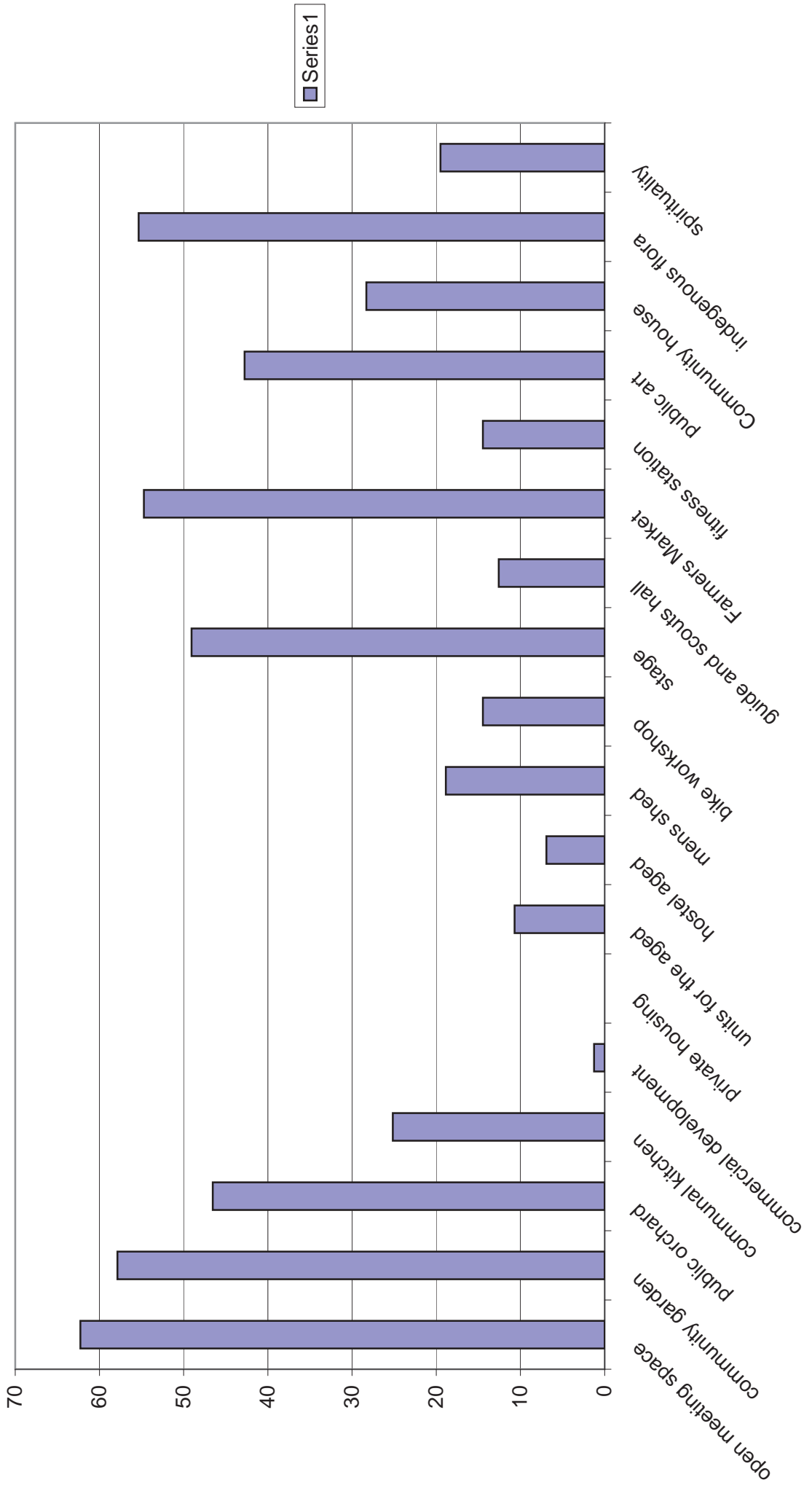
20-40 would like



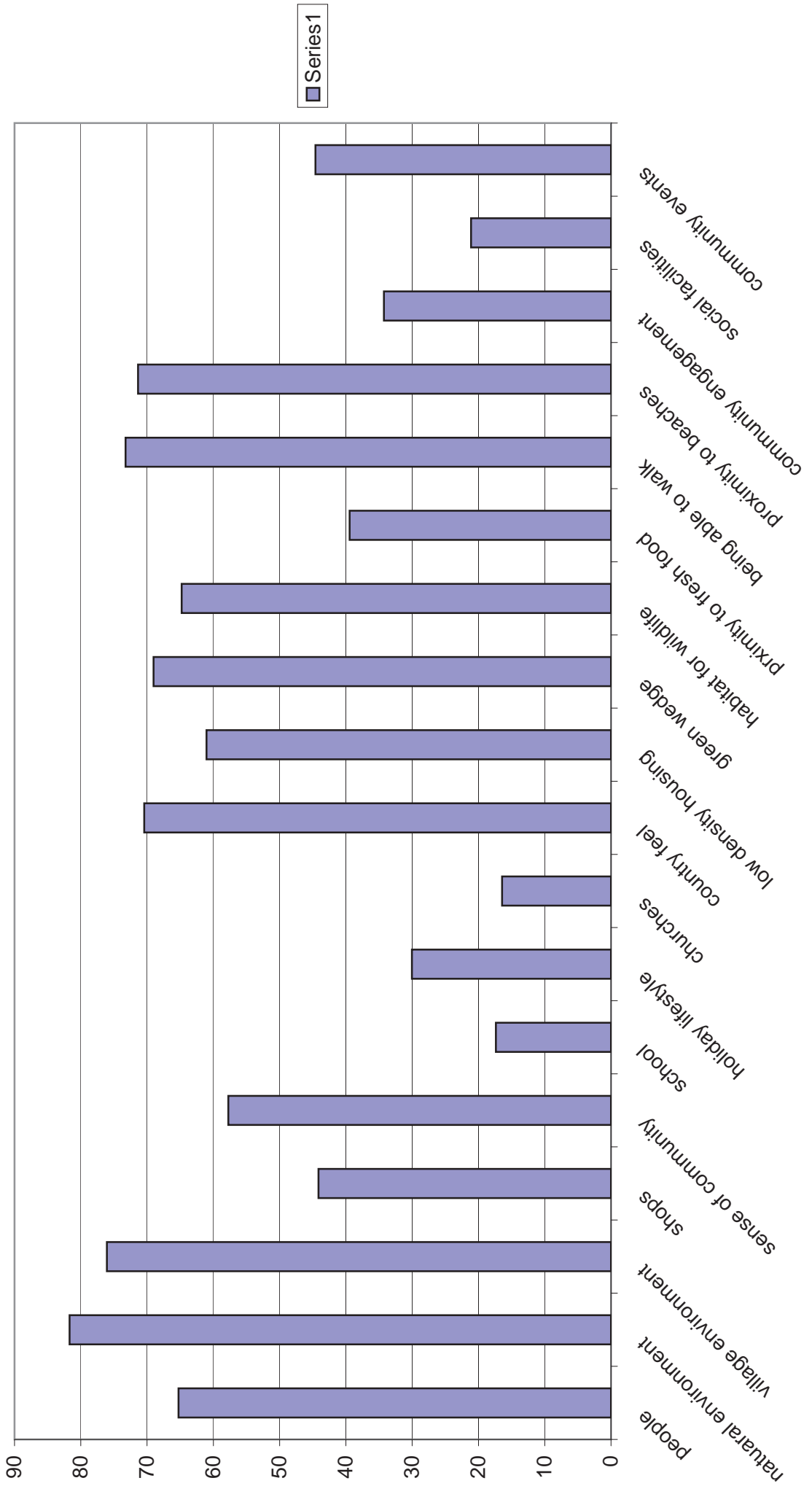
40-60 values



40-60 would like



60+ values



UNDER 20 comments		
Other comments	What would you like to see more of	Further thoughts on Balnarring and the M'ton Pen
the availability		
Fairy Garden, teddy Bear picnic		
fire pit, outdoor cinema	under 25 events, music, DJ	community basketball courts
please don't let this area get developed	more community activities for older adolescents/20 year olds	What a beautiful idea the BVC is, keep up the good work and don't let this beautiful town be ruined.
I think the idea of stage:music/theatre/carols is great		
	more areas to longboard & more space to ride BMX bikes. A skatepark & gym would be good	Maccas would be good
Definitely some sort of Bike Shop		
markets, fetes, social events	public transport, parks	
fairy garden, teddy bear picnic	pizza oven, trampolines, big treehouse	
music spaces, bmx tracks, art space	music store, gym	
	bmx, dirt track	
	less tourists, botanical garden	
	all ages parties	

20 - 40 comments		
Other comments	What would you like to see more of	Further thoughts on Balnarring and the M'ton Pen
Fitness area. Community centre -ART space- meditation space. Shady trees/outdoor space to gather. Open - door free social space. Active, sustainable-focus community wanting to educate each other. Need space to do so	Space to gather, facilities for community groups. Outdoor areas. Sustainable education. GARDENING	The elderly want housing/ space that engages youth and gardens. I want to learn from the elderly. We have an intelligent community that is capable of managing space and groups. Trust us!
Be aware that this adventure may be a massive and timely undertaking. Enthusiasm could decrease over time leaving a small minority to continue maintaining and unkeeping the community garden! I hope not but it could be a real issue!!	Plant trees and gardens! Community space. NO more developments or high density housing	Everyone needs to remember why this area is so special. Beautiful beaches, National Parks, native bush and the slow pace of coastal/village living. We don't require any more development in the town. Sit back, take a deep breath and enjoy where we live because if we destroy it it will not come back!!
I firmly believe that the "essence" of this area of Westernport should be conserved. Would love to see a pleasant wooded/ open area with sensible and realistic rules developed for the community to enjoy.		Of late have been disappointed in the council applying so many rules. I totally believe that development and subdivision of land should be extremely well thought out in regard to community/rural friendly usage. I however am disenchanted with rules concerning beaches, dogs etc. The beach is for everyone. I am concerned about the council and their motivations concerning some decisions. I believe this special area of the peninsula is losing what it makes it special due to overdevelopment and certain council rules. We need to preserve what we have here.
Thanks BVCI! We need aged care but not on valuable common land		
	more care for the area we have. Doing something about the stench of the creek and fixing the 5 ways dangerous intersection with a roundabout.	As already stated, the creek and the beach needs attention and the 5 ways needs fixing before there is a fatality.
Why no Women's Shed?	habitat for wildlife/plants	
walking track that is suitable to take dogs would be nice too.	Arts, markets, open space	We have just moved to Balnarring and we love the natural environment and proximity to the beach. We are from the M'ton Peninsula and love the area. Soon we will be using all of the facilities here for children too.
An area of learning and togetherness		
A learning area for all ages and a place for everyone to get together		
A swimming pool would be a great addition to the area of Balnarring. The lack of pools and sporting facilities on the peninsula compared to country towns is very disappointing.	Love it as is! Sports/ kids activities	We moved to Balnarring for the small country style village, after our town had been overdeveloped. We were disappointed to see the planning permit to increase the shopping area which we believe is not required. We would be devastated if the common area was also subject to this fate. It should remain the community property. Mornington Peninsula council have profited enough from local community areas such as the Somerville Pre-School site. Enough is enough!
An open garden and orchard for the Pre-School to access. Recycling bins		please put in recycling bins. Keep the shops and buildings to a minimal & to the natural setting
recycling bins should be here		
love the idea of community gardening, No commercial ventures, no developments, ie big ugly buildings	open air classes, open air theatre	
would love to see the land for common use. Also see a need for elderly accomodation so people who have lived here for 40 plus years & can no longer live in their house have a huge sense of belonging to the area. In lifestyle I value family, like minded friends, sense of community & freedom for children.	live music and village buskers etc. Open markets at the village. Acknowledgement of traditional owners.	I like the idea of involving young demographics as it will be their experience of growing up & belonging that I have after 40 years in Balnarring.

Not buildings or aged care, the Mornington Peninsula is already a retirement spot, we should try get more young/working families here.	Horse riding tracks, would love to be able to ride without a permit between off peak hours & seasons!! Job opportunities.	
An open garden and orchard for the Pre-School to access. Recycling bins		please put in recycling bins. Keep the shops and buildings to a minimal & to the natural setting
recycling bins should be here		
love the idea of community gardening, No commercial ventures, no developments, ie big ugly buildings	open air classes, open air theatre	
would love to see the land for common use. Also see a need for elderly accomodation so people who have lived here for 40 plus years & can no longer live in their house have a huge sense of belonging to the area. In lifestyle I value family, like minded friends, sense of community & freedom for children.	live music and village buskers etc. Open markets at the village. Acknoelgement of traditional owners.	I like the idea of involving young demographics as it will be their experience of growing up & belonging that I have after 40 years in Balnarring.
I have attached pictures and contacts of equipment that I thinkk would be great for an outdoor fitness station		Attached is a brochure of some outdoor fitness equipment we found installed ata park in Moama. It was great to see family's using the equipment.
The BVC needs to represent all ages in the community, therefore whatever is developed here needs to reflect this	multicultural community. Balnarring needs to be affordable for people of lower demographic otherwise we will remain & develop into an affluent middle class white community monoculture.	
afterschool programs can also be held in a community house as well as lunches put on for older aged citizens & community members with spacial needs.	festivals with music that are not so expensive, Family Day Care in Balnarring	I believe that building a community centre with a focus on the activities & people we would like to cater to could facilitate many different programs. With the right space, rostering & managemnt this could meet many people's needs & wants.
food co-op space	safe crossings for the elderly	less touristy
more information on the skate park	crossing with lights frankston flinders road	first time visitor love the country feel, cafes, resturants
maintain community feel and natural environment, NO MARKETS,	community events, music, art, garden	stop cutting down trees and building small houses, keep balnarring as is
meeting place, learning place for garden & sustainability	cleaning up litter and graffiti	
treasure the friendly people safe environment	parks for the kids to play in	
like Balnarring to stay quiet	trees and wildlife, BBQ parks	
	secondary school, community service in schools, community oven, art shows, concerts, festivals, markets	

40-60 Comments		
Other comments	What would you like to see more of	Further thoughts on Balnarring and the M'ton Pen
I would like to see something that everybody could use. I wouldn't like to see the area "built in"		The community/country feel is something that I think all effort should be taken to preserve.
I think aged care. The aged people live here all their life and because there is no aged homes for them they have to go out of the area to live, not nice for them		
With an increasing transient population in Balnarring - sense of community is waning. I've lived in Balnarring 30+ years.	Community facilities. Keep Green Wedges. No more over development. Lower speed limits	
Under no circumstances to sell the blocks to commercial development. The land belongs to Balnarring People.	Aged care facilities. There are none. Gov run 1/2 or private 1/2	We have no aged care facilities in Balnarring at all.
Landscaping of the Village. Community Health	Better appearance of Village Shops	We need a pedestrian crossing near the village shops on Frankston-Flinders road. We desperately need the 80km zone extended up Balnarring Rd to Bittern-Dromana Road intersection.
Affordable accommodation for the aged is needed in Balnarring. We need to look after the retired community - not far from medical, shops and bowls club. We have lived in Balnarring for 20 years and would love to retire here	Entertainment for the community. Festivals etc. something for the young and old. Better public transport so it doesn't take 3 hours to Frankston.	
		The demographics indicate that the area is becoming more populated with young families - facilities and events that cater for school-age children and teenagers (to keep them engaged locally) are essential.
		More of our paddocks staying as paddocks. No more houses!
People come here for holidays because it feels like the country by the beach. I feel we have to be sure to protect that and avoid overdevelopment. (Pen. Resident for 55yrs, Bal. For 20)	I think Balnarring is pretty much perfect, that's why I live here.	
I would like to see this space for the residents of Balnarring and district's use - variety of uses - not just to provide for holiday makers.	Places that provide for a whole cross section of the community. Eg Community house could have many uses that benefit the community - it could have green space, Orchard, men's shed, communal kitchen, all in one.	
		It would be nice to Tree Scape along Frankston-Flinders road from Hastings side through to after school crossing - similar streetscaping on Nepean Hwy, Wilson's Rd M'ton and down Balnarring Beach Rd.
	a nursery (garden)	
BMX bike tracks for kids. Sensory garden, and more entertaining facilities for the disabled		There is a great opportunity to have a shared pathway from Balnarring to Shoreham along Frankston-Flinders Rd

Age housing a big need - community house a need for a growing community	More cost effective activites for the kids would be a bonus. "Community House"	It is great to be here. We need a mixed age meeting place. BVC communal space a great idea.
Amphitheatre, a combination of commerial and non commercial entities		Thank you
Combine this! Ampitheatre, art sculpture, meeting space, open market space, fitness equipment/installations, INDIGENOUS!	Education of organic farming amongst kids and adults. Community Markets (Car boot/ Vegies) An artistic sanctuary	
BBQ area, sound stage		People are relaxed and friendly, abilty to bring dog along.
Once you put buildings on open land it is no longer open, look 100 years ahead. Parks are a greater asset.	Less council workers	More development will bring more people. More people mean more problems
	More parkland with indigenous flora and fauna	
I bank in Balnarring and do ALL of my shopping there although I am a resident in Red Hill. I frequent the supermarket, pharmacy, bakery, florist, post office and Bendigo Band, also Hardware store. I this are became a public space I would use it! I enjoy the village feel and sence of community among shop staff and customers.	Less development please, not more. Thank you	
		Please, please, please don't make Balnarring busy and overdeveloped like the other side - eg Portsea, Sorrento etc, Please.
Youth club facilities	Planning regulation to maintain all of the above. Control overdevelopment	The Peninsula and Balnarring are special places that will be lost unless development is controlled
Keep it green and community ammenities		I love the country feel and the "old" peninsula feel of Balnarring. After spending 30 years at Safety Beach and seeing all the change from "old" peninsula to developed, the whole feel changed about the place. I don't want to see that for Balnarring.
	It's all good	
skate park	Nothing - It's perfect	
parkland with native trees, bushes, some open grassland	Tree, bushes, parkland. No more buildings	
		What a beautiful place we have here in Balnarring. Very important to preserve the community feeling we have. Very nervous about the plans for the Heritage to extend their liquor licence from 7am-1am 363 days of the year - noise, behaviour of people leaving the premises are very concerning.

	restoration of natural vegetation	Regardless of what is chosen it will be important to have some sort of management group- "friends of" or something similar to ensure it doesn't fall into disrepair
Every stage of planning should be made public via 1. a village noticeboard. 2. Council website 3. local papers. With adequate time to respond eg 4 weeks.	Big beautiful street trees. 1. who appointed BVC to do this? 2. Who is/are the BVC? Who is involved in this? 3. Is the BVC a business (.com) Your website does not explain this.	
		I feel we need facilities to engage the young people of the community this needs to be broad to offer something for all. Programs that bring the generations together.
something for young people important, links with the primary school	better access to existing toilet block from Frankston-Flinders Rd	better integration with railway reserve for public use
This area should be utilised to cater for all age groups of our community	pedestrian crossing, especially on Frankston Flinders Rd & Balnarring Rd	
I would like to see less development given area is clearly under threat of suburbanisation!		It's important to manage appropriately Balnarring Village Common and not over develop
Turning the area into a stage area that can also accommodate farmer's markets & public art seems like good idea	bike paths	The area needs more walking and bike paths, especially along Frankston/Flinders Road, it's dangerous
		I love living in Balnarring. We have an opportunity to use this land to set us apart and make the area even more community minded and special.
	Restraint of development. Protection of wildlife, lower speed limits on Balnarring Rd within town boundary.	What I would like to see less of is signs, Bollards, Concrete and any other trappings of suburbia that have crept in steadily since the 1950's. The place is being ruined in the rush to become JUST ANOTHER SUBURB.
Definitely no private housing or commercial development		
I really think we need to house the elderly as there isn't enough in the area.	Restaurants open on a Monday night during the winter	
I understand that there is a significant aged community in balnarring, but I feel that aged care independent units are less necessary than a dependent high care facility (with sea views from your hospital bed). The site is not appropriate as it	More parks & wildlife rangers employed to help volunteers keep the area clean, safe and friendly. (like they are now)	The new Peninsula Link Freeway is supposed to take traffic to Sorrento & Port Phillip Bay. I am not in favour of extra signage directing tourists & traffic onto arterial roads such as Bungower or Mornington/Tyabb Rd etc, towards Hastings from the new PLF as it will lead to traffic congestion onto narrow roads with no footpaths/bike tracks or emergency stopping space. This suggestion appeared on the front page of the Hastings Leader &
Balnarring is changing into a Portsea/Sorrento with all the flashy stuff. How about some useful shops or a library.	Social facilities that aren't just for pre-school mums & the elderly. Not much else. I'd like to see less of housing, shops, upmarket shops, only attractive to the tourists.	I'm not sure what the future of the peninsula is, but as an active emergency service volunteer I question the lack of plans/facilities & infrastructure needed to cope with the expanse.
No more development please, there are lots of suitable spots that are not so visible. In lifestyle I value the idyllic environment. Please don't spoil it.	community events	Balnarring is a wonderful spot, basically unspoilt, unique its also very accessible to lots of people. Please keep it that way.
No big commercial development!!		

We should not create anything that draws more people to the area from outside of the area. Create a place for workers for lunch etc. I value the sailing programs at the yacht club.	Less people. We do not need more cars & crowds.	
	Habitat for wildlife, garden space	To maintain & preserve our coastal village environment. To ensure that commercial & housing developments comply with this. To preserve our beautiful coastline & rural surrounds.
More a working kitchen garden that people can learn from. I value this as an area for learning about sustainability practices.		
		Balnarring needs some smaller blocks of land where older people can build smaller houses to stay in Balnarring longer.
A multi use building with car parking, like a community house would bring people from different ages to do classes & activities. We currently have to travel to Crib Point or Hastings. Other things I value in this community is	A communal space that has a face or many faces which builds community. More facilities for youth, more job opportunities.	The social needs of this community need to be addressed before the public land in the centre of our township is decided upon. It would be a disaster to sell it off for a business use that is not relevant to the shortfall of social services, ie facilities for the aged & youth, that other townships have.
	A more direct bike track to Hastings(along main road), Bike track to Merricks and Flinders	
It takes a village to raise a child - let us create that 'village' atmosphere & community to make Balnarring a wonderful place to raise children.	Sustainable community gardens	
something for young people important, links with the primary school	better access to existing toilet block from F'ston-Flinders Rd	better integration with railway reserve for public use
This area should be utilised to cater for all age groups of our community	pedestrian crossing, especially on Frankston Flinders Rd & Balnarring Rd	
I would like to see less development given area is clearly under threat of suburbanisation!		Its important to manage appropriately Balnarring Village Common and not over develop
Turning the area into a stage area that can also accommodate farmer's markets & public art seems like good idea	bike paths	The area needs more walking and bike paths, especially along Frankston/Flinders Road, it's dangerous
		I love living in Balnarring. We have an opportunity to use this land to set us apart and make the area even more community minded and special.
	Restraint of development. Protection of wildlife, lower speed limits on Balnarring Rd within town boundary.	What I would like to see less of is signs, Bollards, Concrete and any other trappings of suburbia that have crept in steadily since the 1950's. The place is being ruined in the rush to become JUST ANOTHER SUBURB.
Definitely no private housing or commercial development		
I really think we need to house the elderly as there isn't enough in the area.	Restaurants open on a Monday night during the winter	

Some sort of outside, but undercover workshop area that would be versatile to use in all sorts of weather for all sorts of things/events.		it would be good to extend the 40kmh school time speed zone to include the crossing out the front of the hall, see map drawn. Slowing down is good for everyone!
dogs on short leads	access to fresh local produce, resource sharing, open native parkland, community garden, markets, festivals	raising children in Balnarring, keeping older kids engaged
fresh coat of paint and general tidy up of shop fronts, gardens maintained.	the same as what we have	round about
A community house	recycling bins next to rubbish bins in the village	upgrade power transformers and stop power being turned off over xmas
no more commerce, housing.	whole community events	5 ways intersection, stumpy gully road footpath, reduce the road speed limit thru Balnarring, whole community activities, fetes, music, theatre, bookclubs, board games clubs.
swap meet, a seedy bar, monthly guru chat - flora, fauna, marine life	Rain	no more development on the peninsula
permaculture, food forest, outside kitchen	arts, music, markets	there needs to be safer crossings
love the village style	community focus, locally grown fresh food, examples, training advice	more riding facilities
sionsno more new sub-divi	something for the teenagers to do, junior rangers	maintain holiday village environment, protect existing flora & Fauna,
skate park	just leave as it is	amount of new families in Balnarring is fantastic, need children activities, skatepark
skate park, bike exchange	protection for remnant bushland habitat for wildlife	no McDonalds KFC
organic community garden, focus on flora and Fauna	less development of the peninsula - commercial or residential	public transport to the otherside
strong sense of care for the environment	public land for the public, sustainable hub as a model for other communities	stop housing developement in Balnarring

a place to congregate and do art, fairy garden, skill sharing place - elderly teaching the young	group buy of solar panels, veggie swap, delivery service for seniors	stop development
important to use the land in such a way it unites the community	indigenous aboriginal information space	
a space for all the community to learn and grow	bar, music, competition for the Heritage, community house,	
, common area for public use, indigenous flora and fauna, beautiful landscaping, village centre for meeting, sitting, cooking facilities, picnic area, chess table, floor board, table tennis, trees	meeting place for young people	
skate park, RC park, more trees less concrete	community togetherness, sharing of skills,	
no commercial use for further development	no horses on the beach, less churches, less input from older people,	
	less development	
	a pillow	
Retirement village		
Get rid of all the pine trees. Nothing else survives in that area which could be a fantastic addition to this community space.		
	Retention of significant grassland	That land is significant Kangaroo Grassland - Do not strip top soil.
Community Gardens. Adventure playground that incorporates artist's sculptures - like st Kilda Adventure Playground. Artists studios Indigenous nursery. Community Space Space for food co op and other community groups		

60+ comments		
Other comments	What would you like to see more of	Further thoughts on Balnarring and the M'ton Pen
A landscaped area including plots, public orchard and communal kitchen and stage available for performances at low cost for use of space for joy and other concerts, carols and other entertainment would be an asset to the local community.		Improvement to layout and landscaping of the village shops area. It is very untidy, difficult to move around on foot or by car.
I realise the holiday makers spend money in our local shops but their "invasion" around Christmas -January forces us to go elsewhere eg Hastings -where we can at least get a car park! We really enjoy living in Balnarring - except for overcrowding with holiday makers!		Balnarring is a wonderful place to live.
Skateboard Park		
	better foreshore management in Balnarring beach areas.	Balnarring Creek needs to be fixed -Smelly, dangerous - no water flow causes stagnation and terrible odors.
Retirement village		Public transport
		There is a need for a retirement village plus aged care as so many people have had to leave friends and family to go to Mt Martha, Mornington, rosebud, Baxter or Somerville. I do not drive so find it hard to visit old friends and family in Balnarring Somers and surrounds
A combination of areas in one to create an interesting and servicable area with gardens and fruit trees as the backdrop.		
Under no circumstances sell Balnarring land which belongs to the people, to private development at any cost. It belongs to Balnarring for the future.		There are no aged care facilities in Balnarring at all.
We think is important to maintain a community open area.	We would like to have some outdoor entertainment during the summer months eg an occasional film night. Maybe sitting in deckchairs or similar and people could start the evening with a picnic before nightfall and then enjoy a movie. If really wet could maybe be transferred to the nearby community hall.	
Space required for petrol station, Coles Woolworths supermarkets.		Population growth a major factor. If Hastings becomes a port for container ships the population will explode.
I would like a place that enables people to meet oneanother - I found it hard to get to know people when I first movedto Balnarring - My children had grown up by this time.	Somewhere to learn technology- ie iPhone, iPad, computers. To enable me to keep pace and understand this area as it speeds along.	I would like to see the area spruce itself up - one half the garden boxes are not maintained (perhaps some colour) the other (newsagent) and front entrance garden and gutters neglected. Entrance to town (nothing much to look at)
Any space that encourages people to be proud of their village. We need to get the younger people of the area involved in projects not just the older folk.	A sense of community pride around the village and our beautiful beached, encourage people to pick up litter and for all shops in the village to keep areas in front of their shops clean and tidy.	
Picnic park for locals and tourists, so we can buy local food and sit inpark to eat while kids play.	support for seniors	
	A footpath/bikepath on the southern side of the highway: Balnarring to Bittern	More shared walk-bike paths
A garden for walking and showcasing local flora and fauna.		Please keep the community feel. We like it just the way it is (with less traffic!)
We value groups such as probus with opportunity to meet others in the community.	More shire responsibility re rules. Dogs free killing koloas and trees continually chopped down	Rates have increased by the beach but only inhabited by wealthy people as older residents are made unable to stay as the rebate for pensioners is pitiful

Attractive park and seats. Annuals maintained by local community.		
Like to see the community facilities are all combined to one area, it would have constant use.	Pedestrian crossing to car park next to the hall. The shops and all facilities are all in one area, hopefully it will remain like that. Car Parking!	
	Absence of politics	
Ideal space to keep the aged close to their families/friends and familiar environment. Meaning less stress for all concerned. Having young children close to the aged is a positive for aged care.	Locally produced and made products. An avenue of citrus trees, lemons, limes, oranges etc. with hedges of herbs like Rosemary.	Restrict jetskis to non family beaches. Our peaceful and safe beaches are being spoilt by jetskis - I have videoed appalling behaviour on the Somers beach by 3 jet skis, gunning off the beat, doing doughnuts and racing within the 200 metre limit, scared families and swimmers out of the water.
	sense of community	
open parkland	regular police patrols esp. in holiday periods	
	pedestrian crossing opposite hall across Frankston Flinders Rd.	
Incorporating walking tracks, bike path (to link with Somers path) seating etc.		We have recently moved from living in Red Hill for thirty years to Balnarring Beach. Unfortunately the "community" feel of Red Hill has changed a lot over that time. The village atmosphere of Balnarring is very important to us and we are enjoying our "sea change"
Independent units for the aged are sorely needed in this locality. Proximity to medical practices - dental etc.		
rather than a commercial development, a space to be used for various not-for-profit community meetings, groups,classes, would be great		
Because of the aged community age group, aged care facilities are of paramount importance to keep people in their own community		We need a roundabout at the intersection of Balnarring Beach Rd and Frankston Flinders Rd urgently before a serious accident occurs.
	Native Flora and Fauna	Keep the area rural! People buy here to experience the community atmosphere, keep the area country/rural.
	facilities for young teenagers	

Many of the above facilities are available in Hastings	A small community bus Balnarring to Hastings via Somers would be great (see 4 mile beach to Port Douglas as an example)	A village common is a wonderful idea. It would need to be well managed by a community group (not by bureaucrats) A few aged care units a possibility. Good to avoid too much infrastructure. Keep plenty of green space and vegetation, tree etc. Picnic tables, perhaps a barbecue- public toilet.
Many open spaces soon become unkept through lack of responsible body as carer.		We think the idea is worthy of further endeavours and thought to enhance a sense of community, while there still is available vacant land in this expanding community.
No buildings except public toilets - maybe half the area for community garden plots	Aged care facility on other location eg Corner of Sandy Pt Rd and Balnarring Beach Rd	
public toilets		
	better transport - bus -train	older residents don't want to leave this beautiful place but have to access smaller homes close to transport and shopping and clinic. The walking- bike trails are wonderful and meet all age group needs.
Children's playground with seats for elderly to watch.		Address dangerous intersection on main road
Aged care facility is a priority	A small parkland with communal BBQ facilities	
	The quietness other than peak season	
Indoor swimming centre. Indian restaurant		
Grassed open space with established deciduous trees, seats and picnic facilities		
Ambulance station. Skate park for the kids. Swimming pool	Walking tracks along Frankston Flinders rd.	
We have numerous halls and public areas markets etc. Don't think existing is used enough, don't need more.	equestrian friendly trails	
some items could be combined in multipurpose / shared buildings egs Men's shed/ bike workshop and Stage/Scout guide hall. Car parking would be essential.		
fresh air	weed control on roadsides. More indigenous flora on roadsides, our koalas have gone	
Maintain the natural environments, green wedge. We value them, the habitat & the smaller community		Balnarring is a very special place we have moved here in the last few months because of all the lifestyle living that Balnarring offers. Please preserve this as the rest of the peninsula is being over marginalised.
Aged need to move out of area for high care		
a public space for use by the whole community		

I value the Westport yacht club		
	Safer pedestrian crossings, a few more seats along the walk ways	
public land for public use only, not commercial usage	No fireworks/drunken kids on new years eve. Would make kids safer & not terrify native animals. Would lessen fire danger too.	public land for people, ban fireworks, keep windsurfers away from swimming area, perhaps more towards Somers with access beside yacht club. Clear instructions re watercraft.
I think the whole idea is fantastic. To have a community space that can really be used by the whole community, eg meetings, events, just a space to talk & reflect, gardening etc, wonderful. I hope the space is for just the community & visitors, NOT a touristy place(not markets)		I feel the main thing is to keep Balnarring 'low key'. It still has a village feel. With this great idea Balnarring will only be better. Congratulations for your idea & running with it. The whole community should get behind you.
stop the movement towards higher density housing. I value muso night.	public open spaces in a natural environment, Protection of local fauna.	
It is important to retain open space which people can enjoy in a developing built-up community. It is important to begin using the area as soon as it is practical - to claim it for the community before a commercial interest can take it over. The erection of a hall etc involves planning & cost. As the Shire has recently improved the Hall for the community and groups a community house for the area might be a long time in		
A public park with shady trees, a meandering path, seats and areas of lawn. (Balnarring will grow. If we don't set land aside now it will be too late.)		
The Balnarring Hall has a stage and rooms which can be used for all sorts of community activities already.		
Leave as open space with walking trails. The area is perfect as is, more development means more people.		
No way private housing. A women's & men's shed. We already ought to have a community house. A kid's adventure playground. If no purpose built facility is to be built then pressure on Shire to convert part of Baln Hall as 'wet area' for Arts& craft', particularly with recent demise of Somers' craft guild. Community requested such a feature via Balnarring Reference Group & Ratepayers when the Hall was	A 'hangout place' for young people eg 13 - 16 year olds to be safe, particularly non sporty. Separation of 4 wheel drives & utes from sedans in car parks. More green areas with fire retarding plantings. Close reference to characteristics with planning & building applications.	I came down here 30 years ago for the peaceful coexistence with the environment: an environment which is increasingly being converted to suburbia, with 'McMansions' built large, with 1 or 2 occupants! Future development needs to be in spirit of coastal village environment, reflected in styles of housing 'allowed'. My name is RONDA HOWOOD, I live in Point Leo and I am a frequent user of and visitor to the Balnarring Village Shopping centre. I am a 40 year member and Life member of Peninsula Productions & since moving to Point Leo from Frankston I have come to realise that this part of the Peninsula lacks many creative outlets. For the Balnarring Village Common I visualise a beautiful botanical garden where
	Aged care is ESSENTIAL for our 'aging' district	
Playground for children so elderly can enjoy watching them. Bocce? Passive games area?		Roundabout on main Road
The council talked about this 20 years ago. Do something <u>now</u> STOP being so long winded.		Why should elderly people have to leave their homes in Balnarring & Somers and retire to Hastings for a nursing or hostel living.
Please don't overwork the area	Contuctive action from local councillor & Council.	
		Facilities to enable older balnarring residents to remain in Balnarring(Retirement villages/houses on smaller blocks), rather than move out of the area.
I would like to see more housing for the aged as now when people are unable to maintain their home they have to mainly go outside the area to example Hastings or Mornington.	Reliable public transport. No overdevelopment with private housing.	I think the area is a wonderful place to live but I think it is traumatic when older people have to leave the area when they can no longer manage their own home. This takes them away from all the friends they have made over the years.
The closure of hostel accomodation in Hastings some years back leaves this side of the peninsula with only 1 facility catering for low care clients and that does not cover financially dependent clients.		

Maintain the natural environments, green wedge. We value them, the habitat & the smaller community		Balnarring is a bvery special place we have moved here in the last few months because of all the lifestyle living that Balnarring offers. Please preserve this as the rest of the peninsula is being over marginalised.
Aged need to move out of area for high care		
a public space for use by the whole community		
light traffic		
Units for the aged must have landscaping & not too crowded, keeping to village atmosphere. A Rose garden would be attractive		I'd like to see less of commercial projects
	more road safety for the general public	
There is continued housing development in the area. We need to keep our public land for public use in the future		I love the Pine trees around the village, the dark majestic trees have astounding aesthetic value
Botanic gardens & rest area. Develop the 'Common land' as a Botanical Garden, as similar to Barooga in NSW. Close Civic Crt & use that land along with the former railway land in a partnership with the adjacent uniting church to develop independent living units for older people		
There is nowhere for older people, who can no longer live in larger homes to move to, and remain in this community. Our community loses this valuable resource.	improved roads, especially around St Marks Church	With increased activity near the hall, there should be a proper pedestrian crossing with lights between the hall & the Shopping centre. A large rounf-a-bout, at the 5 ways intersection is needed
I value the Westernport yacht club		
	Safer pedestrian crossings, a few more seats along the walk ways	
public land for public use only, not commercial usage	No fireworks/drunken kids on new years eve. Would make kids safer & not terrify native animals. Would lessen fire danger too.	public land for people, ban fireworks, keep windsurfers away from swimming area, perhaps more towards Somers with access beside yacht club. Clear instructions re watercraft.
I think the whole idea is fantastic. To have a community space that can really be used by the whole community, eg meetings, events, just a space to talk & reflect, gardening etc, wonderful. I hope the space is for just the community & visitors, NOT a touristy place(not markets)		I feel the main thing is to keep Balnarring 'low key'. It still has a village feel. With this great idea Balnarring will only be better. Congratulations for your idea & running with it. The whole community should get behind you.
stop the movement towards higher density housing. I value mucs night. It is important to retain open space which people can enjoy in a developing built-up community. It is important to begin using the area as soon as it is practical - to claim it for the community before a commercial interest can take it over. The erection of a hall etc involves planning & cost. As the Shire has recently improved the Hall for the community and groups a community house for the area might be a long time in	public open spaces in an natural environment, Protection of local fauna.	
A public park with shady trees, a meandering path, seats and areas of lawn. (Balnarring will grow. If we don't set land aside now it will be too late.)		
The Balnarring Hall has a stage and rooms which can be used for all sorts of community activities already.		
Leave as open space with walking trails. The area is perfect as is, more development means more people.		

	fitness venue	
	local people sharing	
	shops open on Sundays	
Many aged people of the area must leave when they can no longer care for their property or home. Independent Units for aged singles and couples would add to the community	All effort should be made to retain the present existing environment. the area of the community is sufficient	My wife and I were attracted to the area because of the broad cross section of the community. She has passed on but I feel that this should be the important objective. We need aged facility but we do not want to be an aged town or town of old people.
Movie theatre		
Stage music/theatre/carols - Not late at night		
Multi purpose house/building for teenagers social events and exercise		
This land provides a great opportunity to maintain our rural atmosphere. PLEASE - No more shops/supermarkets. We can travel to a variety of commercial centres in a short time.		
I see it as parkland, a stage for a focus for 'gatherings' - ie christmas carols	We need a round about! We need have a 'say' in what's happening to the beach or our village	I think we need a Balnarring Ratepayers Association. To have a joint voice to council. Well done with the newsletter. Keep it up! Don't forget the Beach 'support the foreshore'.
NO commercial development NO private housing Multi purpose indoor/outdoor space Multi purpose art space (making eg. as part of community house. Some of these ideas could be combined eg, stage/music etc and scouts and guide hall.	Practical examples of sustainability thinking. More public transport	I really value the energy enthusiasm and energy contributed by the Common and the Balnarring Bridge
NO Commercial development NO private housing No Community House - Hall could be used...no more buildings Leash free area on beach	Public Transport	I am sorry I am unable to attend this meeting but wish to be informed of future activities Thank You
Stage: music/theatre/carols - Not late at night		
An open welcoming environment that does not exclude anyone	Disabled parking Sustainability projects Feed the Community Fruit trees on streets	I would like many more sustainability projects and it would be ideal to have a roundabout at the intersection of Balnarring Rd, Frankston Flinders Rd, Balnarring Beach Rd and Stumpy Gully Road
	Replace introduced plants with indigenous, particularly on roadsides	Thank you to those trying to secure public land for our use. Balnarring needs a large assembly area in case of emergency and this land would be ideal. Close to Hall, Pre-school, doctor and shops. Much more suitable than the oval so I would like to see open space. We do need aged care but not in this piece of land

No Age		
Other comments	What would you like to see more of	Further thoughts on Balnarring and the M'ton Pen
An open area for people of all ages to congregate would be great, with aspects that appeal to different ages/interests.	Parking for the Primary school and easier/safer access for cars. Would also allow for larger events at the school, such as farmers markets etc.	It would be great if developments kept the village/country feel in mind when planning. I particularly like the idea of encouraging people within the Balnarring and wider community to socialise and interact in the village area
I like how there are still dirt roads -gives a country feel.		
More facilities for young teenagers		
	A centralised meeting place - a Hub that isn't a coffee shop!!! To encourage a sense of community engaging in village solidarity.	Go the Village Common!! Intergenerational engagement with a focus on environmental sustainability.
	Roundabout at intersection Frankston-Flinders Rd/Balnarring Beach RD/Stumpy Gully Rd	
	Separate bike riding tracks from horse riding tracks and roads.	
	Main road improvement by church and police	
Please do not build on this land as this will detract from the beauty of having space and nature to enjoy. An open type stage would be OK. Please protect the community village atmosphere of this special place.	Please do not start to overdevelop our wonderful peaceful part of heaven. Thankyou!!	
outdoor swimming pool		
We do not want noisy entertainment and/or hotel environment. This is creeping in. Stop it! Stamp it out!		There is no need for further services to cater for Balnarring and/or Merricks apart from caring for the aged and children. Resitric any further commercialisation to what we have now!
A Multi purpose building would be great with communal gardens if there is room. Fitness and wellness classes- room designed especially for this	Family orientated activities and events	
No removal of trees etc.	More planting on verges etc.	
Beautiful town with great friendship where everything is close by and community like	Gardens and Fresh Farmers Market	
	Lots of big markets where every body can come and buy stuff.	