

Mornington Peninsula Housing and Settlement Strategy

Refresh 2020-36

July 2020

This strategy outlines how future housing and population growth will be accommodated on the Mornington Peninsula over the next 16 years while ensuring the special values and character of the Peninsula are protected for current and future Victorians.



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Glossary and Key Definitions

ABS	Australian Bureau of Statistics.
ACS	<i>Mornington Peninsula Activity Centres Strategy</i> (Essential Economics, 2018).
DDO	Design and Development Overlay.
DELWP	Department of Environment, Land, Water and Planning.
Developability	The likelihood of land to be redeveloped.
Dwellings (see also structural dwellings)	A dwelling is a structure which is intended to have people live in it, and which is habitable on Census Night (ABS).
Estimated Resident Population (ERP)	The official measure of the Australian population, based on the concept of usual place of residence (ABS).
Household	One or more persons, at least one of whom is at least 15 years of age, usually resident in the same private dwelling. For census purposes, the total number of households is equal to the total number of occupied private dwellings (ABS).
In-centre	Development within existing Activity Centres.
Brownfield development	The subdivision and residential development of previously developed land (e.g. a former school site, or a petrol station).
Green field development	The subdivision and residential development of previously undeveloped land.
i.d. Consulting	The MPSC's demographic consultants.
Infill development	The further development or re-development of sites that have previously been developed for housing, usually at a lower intensity than currently proposed.
Investigation area	Strategic Investigation Areas (identified in this Strategy) as requiring further investigation for potential best use and housing – including rezoning, on a case-by-case basis).
MAC	Major Activity Centre in <i>Plan Melbourne 2017-2050</i> .

Metro centre	Metropolitan Activity Centre in <i>Plan Melbourne 2017-50</i> .
<i>Mornington Peninsula Localised Planning Statement</i> (Victorian Government, 2014)	One of four localised planning statements intended to complement <i>Plan Melbourne</i> and to protect and enhance the valued attributes of distinctive areas of State significance. Forms part of the Planning Policy Framework through Clause 11.03-5S.
MPSC	Mornington Peninsula Shire Council.
MPS	Mornington Peninsula Shire.
NCS	<i>Mornington Peninsula Neighbourhood Character Study and Guidelines</i> (Ethos Urban, 2019).
NEIC	National Employment and Innovation Cluster.
Occupancy rate	The proportion of dwellings which are occupied (VIF).
<i>Plan Melbourne 2017-2050</i>	The State Government's planning strategy for metropolitan Melbourne.
SSIP	State Significant Industrial Precinct.
Structural dwellings	All dwellings (occupied and vacant).
UGB	Urban Growth Boundary.
VIF	Victoria In Future – demographic and development projections produced by the State Government.
VPP	Victoria Planning Provisions – state-wide planning controls that form the basis of all municipal planning schemes.
Walkable catchment	An area mapped around a pedestrian destination usually within a range of 400m (5-minute walk) to 800m (10-minute walk).
GRZ	General Residential Zone.
NRZ	Neighbourhood Residential Zone.

NCO	Neighbourhood Character Overlay.
SLO	Significant Landscape Overlay.
VPO	Vegetation Protection Overlay.
HO	Heritage Overlay.
MUZ	Mixed Use Zone.
C1Z	Commercial 1 Zone.

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Part 1 Introduction

1.1 What is a Housing and Settlement Strategy?

A Housing and Settlement Strategy (the Strategy) outlines how future housing and population growth will be accommodated on the Mornington Peninsula over the next 16 years while ensuring the special values and character of the Peninsula are protected for current and future Victorians.

1.2 Why prepare a Housing and Settlement Strategy?

The population of Victoria, and of the Mornington Peninsula, is increasing and changing. While Council cannot directly control population growth and housing delivery, it has a clear role to play in influencing and planning for the changing needs of our current and future residents.

According to the 2016 Census data conducted by the Australian Bureau of Statistics (ABS), the Peninsula had:

- an estimated resident population of 161,528;
- 61,100 households; and
- 89,116 dwellings (of which 27,890 were unoccupied).

It is projected¹ by the State Government that from 2016 to 2036, the population of the Mornington Peninsula will increase from 161,530 to 200,360 – an increase of 38,830 people. This means that an additional **24,010 dwellings**² is needed in the Shire. This translates to **1,200** net new dwellings per year. Historically (between 2005 and 2016), around 1,050 net new dwellings have been built each year.³

In this context, this Strategy seeks to set out appropriate locations for future housing and population growth on the Mornington Peninsula over the next 16 years (to 2036) while conserving the things we value about the Peninsula.

1.3 Where does the Housing and Settlement Strategy apply?

This Strategy applies to all residential areas and activity centres of the Peninsula within the metropolitan Urban Growth Boundary (UGB), as well as the few small areas zoned General Residential Zone (GRZ) and Low Density Residential Zone (LDRZ) outside the UGB (see study area map in Figure 1).

A context map of the Mornington Peninsula Shire in relation to the rest of the metropolitan Melbourne is provided in Figure 2.

¹ Victoria in Future (VIF) 2019.

² Victoria in Future (VIF) 2019.

³ Housing Development Data (HDD), 2005- 2016.

Figure 1: Area to which the Housing and Settlement Strategy applies

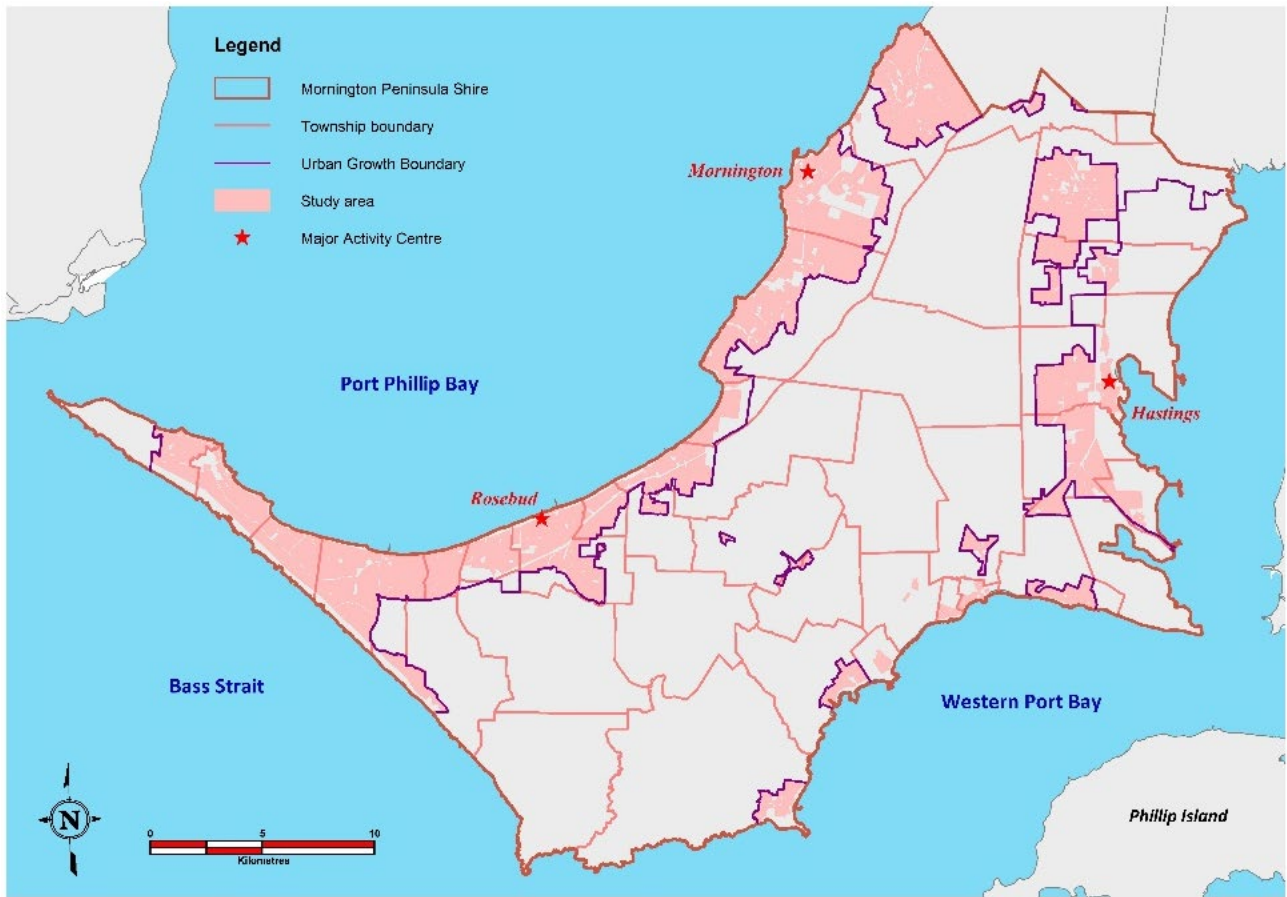
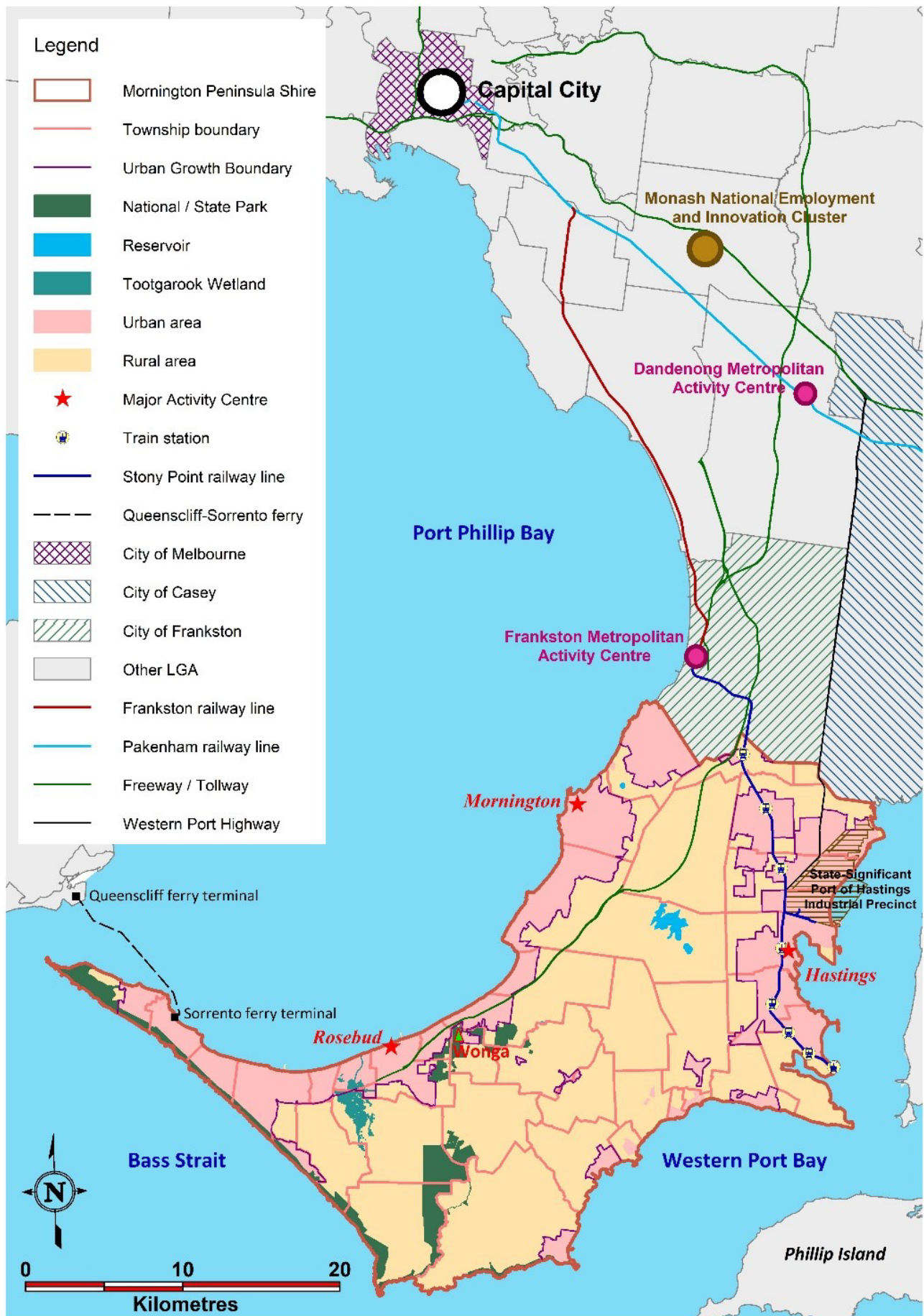


Figure 2: Context Map of the Mornington Peninsula Shire



1.4 How was this Housing and Settlement Strategy prepared?

This Strategy has been prepared in four stages as follows:

Stage 1	RESEARCH AND INVESTIGATION • Housing demand assessment (population and dwelling forecasts) • Housing supply assessment (housing capacity estimates) • Internal technical reports (e.g. employment, liveability) • Preparation of draft <i>Housing & Settlement Strategy</i> (Version 1)
Stage 2	HOUSING & SETTLEMENT STRATEGY (VERSION 1) • Exhibition of draft Strategy (August to September 2017) • Community engagement (drop-in sessions at Mornington, Hastings and Rosebud) • Review of submissions and revision of draft Strategy • Adoption of revised Strategy (December 2017)
Stage 3	NEIGHBOURHOOD CHARACTER STUDY & GUIDELINES • Commenced November 2018 - a key recommendation of the adopted Housing and Settlement Strategy • Phase 1 community engagement - visioning and championing the Study (February 2019) • Preparation of Background Report, draft Consultation Summary Report and draft <i>Neighbourhood Character Study & Guidelines</i> • Exhibition of draft Study and Guidelines with its companion documents (May to July 2019) • Phase 2 community engagement (drop-in sessions, interactive website to facilitate online submissions) • Review of submissions and revision of draft Study and Guidelines • Adoption of revised Study & Guidelines (September 2019)
Stage 4	HOUSING AND SETTLEMENT STRATEGY (REFRESH) • Synthesis of the adopted <i>Neighbourhood Character Study & Guidelines</i> recommendations, updated population and housing data, and refreshed housing policies and directions • Consideration of Council's adopted <i>Triple A Housing Plan 2020 - 2030</i>, the <i>Social and Affordable Housing Policy</i> and <i>Rooming House Policy</i> • Preparation of draft <i>Housing & Settlement Strategy: Refresh 2020-2036</i> • Council adoption of finalised Strategy in July 2020

Part 2 Policy Context

2.1 State Government

2.1.1 *Plan Melbourne 2017-2050*

Plan Melbourne 2017-2050 (*Plan Melbourne*) is the key State Government planning strategy for the Melbourne metropolitan region: it has been prepared to guide residential, commercial and industrial development to 2050.

Plan Melbourne identifies five sub-regions across metropolitan Melbourne. The Mornington Peninsula is included as part of the Southern sub-region, which also includes the municipalities of Frankston, Kingston, Greater Dandenong, Casey and Cardinia.

It is projected that Melbourne's current population of around 6.5 million will increase to 11.2 million by 2056.⁴

For population growth to be sustainable, housing needs to be provided in locations that capitalise on existing infrastructure, jobs, services and public transport. To achieve this, *Plan Melbourne* encourages housing development in and around activity centres, proximate to services, transport and jobs. In addition, it seeks to increase the supply of social and affordable housing and to provide greater choice and diversity of housing.

2.1.2 *Homes for Victorians 2017*

Homes for Victorians 2017 is the State Government's plan to increase and renew public housing and address homelessness. It includes 5 main initiatives:

- supporting people to buy their own home;
- increasing the supply of housing through faster planning;
- promoting stability and affordability for renters;
- increasing and renewing social housing stock; and
- improving housing services for Victorians in need.

2.1.3 *Changes to the Planning and Environment Act 1987*

Both *Homes for Victorians* and *Plan Melbourne* recognise the critical need to increase the supply of affordable housing. Both strategies recognise that the planning system alone cannot address all issues relating to the affordability of housing but acknowledge that there is a role for the planning system to facilitate the supply of affordable housing.

On 1 June 2018, changes to the *Planning and Environment Act 1987* (the Act) came into effect to help facilitate the supply of affordable housing through the planning system. These changes include:

- adding a new objective to the Act "to facilitate the provision of affordable housing in Victoria";
- providing a definition of affordable housing - "affordable housing is housing, including social housing, that is appropriate for the housing needs of very low, low, and moderate-income households"; and
- affirming the use of section 173 for voluntary affordable housing agreements "... a Responsible

⁴ Victoria in Future, 2019.

Authority may enter into an agreement with an owner of land for the development or provision of land in relation to affordable housing”.

These changes make it clear that the planning system has a role in facilitating affordable housing and clarifies that Responsible Authorities can enter an agreement under section 173 of the Act for the provision of affordable housing as part of a development.

2.1.4 *Marine Coastal Policy 2020*

The Victorian Government, with guidance of the Victorian Marine and Coastal Council, has developed a new state-wide *Marine and Coastal Policy 2020*.⁵

The Policy is especially relevant to the Mornington Peninsula and guides decision-makers to achieve the objectives and guiding principles outlined in the *Marine and Coastal Act 2018*. The Planning and Decision Pathway⁶ contained in the Policy provides a process for clear and consistent decision making using these objectives and guiding principles:

- Integrated Coastal Zone Management
- Ecologically-sustainable Development
- Proportionate and Risk-based Principle
- Evidence-based Decision Making
- Ecosystem-based Management
- Adaptive Management
- Precautionary Principle

To apply these principles, decision-makers are asked to follow five key considerations that include:

- respecting natural processes: understand the dynamic natural processes in planning for and managing risks to people and assets.
- using and developing sustainably: consider the impacts and benefits of existing and new use and development on the environment, other users and the prosperity of future generations.

The implications of this new Policy and its decision-making framework have been considered in the drafting of this Strategy especially in identifying areas of housing change and risk management (both to the natural environment and from climate change).

⁵ <https://www.marineandcoasts.vic.gov.au/coastal-management/marine-and-coastal-policy>

⁶ https://www.marineandcoasts.vic.gov.au/_data/assets/pdf_file/0027/456534/Marine-and-Coastal-Policy_Full.pdf

2.1.5 Localised Planning Statement (Sub-Regional) Context

As the most recent and highest level of State policy specifically relating to the Mornington Peninsula, the *Mornington Peninsula Localised Planning Statement* (Victorian Government, 2014) (LPS), is particularly important in protecting the Peninsula's distinctiveness from the more urban parts of Melbourne, **addressing sub-regional growth and change while conserving the specified values of:**

- biodiversity;
- agriculture; and
- landscape.⁷



Its directions include:

- recognising, maintaining and enhancing the special values of the Mornington Peninsula.
- appreciating the existing diversity and delicate balance of land-use which has been carefully planned over a long period on the Mornington Peninsula, and the economic, social and environmental benefits of maintaining this balance.
- providing for a clear separation of the Mornington Peninsula from metropolitan Melbourne, preventing expansion of the metropolitan area onto the Peninsula and maintaining the current settlement patterns.
- expressing the planning priorities for the Mornington Peninsula, which are different from and complementary to those which apply in other areas.
- integrating environmental, social and economic considerations.
- supporting a strong land-use planning framework, providing certainty for landowners and the community over time.

The strategies that underpin these directions highlight that future housing growth on the Mornington Peninsula will be led by policies that manage growth within the UGB while protecting the valued and special characteristics of the Peninsula's landscapes.⁸

2.2 Local Policy Context

2.2.1 Our Peninsula - Council Plan 2017-21

The *Council Plan* outlines how the organisation will work towards delivering its Vision: *To value, protect and improve the unique characteristics and way of life on our Peninsula: "Valuing our unique Peninsula"*.

It contains the Strategic Themes and Objectives, most of which are relevant to this Strategy:

Our place:

- *Through strategic planning, we improve and protect the unique characteristics of the Mornington Peninsula.*

⁷ Mornington Peninsula Localised Planning Statement (Victorian Government, 2014).

⁸ https://www.planning.vic.gov.au/_data/assets/pdf_file/0026/103958/Mornington-Peninsula-Localised-Planning-Statement.pdf (p.14).

- *We create thriving, accessible and inclusive places to live, work and visit.*
- *Our stewardship and advocacy protect and enhance the Mornington Peninsula's biodiversity and coastal experience.*
- *We demonstrate leadership in climate change mitigation and adaptation.*

Our connectivity:

- *Our advocacy and communications lead to improved mobility and connectivity accessible to all within the Mornington Peninsula.*
- *We support an integrated transport and connectivity network.*

Our prosperity:

- *Our work facilitates opportunities for job creation and an environment for business to succeed.*
- *Support our visitor economy to enhance shoulder season and off-peak visitor experiences that are dispersed throughout the region.*
- *Our efforts grow key strategic industries in the Mornington Peninsula.*

Our wellbeing:

- *Our community works together to achieve reasonable standards of health and wellbeing for all residents.*
- *Older people feel valued and are supported.*
- *Children feel valued and are supported.*
- *Youth feel valued and are supported.*
- *Families and parents feel valued and are supported.*
- *People with a disability feel valued and are supported.*
- *A self-determined, engaged and inclusive community is accessible to all residents.*
- *Our community is sustained through crisis.*
- *Facilitate and promote connected and active lives.*
- *Facilitate and promote cultural connection and participation.*

2.2.2 Municipal Public Health and Wellbeing Plan- Our Health and Wellbeing

Council's *Municipal Public Health and Wellbeing Plan - Our Health and Wellbeing 2021*, aims to protect, improve and promote the health and wellbeing of the Mornington Peninsula's community. The Plan outlines a set of health and wellbeing actions framed under each of the *Council Plan's* strategic objectives.

Key actions of relevance to this Strategy include:

- negotiating developer contributions for social housing purchases when considering proposals for planning scheme change.
- advocating for change in the Victorian Planning System to better facilitate social housing.
- advocating for additional resourcing in State and Federal systems to achieve affordable,

appropriate and available housing.

- encouraging community-led social housing initiatives and incentivising the provision of social and affordable housing.
- increasing tree canopies and enhancing habitat corridors.
- ensuring residential, commercial, industrial and community building stock are resilient to the impacts of climate change by investigating the potential for development of an organisational Ecologically-Sustainable Design (ESD) policy and framework.
- advocating the State Government to include ESD in planning schemes.

2.2.3 *Neighbourhood Character Study and Guidelines 2019*

The *Mornington Peninsula Neighbourhood Character Study and Guidelines* (Ethos Urban, September 2019) (NCS) seeks to ensure that the valued characteristics of the Mornington Peninsula's residential areas remain protected while accommodating future population growth and providing housing diversity.

The Study:

- identifies six broad character typologies consisting of 17 character precincts (or sub-types) that apply to the Shire's residential areas;⁹
- documents the built-form elements, vegetation and topographic features that characterise each precinct; and
- develops a set of Preferred Character Statements and Design Guidelines that respond to each precinct's built-form elements, vegetation and topographic features.

2.2.4 *Activity Centres Strategy 2018*

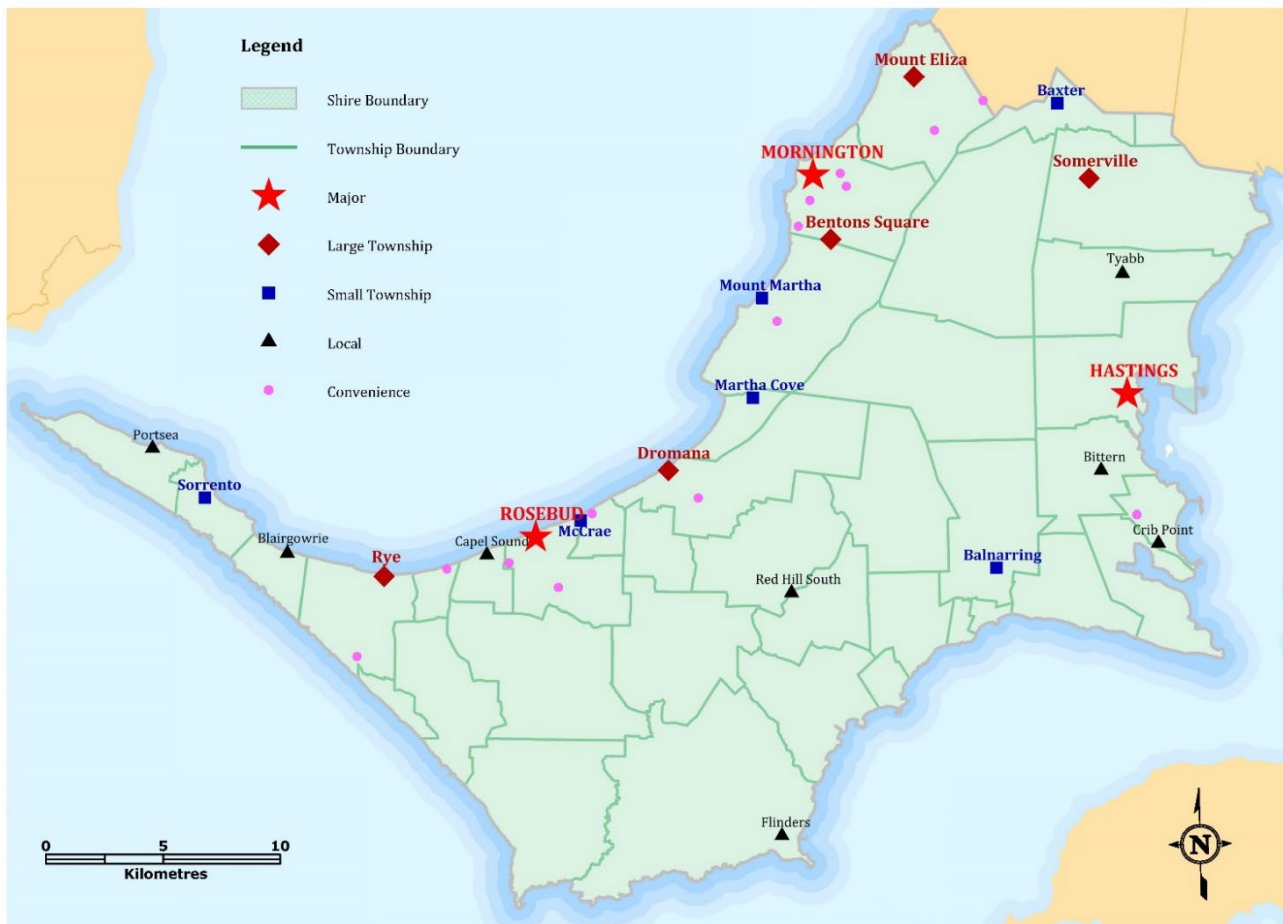
The *Mornington Peninsula Activity Centres Strategy* (Essential Economics, April 2018) provides a vision for the Peninsula's activity centres and identifies a hierarchy of activity centres where centres of different types perform different but complementary roles (see Figure 3 below).

This hierarchy reflects the role of the Peninsula's three Major Activity Centres in servicing wide geographic areas, and the role of smaller centres as important commercial and community destinations for their local areas.

Mornington, Rosebud and Hastings perform a major role in meeting the expenditure needs of residents in the western, southern and eastern regions of the Peninsula respectively. They are complemented by large and small townships activity centres, local activity centres and convenience centres. To the north, they are complemented by our closest Metropolitan Activity Centre in Frankston.

⁹ NCS 2019, p. 17.

Figure 3: Activity Centres Hierarchy



2.2.5 Structure Plans / Township Plans

Structure plans have been completed for all Major Activity Centres (MACs) in the Shire:

- *Mornington Activity Centre Structure Plan* (Ratio, July 2007)
- *Hastings Town Centre Structure Plan* (Planisphere, November 2017)
- *Rosebud Activity Centre Structure Plan* (Hansen Partnership, October 2017)

Township plans have been prepared for three of the five large townships in the Shire:

- *Rye Township Plan* (REALM studios, 2017)
- *Dromana Township Plan* (Hansen, 2018)
- *Somerville Township Structure Plan* (Plan2Place, 2019)

Township plans have also been prepared for two small townships in the Shire:

- *Balnarring Township Structure Plan* (Plan2Place, 2019)
- *Baxter Township Structure Plan* (Plan2Place, 2019)

2.2.6 Western Port Coastal Villages & Surrounding Settlements Strategy 2019

The *Western Port Coastal Villages & Surrounding Settlements Strategy* (Ethos Urban, 2019) aims to address potential climate change impacts on the Western Port Bay coastline – specifically inundation and erosion – whilst protecting and enhancing township character in response to pressures for change. It provides built-

form framework plans for the following settlements:

- Balnarring and Balnarring Beach
- Bittern
- Crib Point
- Flinders
- Hastings
- Merricks and Merricks Beach
- Point Leo
- Red Hill and Red Hill South
- Shoreham
- Somers
- Tyabb

2.2.7 Industrial Areas Strategy 2018

The *Mornington Peninsula Industrial Areas Strategy* (Essential Economics, April 2018) provides an overarching strategic framework for the planning of the Peninsula's industrial areas, i.e. all land in the industrial zone. Located across ten townships, the Peninsula has a total industrial land area of approximately 388 hectares that support a diversity of industries as well as commercial businesses. This area, however, does not include the 3,500 hectares of land in the Special Use Zone Schedule 1 (SUZ1) set aside primarily for port-related uses.

The Strategy seeks to ensure that the industrial areas provide an important base for economic activity, investment and employment in the Mornington Peninsula, and accommodate a wide range of businesses that serve the local community and support the Peninsula's liveability.

Forecast population growth on the Mornington Peninsula, and the continued growth in tourist and non-permanent resident visitation, are expected to provide an ongoing source of demand for a range of activities that locate on industrial land. On the basis that occupied industrial land increased by a historical average of 2.9 hectares per annum on the Mornington Peninsula, the availability of unoccupied industrial land is anticipated to decline to 14 per cent of the existing supply by 2026, or less than this if demand levels remain at current levels.

2.2.8 Positive Ageing Strategy 2013-18

Like most of Australia, and OECD nations, the Shire has an ageing population. This has been occurring for a number of reasons that include:

- people living longer; and
- families having fewer children leading to shrinking family (household) sizes.

Even though household sizes have shrunk, the amount of housing needed does not correspondingly decrease because one partner usually outlives the other as the population ages.

Nonetheless, we are ageing better than many previous generations, thanks to improved lifestyle options and other initiatives such as increased exercise levels as well as medical breakthroughs that enable people to stay more active.

Council's *Positive Ageing Strategy 2013-2018* seeks to:

- coordinate the development of a shared community vision and goals for older people of the Peninsula;
- identify action plans linked to common goals, corporate plans and budget processes; and

- recommend strategies for community involvement in planning processes for services and infrastructure which enhance opportunities for positive ageing.

Amongst other matters, it refers to housing and transport to promote an inclusive and positive future for the people of the Shire as they age:

- Transport: to further develop accessible and sustainable transport options across the Shire.
- Housing: to support accessible, affordable and well-located housing for all.¹⁰

2.2.9 *Triple A Housing Plan 2020 -2030*

The *Triple A Housing Plan* explores housing and homelessness issues on the Peninsula including setting of housing objectives and outcomes. It builds upon the *Council Plan* and other housing-related policies and plans to create a single document to help the community to understand the full range of Council's response in relation to housing and homelessness. In summary, the outcomes of relevance to this Strategy include:

- supplying well-designed, affordable housing in a manner that protects the character of the Peninsula, including its green wedge.
- increasing social housing to at least the State average, or where it meets the demands of the waiting list (preferred option).
- encouraging new social housing in major towns or close to public transport but not rejecting it in other locations.
- building according to universal design and energy efficient principles.
- Council working for a better housing system.
- people without homes being treated with respect in a manner that prioritises safety, pathways into accommodation and community inclusion.
- all stakeholders, including the community, working collaboratively to address homelessness and support local people out of homelessness.

Actions include:

- planning for developer contributions to social and affordable housing;
- supporting housing diversity and well-designed housing, including universal design and energy efficiency;
- incentivising social and affordable housing; and
- advocating for housing system funding and reform.

2.2.10 *Mornington Peninsula Social and Affordable Housing Policy 2020*

This Policy guides Council decision-making in relation to matters of social and affordable housing, including homelessness. It includes an advocacy framework and the following policy statements:

- that within the context of the Mornington Peninsula Planning Scheme, Council supports increasing the diversity of social and affordable housing with a mixed range of accommodation types to cater for the diverse needs of people requiring affordable housing, including rooming houses, caravan parks, shared housing, supported accommodation, step-down accommodation from hospital

¹⁰ At the time of writing, Council is preparing an updated *Positive Aging Strategy* 2020-25 that will have a new focus on ageism, dementia and climate change. Nonetheless, its implications for this Strategy remain unchanged.

admissions, crisis accommodation, cohousing, bungalows or second dwellings, and independent living units.

- that Council supports utilising discretionary planning mechanisms (e.g. reduction in car parking requirements) and other processes, as appropriate, to provide for, assist and expedite social and affordable housing development.
- that Council supports social and affordable housing provision that encourages medium-density development which limits urban sprawl and protects the Green Wedge.
- that Council supports social and affordable housing being integrated into residential areas inside the UGB, ideally within a twenty-minute walk to and from the Rosebud, Mornington or Hastings town centres or public transport stops, but not rejected in other locations if other reasonable transport options are available for the proposed residents.
- that Council supports neighbourhoods having a blend of different household types (preferably including older people, young families, singles housing and special needs groups) to promote a diverse, balanced community for optimal wellbeing.
- that Council supports good quality, energy-efficient architectural and landscape design for social and affordable housing, including application of Universal Housing Design principles (e.g. Liveable Housing Design Guidelines Gold Level for new buildings and large alterations of existing buildings) for accessibility and adaptability and ESD principles.

It also includes guidelines on direct contributions to social and affordable housing, including that for any proposed planning scheme amendment that could potentially increase residential density, that Council seeks a developer's contribution in the form of social or affordable housing on the land, or a financial contribution for the provision of off-site social or affordable housing. A fast track planning application process with fee waiver opportunities for applications for social or affordable housing is also outlined.

2.2.11 Disability Inclusion Plan 2018-22

The Plan provides Council with a framework to improve access, equity and inclusion for people with a disability. Strategies of relevance to this Strategy include:

- advocating the State Government for a better application of universal housing design principles in the regulation of building and land use planning (e.g. a review of the Building Regulations and the Victoria Planning Provisions regarding Better Apartment Standards).
- continuing to advocate for more social and affordable housing, particularly accessible housing for people with a disability and/or older people.
- advocating the State Government for improved public transport within the Shire, including additional services, improved timetables and a cross-Peninsula bus service.

2.2.12 Biodiversity Conservation Plan 2019

The Shire's *Biodiversity Conservation Plan 2019* establishes strategies and actions to protect and improve the resilience of the Mornington Peninsula's natural landscapes, ecosystems and biodiversity. Actions outlined in the Plan are focused on six key areas:

- engaging with the community and building stewardship;
- facilitating biodiversity conservation on private land;
- protecting biodiversity through planning and policy;
- building a strong knowledge base;

- demonstrating and leading best-practice land management; and
- building ecosystem resilience in a changing climate.

The *Biodiversity Conservation Plan* supports and complements biodiversity components of the Shire's other recent place-based strategic plans, including the *Green Wedge Management Plan* and *Tootgarook Wetland Management Plan*.

It also applies to private land and thus affects the whole Shire, including its urban areas of which some are heavily vegetated and/or contain wildlife corridors and waterways.

Implications:

- The State and local policy context provides the overarching framework for the HSS. This includes a need to provide additional housing to meet future demand whilst retaining and protecting the special values of the Mornington Peninsula.
- The findings of the *Neighbourhood Character Strategy and Guidelines* and the activity centres hierarchy outlined in the *Activity Centres Strategy* will help inform where the minimal, incremental and substantial housing change areas should be located in preparing the Housing Change Framework.
- The recommendations from Council's structure and township plans and the *Western Port Coastal Villages & Surrounding Settlements Strategy* will be considered when determining where additional housing growth should occur across the Peninsula.
- It is necessary to protect existing well-located industrial land from rezoning for industrial uses and to begin the process of identifying additional land for industrial uses.
- Enabling a diversity of housing, facilitating the provision of affordable housing and encouraging universal design of housing needs to be embedded in the HSS.
- The HSS needs to recognise and respond to the biodiversity values that exist in and around the Shire's urban and residential areas, including vegetation cover, the protection of fauna as well as urban wildlife corridors.

Part 3 Housing the Peninsula Today and Tomorrow

It is essential to understand both the current and emerging needs of the community. To achieve this, it is necessary to examine the existing and future projected demographic structure of the community. At the same time, it is also necessary to examine the existing housing stock to determine whether it meets both the current and future community requirements. This section of the Strategy will examine both the current and future demographic structure, as well as housing demand and supply, and identify potential future requirements.

Population forecasts are produced by a range of organisations, including the Department of Environment, Land, Water and Planning (DELWP) who produces the Victoria in Future (VIF) estimates, the ABS who undertakes the Australian census every five years, and private consulting firms such as ID Consulting who Council uses to augment all of this information to the local level. Data-sets from both the VIF and Forecast i.d. (ID Consulting) have been used in this Strategy.

3.1 We are growing

The VIF population projections estimate that between 2016 and 2036, the population of the Mornington Peninsula will increase by 38,830 people from 161,530 to 200,360. This means an additional 24,101 new homes will be required (approximately 1,200 new homes per year). Between 2005 and 2016, there was an average annual increase of around 1,050 dwellings per annum on the Mornington Peninsula, with the majority (58 per cent) a result of infill development (Housing Development Data, 2005- 2016, DELWP).

3.2 Who are we?

Based on the 2016 ABS Census data, VIF projections data and ID Consulting's data¹¹, the following is a snapshot of the existing and forecast population make-up of the Mornington Peninsula.

Table 1: Existing and Forecast Population

	2016	2036
Households	66,780	86,600
Average household size	2.4	2.3
Age group		
% of population aged 0-14	17.4%	17.0%
% of population aged 15-29	14.8%	14.5%
% of population aged 30-44	16.1%	16.2%
% of population aged 45-59	20.5%	18.4%
% of population aged 60-74	20.3%	19.8%
% of population aged 75 and over	11.1%	14.2%
Household type		
Couples with children and single-parent households	37.9%	35.3%
Couples without children	28.6%	33.0%
Lone person households	25.5%	28.2%

¹¹ <https://profile.id.com.au/mornington-peninsula/>

In addition to the need for an additional 24,101 new homes being required by 2036 (as noted previously), these changes in demographics mean that we are likely to need more diverse housing choices as the needs of an ageing population and smaller households change.

3.2.1 *Housing diversity*

Historically, the dwelling stock on the Mornington Peninsula has been dominated by detached dwellings. While detached dwellings represent 84% of total dwelling stock, compared with 66% across Greater Melbourne, the supply of medium-density housing has increased to 12.9% (11,450 dwellings), albeit still lower than Greater Melbourne's average of 22.9% but higher than the Interface Councils' average of 11.9% (i.d. Profile).¹²

There is still limited flat or apartment-style developments on the Peninsula, representing 4.7% of the total stock (2,705 dwellings) compared with 14.7% across Greater Melbourne. Developments in Mornington over the past decade indicate a latent market for more apartment living in Major Activity Centres (MACs).

Consistent with the current form of housing, the size of dwellings on the Peninsula, in terms of number of bedrooms, is dominated by three and four bedroom dwellings. Only 2.1% of the housing stock consist of single bedroom dwellings, compared with 5.5% in Greater Melbourne. These figures indicate that **decreases in household size are not necessarily reflected in the composition of dwelling stock, and smaller households do not necessarily seek smaller dwellings.**¹³

As noted above, the changing nature of our household types have implications for the life of this Strategy and the need for greater housing choice. Forecast i.d. data indicate that households in the Peninsula and their housing preferences are diverse and broadly spread, with most families with children living in the eastern areas of Somerville, Tyabb and Hastings.¹⁴

A general trend has been for holiday homes and retirees being more represented in the southern part of the Shire, with larger households in the northern and eastern parts. This is expected to change over time with owner occupiers increasing and a greater spread of retirees as the population ages.

While the Peninsula is likely to continue to see couples with children reduce as an overall proportion of the population, couples with children will still make up over 1/3 of the Peninsula's population and therefore facilitating family housing in appropriate locations remains important.

Equally, as smaller households are increasing, providing suitable housing for these household types is important. These households don't all necessarily want to live in apartments, therefore, housing diversity is important. This diversity and housing choice can be provided by housing types such as townhouse-style developments, as well as villa units with gardens.

3.2.2 *Occupancy rates and holiday homes*

The 2016 Census recorded a total of 89,116 structural dwellings on the Mornington Peninsula, compared with 83,623 in 2011, **demonstrating an average annual growth rate of 1.28%**. This translates to growth of approximately 1,000 additional dwellings per year during this time. Of these structural dwellings, 61,110 were resident households.

The difference between the total number of dwellings on the Peninsula and the number of resident households (61,110) indicates the **significant number of holiday homes and other vacant properties** that are recorded through the Census, which is in the order of **28,000 dwellings. This constitutes 31.3% of the total dwelling stock, compared with only 9.6% across Greater Melbourne** (ABS, 2016).

The percentage of unoccupied dwellings has decreased gradually over time (e.g. from 37% of the housing

¹² <https://profile.id.com.au/mornington-peninsula/dwellings>

¹³ <https://profile.id.com.au/mornington-peninsula/bedrooms>

¹⁴ <https://profile.id.com.au/mornington-peninsula/age-by-household-type>

stock in 1991); however, the total number of vacant dwellings has in fact increased by approximately 5,000 since 2011.

This points to the continuing strong demand for second dwellings or holiday homes, especially on the Southern Peninsula and in the smaller coastal townships. Accordingly, while vacant dwellings now represent a smaller proportion of the total stock, they have increased in absolute numbers. **More of this holiday stock may be released for permanent residents over the life of this Strategy.**¹⁵

3.2.3 Where we work

Employment location is an important factor in planning for residential growth, with a major principle of *Plan Melbourne* being to ensure that more housing is located near employment centres of various types. According to RemPlan data prepared for Council:¹⁶

- out of the 83% of the workforce that provided information, approximately 38,244 (56.6%) of the Peninsula's employed residents worked within the Peninsula; while
- 29,244 (43%) travelled outside of the Peninsula to work mainly in the City of Frankston, but also in other surrounding south-eastern suburbs particularly in Casey, Kingston and Bayside.¹⁷
- In both cases, more than 80% of journey to work trips were by car.

The 2017 unemployment rate for the Mornington Peninsula of 5.5% is better than that for the Melbourne Southeast region at 6.5%, suggesting that Peninsula residents can access employment opportunities. Another factor affecting this relatively low figure is the ageing population and sea-change effect in the Southern Peninsula.

Implications:

- Mornington Peninsula's population is forecast to increase by 38,830 people between 2016 and 2036. 45-59 years and 60-74 years are the largest age groups and will continue to be so. However, it is forecast that there will also be an increase in the 75 and older age group too.
- To house the forecast increase in population, around 1,200 new dwellings will need to be built each year. Between 2005 and 2016, there was an average annual increase of 1,050 dwellings per annum on the Mornington Peninsula.
- Couples without children and lone person households will remain the predominant household types. As couples without children and lone person households increase, there will be a continued need for a diversity of housing types. However, it is important to recognise that smaller households do not necessarily seek apartment-style living.
- There will be a need to encourage alternatives to traditional housing through the provision of more diverse housing including townhouse-style developments and villa units with gardens.
- However, couples with children will still make up over 1/3 of the Peninsula's population, therefore retaining larger housing suitable for these household types remains important.
- Smaller dwellings, if in sufficient supply, can lead to more affordable housing for small households particularly those who are unemployed or on low incomes.
- There are a significant number of holiday homes and other vacant dwellings on the Peninsula. It is expected that there will continue to be a strong demand for second dwellings or holiday homes especially on the Southern Peninsula and in the smaller coastal townships.
- A large proportion of residents travel outside of the Peninsula for work by car. While this is likely to continue, opportunities for local employment need to be supported.

¹⁵ *Mornington Peninsula Holiday Home Research and Tourism Economic Impact Assess* (Urban Enterprise P/L, 2012).

¹⁶ Source: <https://www.mornpen.vic.gov.au/About-Us/About-Our-Region/Demographics>

¹⁷ Source: <https://www.mornpen.vic.gov.au/About-Us/About-Our-Region/Demographics>

Part 4 Where should Housing Growth be Located?

This Strategy sets out where housing growth will be focused to meet projected demand. To determine the appropriate locations for housing growth and the preferred level of change, a set of criteria have been developed (Figure 4).

Figure 4: Residential Change Criteria

 Strategic Context	 Environment
 Connectivity	 Neighbourhood and Landscape Character

The next section explores the meaning and implications of each Change Criteria in more detail.

4.1 Criterion 1: Strategic Context



Victoria is home to a range of unique and sensitive landscapes and distinctive places that are highly valued for their environmental,

social, cultural and economic assets. These include the Mornington Peninsula, Yarra Ranges, the Bellarine Peninsula, the Macedon Ranges, Bass Coast, and the Surf Coast.

These areas are vital to the functioning of our urban areas, providing people with clean air, drinking water, food, resources and recreational opportunities. They are however, under increasing pressure for development because of their attractiveness, accessibility and proximity to our cities, and because of environmental factors such as the impacts of climate change.



To ensure these areas can continue to be enjoyed by current and future generations, State Policy under clause 11.03-5S (Distinctive areas and landscapes) requires that the valued attributes of these areas be protected and enhanced.

The *Mornington Peninsula Localised Planning Statement* (the LPS) a policy document within clause 11.03-5S, sets out the valued attributes of the Peninsula that need to be protected and enhanced as well as how the strategies to achieve it.

As per the LPS, the Mornington Peninsula is one of Melbourne's greatest assets, characterised by contained townships, a substantial and diverse local economy, and areas of national and international conservation significance. The Mornington Peninsula is critical to the future liveability, sustainability and prosperity of the wider metropolitan region. It is an area near to, but with a role distinct from, the growing metropolitan area.

To maintain the special values of the Mornington Peninsula, the LPS is clear that the Mornington Peninsula will not accommodate major population growth, and the existing Urban Growth Boundary and Green Wedge rural area will be maintained.

The townships of the Mornington Peninsula are expected to accommodate at most moderate and generally low levels of housing growth, with many smaller towns and villages intended to accommodate very limited further development. Special regard should be given to the provision of appropriate housing growth in the

Western Port area, having regard to employment growth over time, associated with the further development of the Port of Hastings and the opportunities this provides.

The character and functions of the towns and villages will be protected and there will be no linear development between towns along the coast or expansion into the rural areas between townships. Development within each settlement will only be of a scale and character appropriate to the role, function and location of that settlement.

Development within the Urban Growth Boundary, whether within residential, commercial or other areas, will be of a type and scale that maintains the existing valued character of each town or settlement, or supports a change to a preferred future character that is clearly established through community consultation and the adoption of a relevant local area plan.

Unlike other distinctive areas and landscapes, the Mornington Peninsula (and the Yarra Ranges), is included within the boundary of metropolitan Melbourne. This means that the Strategy also needs to respond to *Plan Melbourne*, the State Government's long-term planning strategy to accommodate Melbourne's future growth in population and employment.

The continuing demand for housing on the Peninsula also needs to be managed and integrated with the achievement of other objectives as set out in the LPS, i.e. conservation, recreation, agriculture, and port development. In some areas, there are also infrastructure constraints that need to be considered, such as the lack of reticulated sewerage.

Implications:

- Retain the relatively spacious development pattern across the majority of the Peninsula through the retention of existing subdivision controls. This development pattern provides a point of difference to the rest of Metropolitan Melbourne and helps meet the demand for larger, lifestyle properties on the Peninsula.
- Maintain the UGB and avoid the expansion and coalescence of the townships into the Green Wedge.
- Protect areas of environmental, landscape, agricultural or recreational significance.
- Many people are attracted by the rural residential lifestyle on the Peninsula, it is important that this type of development continues to be provided in the Green Wedge and in areas at the edge of settlements in the Low Density Residential Zone.
- Maintain a separation between townships and areas designated for port-related development.
- Recognise that in some areas there are limits on development imposed by infrastructure constraints, such as a lack of reticulated sewerage.

4.2 Criterion 2: Environmental Assets & Hazards



The Mornington Peninsula is recognised under State Policy (Clause 12.05-1S) as an environmentally-sensitive area.

All townships of the Mornington Peninsula are inextricably linked to coastal, rural or naturally-significant environments. Our natural assets give rise to various risks and challenges which need to be considered when determining the best location for increased housing.



4.2.1 Environmental significance

The Peninsula has over 190 kilometres of coastline and the Green Wedge covers more than 500,000 hectares (approximately 70%) of the municipality. Natural assets of the Mornington Peninsula include: 65 Ecological Vegetation Classes (EVCs), 18 creek catchments with 440 km of waterways, and significant wetland habitats such as the internationally significant Western Port Ramsar¹⁸ site, and Tootgarook Swamp.

Approximately one third of the original extent of native vegetation cover on the Mornington Peninsula remains, of which only 27% occurs within public parks and reserves whilst approximately 57% of the original remaining native vegetation cover on the Mornington Peninsula occurs on private land. Distinct from many other metropolitan Melbourne municipalities, the protection of biodiversity and landscape is fundamental to planning on the Peninsula.¹⁹

In recognition of this, significant areas of the Peninsula are covered by planning overlays that protect areas of significant vegetation (Vegetation Protection Overlay), conserve and enhance areas of significant landscapes (Significant Landscape Overlay), and identify areas with environmental significance (Environmental Significance Overlay).

The importance of vegetation to the Shire's character and biodiversity is recognised through various parts of the Mornington Peninsula Planning Scheme and allied Council policies. This importance is noted in previous sections including:

- 2.1.5 Localised Planning Statement (Sub-Regional) Context
- 2.2.1 Our Peninsula - Council Plan 2017-21
- 2.2.3 Neighbourhood Character Study and Guidelines 2019
- 2.2.12 Biodiversity Conservation Plan 2019

¹⁸ Source: <https://www.environment.gov.au/water/wetlands/ramsar>

¹⁹ Source: *Biodiversity Conservation Plan 2019*.

4.2.2 Climate change

Climate change is an economic, social, environmental and public health issue. Climate modelling shows that Victoria is becoming hotter and drier, facing more periods of extreme heat (days over 35°C) and drought, reductions in annual rainfall and increases in intense rainfall events, an increased risk of extreme weather events such as flood and bushfire, and an increase in coastal hazards, i.e. inundation and erosion, due to sea level rise (and possible changes to wind and wave climates).

4.2.3 Coastal erosion and inundation

The Mornington Peninsula has around 197 kilometres of coastline.

Clause 13.01-2S (Coastal inundation and erosion) in the *Planning Policy Framework* requires that in planning for possible sea level rise, an increase in 0.2 metres over the current 1 in 100 year flood levels by 2040 may be used for new development near existing development (urban infill).

To better understand and plan for climate risks, the *Western Port Local Coastal Hazard Assessment* was completed in 2014. This Assessment provides information on the extent of erosion and inundation and their physical impacts for the Western Port coastal environment. A similar study is being undertaken for Port Phillip Bay, the *Port Phillip Bay Coastal Hazard Assessment*, commissioned by DELWP and prepared by the CSIRO.

The coastal zone and coastal townships along Port Phillip Bay and the Western Port Bay face increasing risk from coastal hazards, i.e. inundation and erosion, due to sea level rise (and possible changes to wind and wave climates).

In line with clause 13.01-2S, it is not proposed to focus increased housing density in areas at risk from coastal hazards.



4.2.4 Bushfire

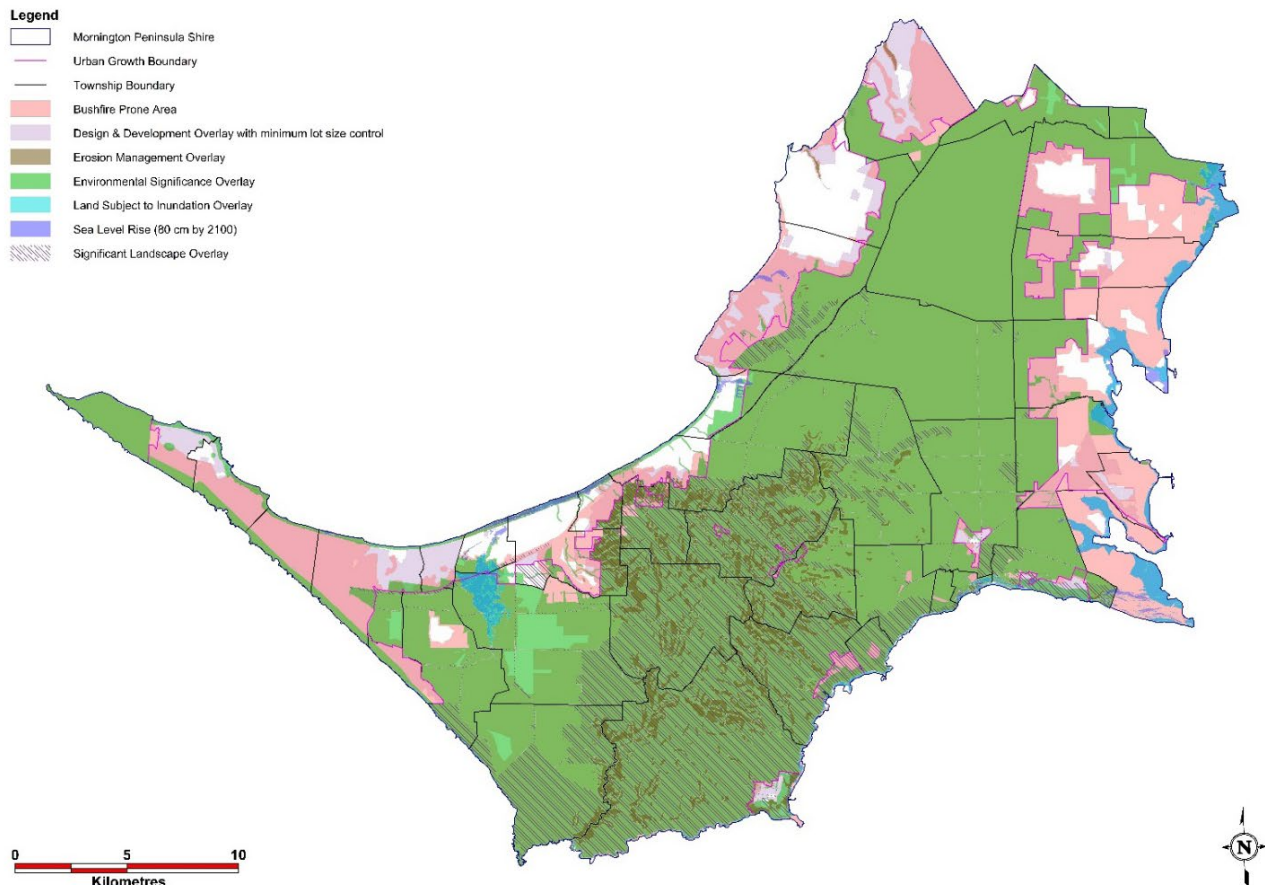
Much of the Mornington Peninsula is designated in a Bushfire Prone Area (BPA) under section 192A of the Building Act 1993 while large parts of the Shire are also subject to a Bushfire Management Overlay (BMO). This adds complexity when considering substantial increases in dwellings.

Changes to the State Planning Policy following the 2009 'Black Saturday' *Victorian Bushfires Royal Commission Recommendations* (2010) saw a significant shift in the prioritisation of competing policy objectives with the introduction of clause 13.02-1S (Bushfire planning) which declares that **'the protection of human life takes precedence over all other policy considerations'**. Accordingly, the intensification of housing will be focused in areas outside the BPA and BMO.



The map below shows the areas that are subject to specific planning overlays and areas that are at risk of bushfire, inundation, land erosion or sea level rise.

Figure 5: Environmental Assets and Hazards Map



4.2.5 Urban heat island effect

The 'Urban Heat Island Effect' refers to the way built-up areas trap heat. It results from the dense, dark and solid surfaces in urban environments which absorb heat (for example, roads, driveways, buildings). As more periods of extreme heat are experienced, it is important that green spaces are retained in our urban areas to help counteract the urban heat island effect. Retaining or creating more green spaces within the urban area and retaining existing vegetation and planting more trees in residential gardens are some of the ways that can assist in counteracting the urban heat island effect.

Implications:

- There is limited opportunity for housing growth in areas covered by a VPO, SLO and ESO. In these areas, vegetation protection, conservation of the character of significant landscapes and retention of identified environmental values is the priority.
- Bushfires, coastal erosion and coastal inundation will increase with climate change. Accordingly, housing growth will not be focused in these areas.
- Retention of existing vegetation and ensuring sufficient space is provided in residential gardens to enable the retention and planting of canopy trees are ways in which the Urban Heat Island Effect can be counteracted.

4.3 Criterion 3: Connectivity

4.3.1 What is connectivity?



Connectivity is closely linked to *Plan Melbourne's* concept of the '20-minute neighbourhood'.

Plan Melbourne's 20-minute neighbourhood vision is about living locally, by being able to safely and conveniently access services, employment and goods needed daily by travelling 20 minutes from where a person lives by either walking, cycling, or public transport.



Plan Melbourne, through Direction 2.2, seeks to "deliver more housing closer to jobs and public transport." This is reinforced by Policy 2.2.3 which seeks to "support new housing in activity centres and other places that offer good access to jobs, services and public transport."

The major towns of the Peninsula, e.g. Mornington, Hastings, and Rosebud, provide access to services, employment and recreational opportunities for the majority of the Shire's residents and visitors. This, however, drops off significantly when it comes to the smaller towns and settlements.²⁰

In line with *Plan Melbourne*, there are opportunities to increase the density of housing within Major Activity Centres and large townships as per the structure plans that have been prepared for them. This density is in the form of apartments, primarily in the commercial core of these centres, townhouse-style developments and villa units in the surrounding residential areas.

In relation to public transport, the Mornington Peninsula has the second lowest provision of public transport per person in metropolitan Melbourne. Only 18% of the Peninsula is serviced by public transport. The Peninsula's major activity centres are not serviced by electrified train and rely on infrequent and limited bus services – the only metropolitan municipality in the Victoria in this scenario.

The Victorian Government's *Principal Public Transport Network* (PPTN) reflects the routes where high-quality public transport services are or will be provided. The PPTN does not extend to the Mornington Peninsula.²¹ Consequently, the area is primarily car-based. Though there are significant opportunities to increase the rail and bus offer, none are currently planned.

There are no public transport services which connect the complete network of townships, nor that connect the eastern and western sides of the Peninsula. Lack of connection between the Peninsula's MACs is a critical gap in the public transport offer.

Detailed analysis (see **Appendix A** and **Figure 6** below) indicates that beyond the PPTN (which stops at Frankston), the Mornington Peninsula is served by:

- 12 local bus routes (including a night bus);²² and
- 1 diesel passenger train service (operated by Metlink) between Frankston and Stony Point, with episodic frequency.

Additionally, many of these services run every 40 minutes or so during peak hours but drop back to hourly or less frequent services at other times. All link to Frankston station hub (located to the north of the Shire),

²⁰ Source: Mornington Peninsula Activity Centres Strategy (Essential Economics, 2018).

²¹ Source: Department of Transport <https://transport.vic.gov.au/about/planning/principal-public-transport-network>

²² <https://www.mornpen.vic.gov.au/About-Us/About-Our-Region/Transport/Public-Transport-and-Community-Transport>

which is the major regional and metropolitan transport hub connecting the Peninsula to Melbourne City.

A couple of bus services (such as the Mornington via East Mornington Route 785, and the Rosebud – Chisholm Institute Route 887) run local services connecting local hubs in Mornington and Rosebud where one could then catch a bus to Frankston. The bus routes are time-consuming, with few express services (a poor alternative to car or direct rail).

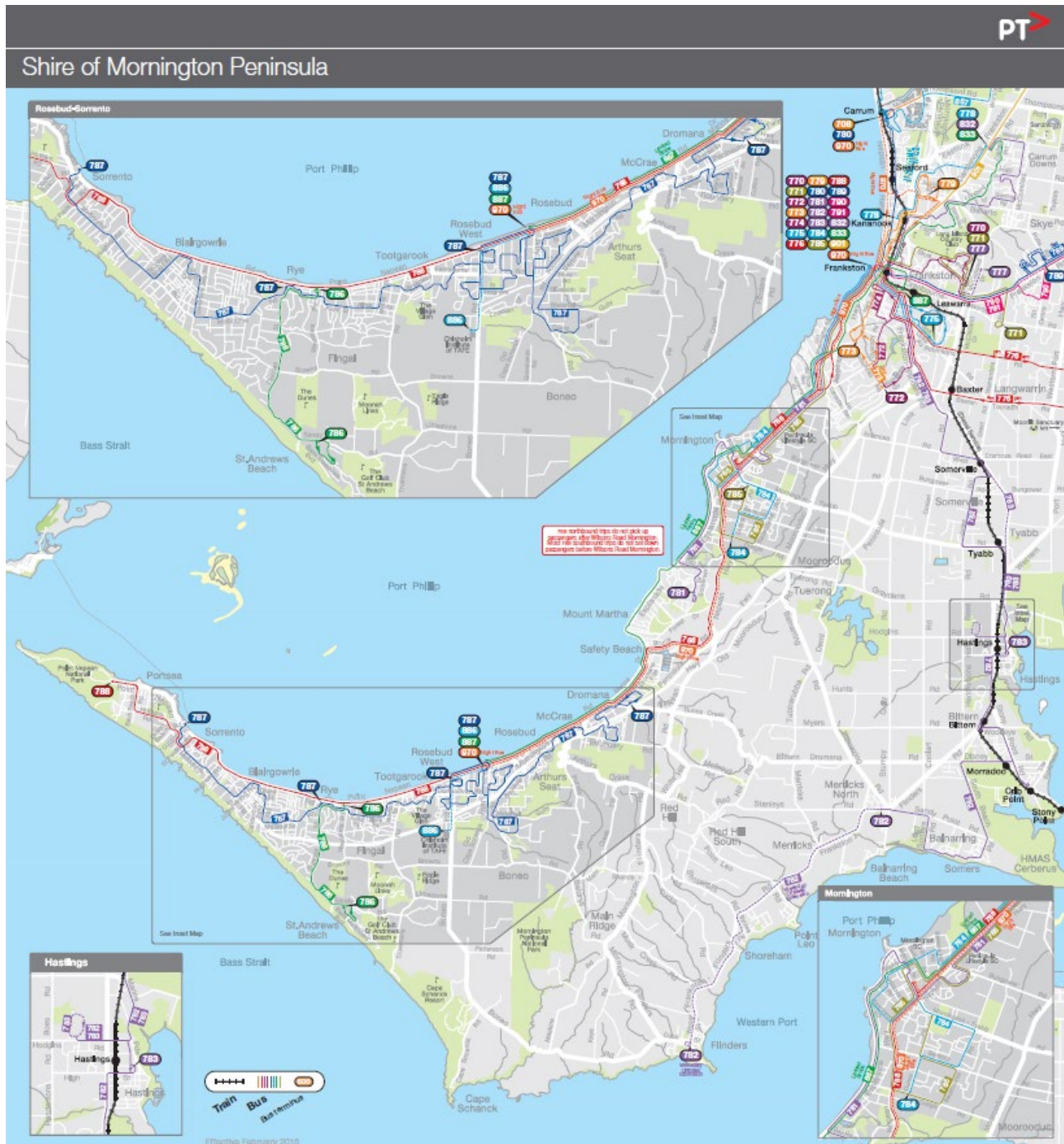
While Metlink operates the diesel passenger train service between Frankston and Stony Point, it is not a V/Line service²³ and the service runs infrequently at a low capacity. This service, i.e. the Stony Point line:

- has nine stations after Frankston, i.e. Leawarra, Baxter, Somerville, Tyabb, Hastings, Bittern, Morradoo, Crib Point and Stony Point;
- runs every 1.5 hours in the morning peak and similarly again from 5pm during the evening peak; and
- ceases altogether during the middle of the day.

Given the current and projected population of the Peninsula, there is a need for significant improvements on the current offer if the Peninsula is to grow in a sustainable manner.

²³ <https://railmaps.com.au/routedetails.php?RouteSelect=17>

Figure 6: Public Transport Routes for the Mornington Peninsula with Frankston as Regional Hub



4.3.2 Major public transport improvement opportunities

Electrification of the rail to Hastings and any future port development at Hastings (identified as a State-Significant Industrial Precinct) would enable Council to reconsider housing mix opportunities around the transport nodes on that line (especially Baxter, Somerville and Hastings) with a view to increase the potential for housing in targeted locations.

However, recent decisions to review the location of Melbourne's future second container port have created uncertainty regarding the prospects and timeframe for any further development. There is to date no State Government commitment to electrify the rail from Frankston to Hastings.

Implications:

- Focus increased housing development in the three Major Activity Centres of Mornington, Hastings and Rosebud, which have the best access to shops and services.
- There is very limited public transport on the Mornington Peninsula, with no commitment from the State Government to increase provision or frequency. This needs to be considered when planning for increased housing growth.
- Advocacy for electrification of the train service to Hastings would provide opportunities for development and economic stimulation. However, this should be sequenced to occur ahead of any major residential development.

4.4 Criterion 4: Neighbourhood Character



Neighbourhood character refers to the 'overall image and feel of a residential area'.

It is the interplay between built development, vegetation and topography that makes a place distinctive. All areas have neighbourhood character and how development addresses this is a consideration in State and local planning policy.



The concept of character does not seek to prevent new housing development from occurring; rather it aims to ensure that new buildings reflect their location and respect the surrounding built form in a contemporary way. A contemporary development could successfully respond to its location by reflecting the form and siting of surrounding dwellings.

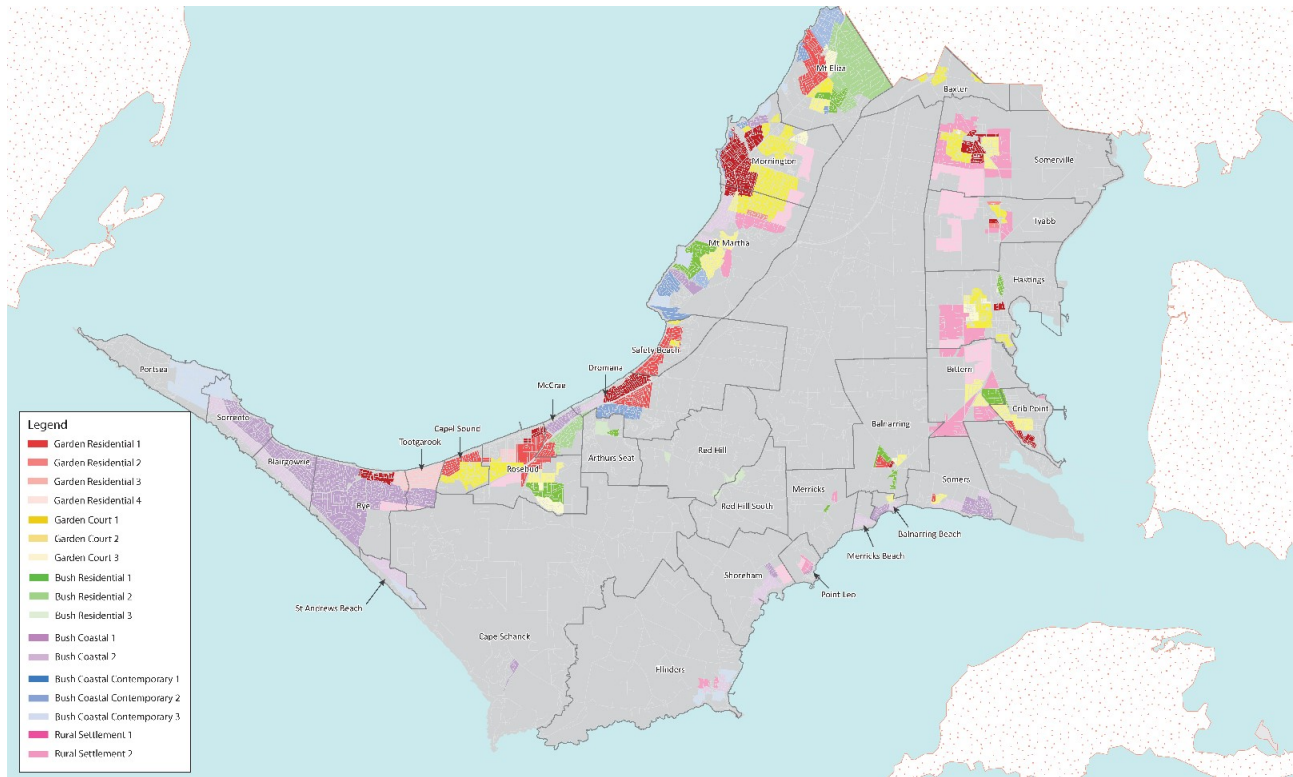
On the Mornington Peninsula, a key threat to neighbourhood character is the loss of vegetation in private gardens and the public realm, and its replacement with larger scale development or non-permeable hardscaping such as paving. In addition, existing landscape character is undermined by new development that does not provide adequate garden space for the planting of new vegetation, replanting of native species or canopy trees, which require deep soil and space for roots to grow.

In addition to the loss of vegetation, subdivision of larger lots has a direct impact on neighbourhood character due to:

- reduced building separation;
- reduced setbacks;
- tree clearing to allow for larger scale development;
- minimal significant tree retention;
- minimal provision of space for deep soil planting and canopy trees;
- demolition of existing 'beach shacks' for larger scale development;
- change in materiality - use of more contemporary materials (concrete, render etc.); and
- loss of remnant native vegetation.

The Mornington Peninsula contains a variety of unique landscape settings that underpin and greatly contribute to the character of its residential neighbourhoods. The *Mornington Peninsula Neighbourhood Character Study & Guidelines* (Ethos Urban, September 2019) (NCS) maps these different character areas and their preferred character to ensure that development responds to the unique character of each area.

Figure 7: Neighbourhood Character Typology Map of the Mornington Peninsula



4.4.1 Special neighbourhood character areas

Whilst every area has a distinct character and preferred character, there are two areas on the Peninsula that have a particular history and consistency that warrant special consideration and the use of the Neighbourhood Character Overlay (NCO) to provide stronger protection of their special character:

- The Ranelagh Estate in Mount Eliza; and
- The Avenues in Rosebud, and parts of Tootgarook and Rye.

Ranelagh Estate, Mount Eliza

Listed on the Victorian Heritage Register, the Ranelagh Estate is of aesthetic and historical significance as an intact example of garden suburb planning by Walter Burley Griffin, and his wife Marion Mahony Griffin. The estate with its distinctive long curved roads, recreation reserves, internal reserves, communal facilities and spacious triangular traffic islands, is a fine example of a residential subdivision designed to harmonise with the topography and indigenous vegetation of the area. The environmental concerns and principles evident in the design were ahead of their time. The design of the estate, through its layout, vistas, and planting, responds to the natural beauty of the area and to its preservation, in particular the cliffs, the bay and Earimil Creek. The internal reserves, providing both a haven for indigenous vegetation and wildlife as well as safe and natural playgrounds for children, embody the principles espoused by the Griffins.

A Conservation Management Plan (CMP) has been prepared for the Estate and it further details the elements that make the Ranelagh Estate unique. It also provides a policy to manage the heritage significance of the Estate and recommends the use of a Neighbourhood Character Overlay (NCO) over the more typical Heritage Overlay (HO).

The policy seeks to:

- ensure that houses remain subordinate to the landscape in keeping with Garden City design principles.
- strongly discourage the development of more than one house on a block.
- strongly discourage development or works that would require the removal of mature trees or other important cultural landscape elements such as hedges.
- encourage new houses to have the same or greater front and side setbacks than the houses on adjoining lots.
- discourage development that would significantly increase the site coverage of buildings on a lot.
- ensure that sufficient land is set aside for provision of large trees in the siting and design of new buildings.

The CMP provides the strategic justification for the special significance of the Ranelagh Estate and outlines the policy needed to conserve it. It is unique on the Peninsula.

In recognition of this significance, the NCS recommends the use of the NCO as the best way to protect the values and elements that make the Ranelagh Estate so significant, unique and distinctive.

The Avenues in Rosebud and parts of Tootgarook and Rye

The special character of this area is attributed to an abundance of older housing stock from the Post-War and early Modern architectural eras. Dwelling materials primarily consist of weatherboard and fibro with both hipped and flat metal roofs. The public realm is highly informal where vehicle crossovers are typically unsealed, and footpaths are often absent. The linear and grid-like street layout is another distinguishing feature, and much of the streetscapes is enhanced by the unique vegetation which primarily consists of coastal bushes and shrubs.

In recognition of this significance, the NCS recommends the use of the NCO as the best tool to ensure:

- consistency of built form, setbacks, landscaping and fencing with the established era of development;
- low-scale dwellings, simple building forms, low-pitched roofs with eaves and light building materials that are sympathetic to the existing weatherboard and fibro dwellings; and
- coastal landscaping consisting of shrubs, trees and other vegetation is used.

Implications:

- The role of this Strategy is to balance the need to protect valued neighbourhood character with the need to ensure housing growth and diversity.
- In determining locations for housing growth, it is important that anticipated growth is facilitated on the basis that the preferred neighbourhood character of different areas of the Shire is respected. Different areas will have different capacity for change.
- There are areas of the Shire that have special characteristics that warrant additional protection. These areas will have limited capacity for change.

Part 5 Planning for Change

5.1 Vision and key direction

The Vision, or overarching goal, for the HSS – stemming from the Shire's *Council Plan 2017 -2021* and the *Mornington Peninsula Localised Planning Statement* is:

The Mornington Peninsula Shire Council seeks to manage the demand for housing and associated population growth in a way that recognises the special values of the Mornington Peninsula, supports the inclusiveness and liveability of the townships and villages, and enhances the health and wellbeing of the community.

In this context, **Key Directions** are to:

- ***Recognise the limits to the capacity of the Peninsula and of the individual towns and villages to accommodate further growth.*** In line with the *Localised Planning Statement*, the Mornington Peninsula will not accommodate major population growth and the existing Urban Growth Boundary and Green Wedge rural area will be maintained. The townships of the Mornington Peninsula are expected to accommodate at most moderate and generally low levels of housing growth, with many smaller towns and villages intended to accommodate very limited further development. Development within each settlement will be of a scale and character appropriate to the role, function and location of that settlement, and the existing hierarchy of large and small settlements will be recognised and maintained. It is important to recognise that in the context of the Peninsula; this moderate housing growth will be experienced as substantial change in some areas.
- ***Give priority to the protection of residential character and amenity.*** The role and character of the Mornington Peninsula's settlements, towns and villages will be protected and enhanced.
- ***Identify and make provision for changing housing needs to the extent that is consistent with the role, character and function of each township and settlement.*** Within the overall context of the Peninsula's housing role, there are opportunities to better support current and emerging housing needs.
- ***Determine appropriate change through a consultative process.*** Any significant change to the character of an area, and where appropriate the definition of 'preferred future character', should occur through a process of community consultation and the adoption of a relevant local area plan.
- ***Ensure that future development is properly supported with infrastructure and services.*** Future planning for the townships and settlements on the Peninsula will be based on principles of good design, integrated local area planning and environmental sustainability, and in accordance with the character, scale, role and functions of each settlement. This includes ensuring a proper balance and coordination between increases in housing and population, and access to employment, services, health and education facilities, open space, parkland and other infrastructure that meets the needs of the community.

5.2 Housing change areas: minimal, incremental, and substantial

In planning to accommodate the Peninsula's current and future population, it is important to identify where housing growth will be focused. This provides certainty to the community about where housing growth and intensification will occur, where valued neighbourhood character will be either respected or protected and where development is constrained by other characteristics or values. Housing change broadly falls within the three categories: minimal, incremental and substantial change.

In determining where to apply these change categories on the Peninsula, the four Criteria set out earlier in Part 4 have been used. Table 2 below summarises the main characteristics of each Change Area.

It is important to note that change is relative to its context, therefore, substantial change on the Mornington Peninsula, is different to substantial change in more urban areas of metropolitan Melbourne.

Table 2: Summary of Change Areas for the Mornington Peninsula

Minimal Change Areas	
Description Minimal change areas have characteristics that are 'sufficiently special' to a municipality, metropolitan Melbourne or Victoria, and should be protected because of their special neighbourhood, heritage, environmental or landscape characteristics. Minimal change areas can also be areas that are constrained by planning considerations such as the physical capability of the land to safely accommodate more residential development. For example, restricting additional housing in areas close to airports, land subject to bushfire risk, flooding or erosion. Minimal change areas should not be identified based on remoteness from activity centres, jobs, services or transport, or because single-dwelling covenants or other restrictive instruments exist. While a relevant consideration, these restrictions are only one factor to consider when determining an appropriate strategic response to relevant state, regional and local settlement, housing and neighbourhood character policies. Minimal change areas may appear differently in different built form contexts. For example, inner city heritage terraces and large lots with landscape values may both be considered minimal change areas but are very different residential environments. In both cases, the special characteristics of each area is the principal input into whether they are categorised as minimal change.	Key characteristics: ✓ Have special characteristics that distinguish them from other parts of the municipality or surrounding areas. ✓ Have special neighbourhood, heritage, environmental or landscape characteristics identified in the <i>Localised Planning Statement</i>, neighbourhood character studies, heritage studies and any other relevant studies. ✓ Are identified in a housing strategy, or in the planning scheme, as unsuitable for providing future housing growth. ✓ Tend to have overlays that reflect neighbourhood, heritage, environmental or landscape characteristics or other physical constraints which may impact their capacity for change. On the Mornington Peninsula, 'Minimal change' areas are those areas that have special neighbourhood, heritage, environmental and landscape characteristics identified in the planning scheme through Overlays (DDO, VPO, SLO, BMO) or are subject to bushfire risk, flooding or erosion. In these areas' development will be restricted 2 storeys, with existing subdivision and overlay controls retained.

Incremental Change Areas	
Description Incremental change areas are where housing growth occurs within the context of existing or preferred neighbourhood character. The built form context of incremental change areas can vary widely. For example, incremental change in an inner urban area can represent a very different scale of development from an incremental change area in an outer suburban area, or a regional town or city. The key point is that incremental change is relevant to its context.	Key Characteristics: ✓ Have capacity for housing growth and more diverse types of housing. ✓ Are where new development should respect existing valued neighbourhood character attributes. ✓ Are where existing neighbourhood character will evolve and change over time with reference to the key identified neighbourhood attributes. On the Mornington Peninsula 'incremental change areas' are the settlements that do not have the identified constraints of the 'minimal change areas', but where housing growth is expected to occur within the context of existing or preferred neighbourhood character. In these areas' development will be restricted to 2 storeys, with no subdivision controls.
Substantial Change Areas	
Description Substantial change areas are where housing intensification will occur that results in a substantially different scale and intensity of housing compared to other areas of a municipality. This may include areas in and around activity centres, along public transport corridors and strategic development areas. Substantial change areas will reflect a different degree of change in different built form contexts. For example, a substantial change area in an outer urban and regional context may more closely resemble an incremental change area in an inner urban context.	Key Characteristics: ✓ Are close to jobs, services, facilities or public transport. ✓ Facilitate housing growth that takes advantage of their proximity to jobs, services, and public transport. ✓ Make the most of strategic development areas or opportunity sites that either exist or are identified from time to time. ✓ Promote housing diversity. ✓ Result in a new built form and neighbourhood character. On the Mornington Peninsula, 'substantial change' will be directed to our three Major Activity Centres, Mornington, Rosebud and Hastings and some large townships. In these areas, development of 3 or more storeys will be permitted in the commercial core and in some surrounding residential areas in line with each centre's adopted Structure Plan.

Investigation Areas	
Description Areas that are to be further investigated to determine their appropriate level of housing growth. These generally comprise: • Areas within a Low Density Residential Zone that are undeveloped or relatively isolated and where redevelopment would not compromise the landscape breaks between townships or the objectives of landscape protection and environmental conservation.	Examples: ✓ Woodbyne Crescent / Albany Way precinct in Mornington. ✓ Craigie Road / Inga Parade precinct in Mount Martha. ✓ Hearn Road precinct in Mount Martha. ✓ Boundary Road precinct in Dromana. These areas are highlighted in the Residential Change Framework Plan in the next section but will not be given a change category at this stage due to the need for further investigation.

Part 6 Residential Change Framework Plan

The Residential Change Framework Plan, comprising a series of Housing Change Framework Maps (refer to **Appendix B**), sets out spatially where substantial, incremental and minimal housing change will be focused on the Peninsula. They set out how the demand for housing and associated population growth will be managed in a way that recognises the special values of the Mornington Peninsula.

6.1 Housing capacity

The plan for housing change outlined in the Residential Change Framework Plan provides an adequate supply of residential land to enable the delivery of housing to meet the needs of the Peninsula's future population whilst protecting the unique values of the Peninsula.

As outlined earlier, the *Victorian in Future* population projections estimate that between 2016 and 2036, the population of the Mornington Peninsula will increase by 38,830 people from 161,530 to 200,360. This means an additional 24,010 new homes will be required over that period (approximately 1,200 new homes per year).

Under the proposed plan for housing change outlined in this Strategy, the Shire could provide an additional yield of around 52,895 dwellings as of March 2019. This housing capacity estimate is based on the parameters and assumptions set out in Table 3 below. A breakdown of the estimate by townships and residential zones is provided in **Appendix C**.

Table 3: Housing Capacity Estimate - Parameters and Assumptions

Parameters	Assumptions
Planning zones included: - General Residential Zone (GRZ). - Low Density Residential Zone (GRZ). - Commercial 1 Zone (C1Z). - Public Use Zone 6 (PUZ6) – car parks. Planning overlays considered: - Design and Development Overlay (DDO). - Development Plan Overlay (DPO). - Restructure Overlay (RO). - Heritage Overlay (HO) that are site-specific.²⁴ Activity centres included: - Major activity centres – Mornington, Rosebud and Hastings. - Large township activity centres – Somerville, Rye and Dromana. - Small township activity centre – Baxter. Land tenure type included: - Rateable private land. - Council land that has been repurposed for private housing development.	Development density: - Based on existing subdivision controls embedded within applicable DDO schedules subject to other relevant encumbrances such as the DPO or RO. 1 dwelling per 300 m² for land not subject to any subdivision controls. - Land with non-residential uses are regarded as vacant lots. - Investigation areas assumed to follow the subdivision control or pattern applicable to adjacent areas. Development type within a residential zone: - Maximum two-storey detached dwellings on land encumbered by a DDO with a mandatory height requirement that prohibits three storeys or more, i.e. minimal change areas. - Maximum two-storey dwellings (excluding apartments) on land proposed to be rezoned to the Neighbourhood Residential Zone (NRZ), i.e. incremental change areas.

²⁴ The site-specific HO is considered when estimating potential apartment yield in commercial precincts.

Parameters	Assumptions
Land use type included: - Residential uses. - Non-residential uses in residential zones (e.g. commercial uses and services).	- Maximum three-storey dwellings (excluding apartments) on land where the existing GRZ is proposed to remain, i.e. substantial change areas. Apartments: - Three to four storey developments (excluding basements) in the included activity centres, i.e. substantial change areas, depending on the height controls in the relevant DDO or adopted structure plan. - The first storey comprises commercial uses while the second storey and above consist of apartments. 80 m² per apartment dwelling.²⁵ Holiday homes: - Excludes holiday homes which have the potential to be converted into permanent occupied dwellings.

6.2 Holiday homes

Regarding holiday homes, Council has estimated the average number that may be present within the townships that contain GRZ or LDRZ land. This estimation is based on the methodology developed by Urban Enterprise P/L in their research report on holiday homes within the Mornington Peninsula Local Government Area.²⁶ It compares the number of properties with a service address outside the Mornington Peninsula against the number of properties that were vacant during the last Census (after subtracting the number that would normally be vacant for reasons other than a holiday home). The average of these two figures is then used as an estimate of the number of holiday homes. Using this method, Council determined that there may be around **25,402 holiday homes** in the Shire. The potential conversion of these homes into permanent occupancy would further add to the Shire's housing capacity.

²⁵ The method used to estimate the potential apartment yield is based on *Boroondara Housing Capacity Analysis – Technical Report* (SGS Economics & Planning, July 2015).

²⁶ *Mornington Peninsula Holiday Home Research and Tourism Economic Impact Assessment* (Urban Enterprise, December 2012).

Part 7 Other Matters

7.1 Housing affordability and accessibility

Rising house prices and rents, with limited investment in social and affordable housing, have led to an increase in the number of households experiencing housing stress, where housing costs exceed 30% of the total household income.

Many factors that influence housing affordability are beyond the control of any individual Council, including competition for available housing stock, interest rates and tax legislation which encourage negative gearing.

In this context, Council does not believe that the answer to housing affordability at the State strategic level lies with 'releasing' substantially more land on the Mornington Peninsula, for example by changing the Urban Growth Boundary, as this would undermine a range of other State and local planning objectives. Such changes would also arguably promote land speculation rather than have any significant long-term effect on housing affordability in the private housing market.

Whilst Mornington Peninsula Shire Council believes that the primary responsibility for the provision of social and affordable housing, matched with funding capability, lies with Federal and State Governments, Council also acknowledges that it has an important, although limited, role to play and will actively work to advocate for and facilitate sustainable housing options for our community that are affordable, appropriate and available. Council's *Triple A Housing Plan 2020 - 2030* sets out Council's response in detail in relation to housing and homelessness.

Through this Strategy, Council has committed to plan for at least a 15-year supply of housing, including land for affordable housing, and to negotiate developer contributions when the planning scheme is amended or when there are significant applications to increase residential density. It has also committed to increasing housing diversity and the supply of appropriate housing, including the inclusion of universal design principles and energy efficient principles in new and renovated housing and to incentivise social and affordable housing.

Whilst the planning system alone cannot address all issues relating to the affordability of housing, it is acknowledged that there is a role for the planning system to facilitate the supply of affordable housing and Council will continue to progress the actions outlined in the *Triple A Housing Plan 2020 - 2030*.

7.2 Ecologically Sustainable Development (ESD)

Mornington Peninsula Shire has a longstanding commitment to supporting the natural environment and fostering sustainable development. The Shire's recent *Climate Emergency Declaration* (13 August 2019) emboldens Council's focus on improving the environmental impact of buildings to promote a sustainable, healthy and resilient built environment on the Peninsula.

Implementing principles of Environmentally Sustainable Development (ESD) from planning through to the construction and operation of buildings and sites has a multitude of social, economic and environmental benefits, including:

- reduced wastage and reliance on non-renewable resources;
- increased resource recovery and minimising materials sent to landfill;
- better energy performance and more efficient resource consumption;
- reduced operating and servicing costs over the life of a building;

- better consumer outcomes and long-term affordability;
- improved indoor environment quality leading to greater amenity, liveability, comfort and productivity for building occupants;
- improved stormwater quality, mitigating impacts of stormwater on local and regional waterways;
- reduced heat island effects (“urban cooling”) through building design, landscape design, water sensitive urban design and the retention of canopy and significant trees;
- better protection and enhancement of biodiversity through vegetation retention and enhancement;
- minimising car-dependency and promotion of more sustainable modes of transport by ensuring the built environment is designed to promote walking, cycling and public transport; and
- greater adaptability and resilience to a warming climate.

The Shire is presently working towards introducing a local ESD policy into the Planning Policy Framework of the Mornington Peninsula Planning Scheme. The policy will provide practical guidance for the implementation of ESD during the statutory planning permit process.

7.3 Redevelopment of golf courses

Mornington Peninsula is home to some fifteen golf courses, of which one is managed by Council on behalf of State Government and one is owned and operated by Council. The majority of the Peninsula’s golf courses are located outside of the Urban Growth Boundary (UGB), with only three being located within township areas.

Golf is experiencing changes in demand, with traditional golf club membership in decline and clubs facing changing leisure patterns and increasing operating costs. Across metropolitan Melbourne, some golf clubs have been forced to merge or close. This trend has drawn developer interest in golf course land; however, redevelopment of golf courses requires careful consideration.

In addition to the direction provided in this Strategy, any proposal for redevelopment of a golf course within the Urban Growth Boundary, should respond to Council and State policies regarding:

- biodiversity;
- heritage;
- integrated water management;
- integrated transport;
- open space; and
- sport and recreation demand.

Redevelopment of golf courses has the capacity to, and should, deliver a net community benefit through the provision of elements such as significant public open space, community facilities and affordable housing.

Council does not support the redevelopment of golf courses outside of the Urban Growth Boundary for housing purposes. Golf courses outside of the UGB, like other uses, deliver on green wedge objectives. Other land uses that continue to deliver on green wedge objectives should be considered where a golf course may no longer be viable.

Part 8 Implementation

The following table summarises the 5-year implementation plan to implement the Strategy.

Table 4: Implementation Plan

Action	Description	Timing
Housing Change		
1.1	Undertake a planning scheme amendment to implement the Vision, Key Directions and Housing Change Framework into the Planning Scheme.	Years 1-2
1.2	Develop township plans/guidelines for those activity centres that don't have them to help guide future development.	Years 3-4
1.3	Complete the review of the identified investigation areas.	Years 3 -4
1.4	Advocate to State Government to place an Urban Growth Boundary around the urban areas, i.e. GRZ and LDRZ of Balnarring Beach, Merricks Beach, Merricks and Point Leo.	Years 3-4
1.5	As new data becomes available, update the Housing Change Framework to avoid development intensification in areas of environmental risk.	Ongoing
1.6	Advocate to the State Government to ensure appropriate provision of infrastructure services to support areas of increasing population.	Ongoing
1.7	Integrate consideration of the Housing and Settlement Strategy with Councils infrastructure development and place making programs.	Ongoing
1.8	Advocate to the State Government for an effective partnership approach on housing policy including the development of the Regional Housing Strategy.	Ongoing
1.9	Identify actions and means of communication to ensure the community and housing industry are properly informed about key housing issues affecting the Mornington Peninsula and empowered to act.	Years 1-2
1.10	Support vulnerable people and representative groups coming together to better express their housing needs.	Ongoing
Affordable and Accessible Housing		
2.1	Include consideration of social and affordable housing needs and the opportunity for developer contributions in the consideration of planning scheme amendment proposals.	Ongoing
2.2	Seek to better quantify the level and spatial distribution of affordable and social housing need on the Peninsula to further support negotiations with developers.	Years 1-2
2.3	Seek State Government support for changes to the planning system which would ensure equitable developer contributions from major developments to addressing social and affordable housing needs.	Ongoing
2.4	Support change to the Victoria Planning Provisions that would create a faster, special pathway for the provision social and affordable housing, having regard to the protection of neighbourhood character.	Ongoing

Action	Description	Timing
2.5	Seek advice from Council's Triple A (affordable, appropriate and available) Housing Committee in relation to improved community engagement on housing issues.	Ongoing
2.6	Advocate for a better application of universal housing design principles in the regulation of building and land use planning (e.g. review of Building Regulations and the Victoria Planning Provision's).	Ongoing
2.7	Support the provision of additional social and affordable housing on the Peninsula to meet the current and emerging needs of the local community.	Ongoing
Ecologically Sustainable Design (ESD)		
3.1	Encourage the retention of vegetation and provision of canopy trees in new residential development.	Years 1-2
3.2	Prepare and introduce a local ESD policy into the Planning Policy Framework of the Mornington Peninsula Planning Scheme.	Years 1-2
Redevelopment of Golf Courses		
4.1	Ensure that any redevelopment of golf courses within the Urban Growth Boundary delivers a net community benefit through the provision of elements such as significant public open space, community facilities and affordable housing.	Ongoing
4.2	Where a golf course outside the UGB is no longer viable, seek a rezoning to Green Wedge Zone or another zone that will deliver on green wedge objectives.	Ongoing

Part 9 Monitoring and Review

The Mornington Peninsula Housing and Settlement Strategy is framed, in the first instance, around projected housing demand to 2036. However, the policy directions regarding the distinctive role and function of the Peninsula are long-term commitments.

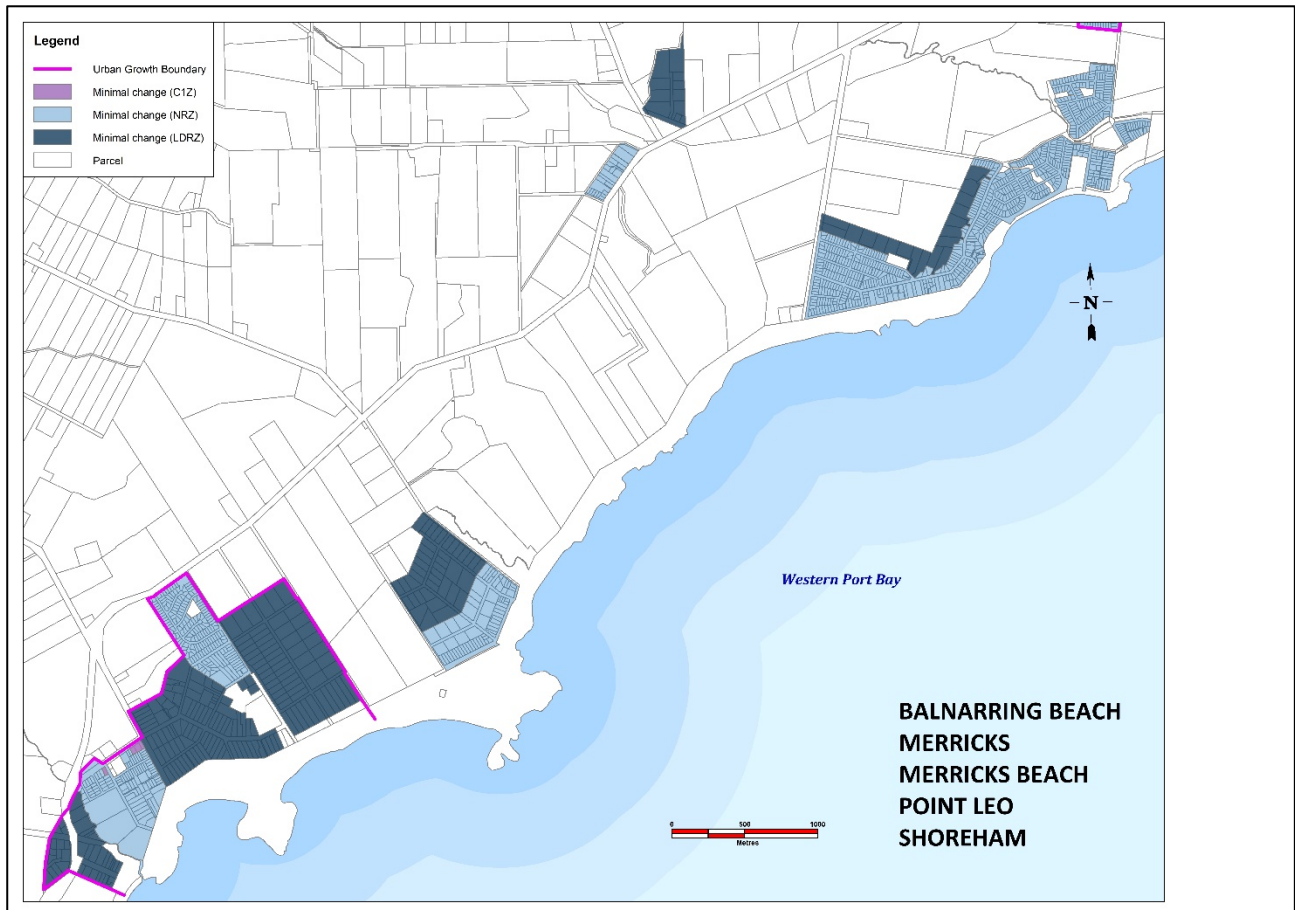
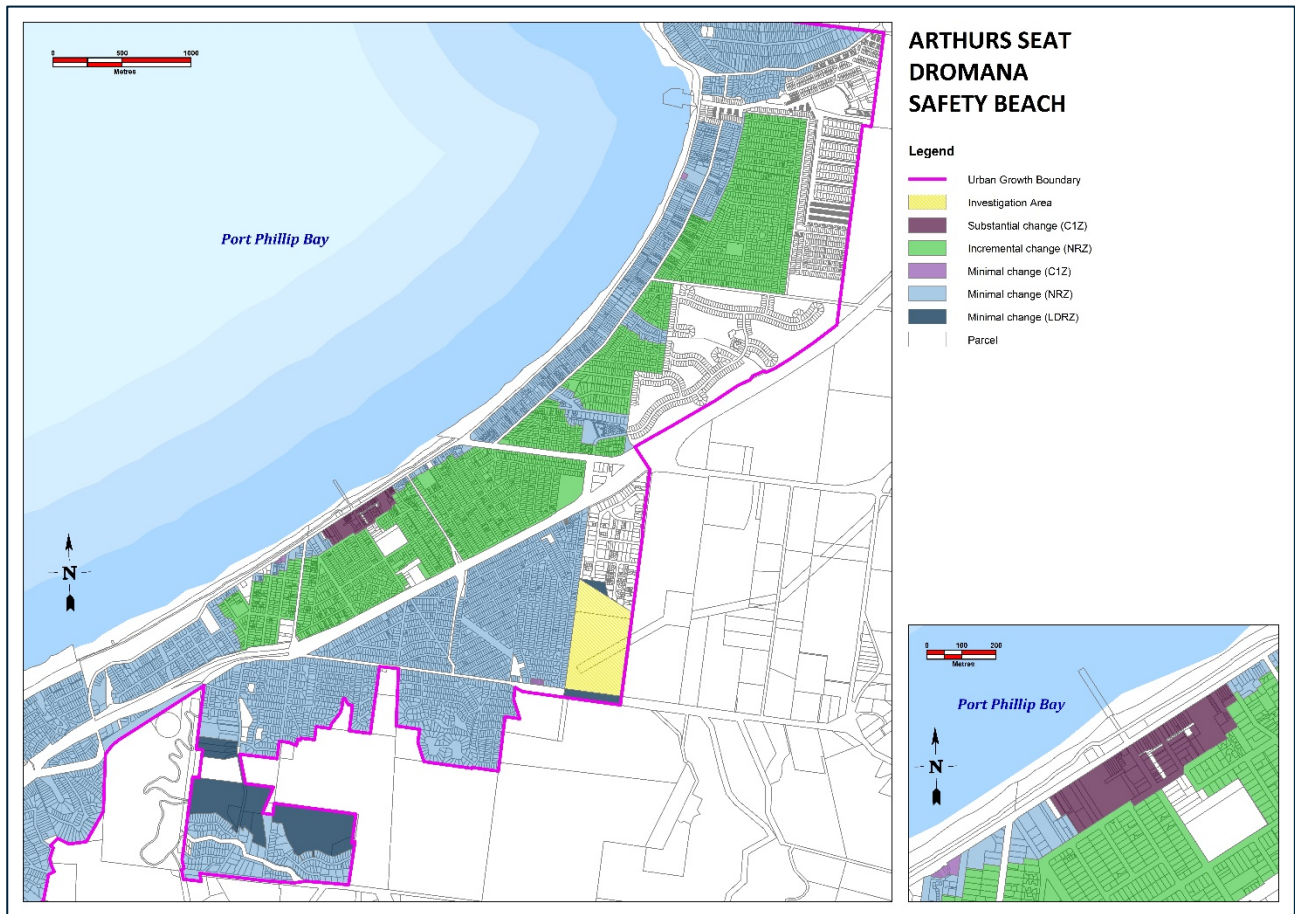
Given the many variables and assumptions that have been necessary in producing the housing demand and supply estimates, it is particularly important to continue to monitor actual performance, utilising available sources such as the State Government's Housing Development Data and the Urban Development Program information.

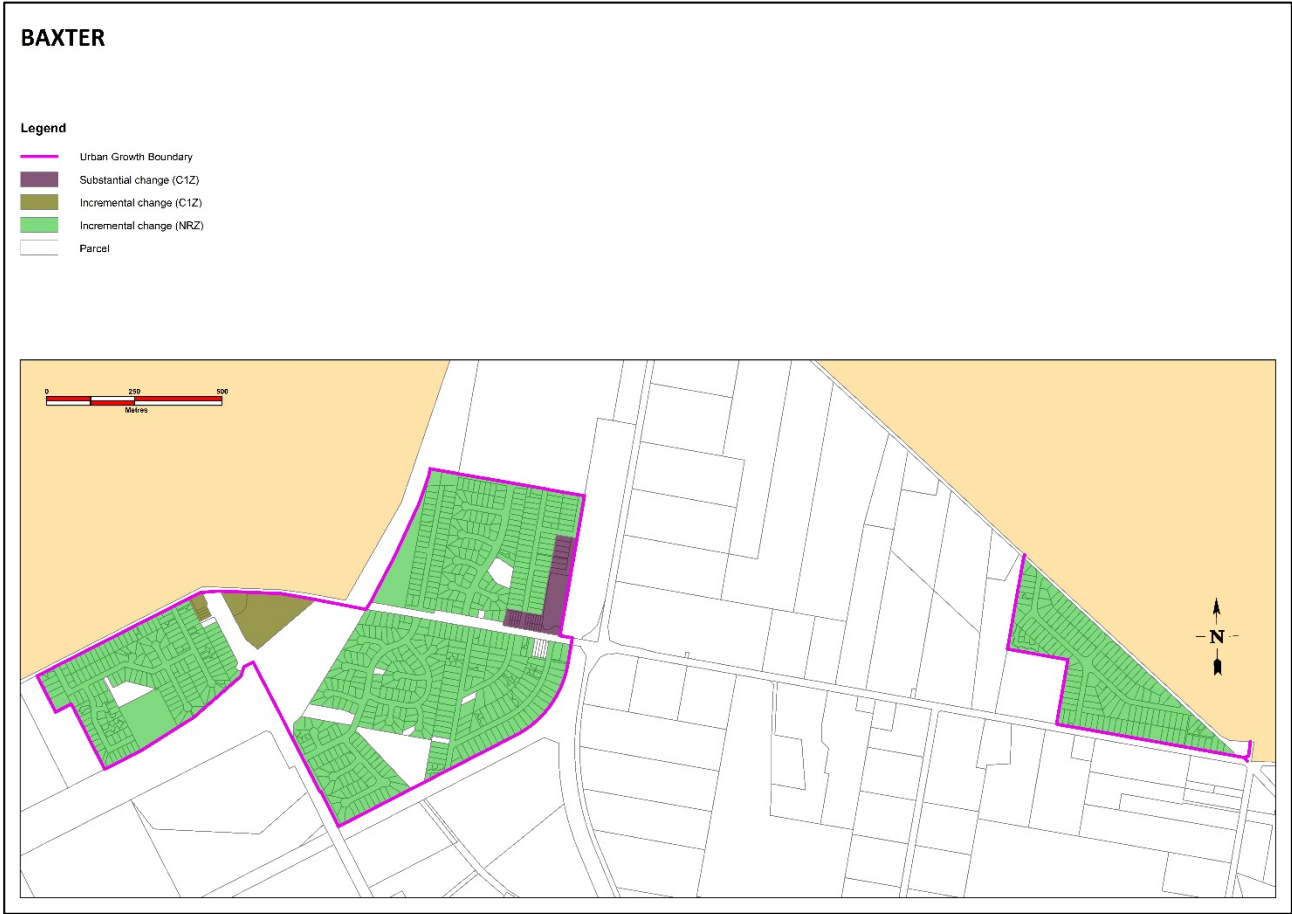
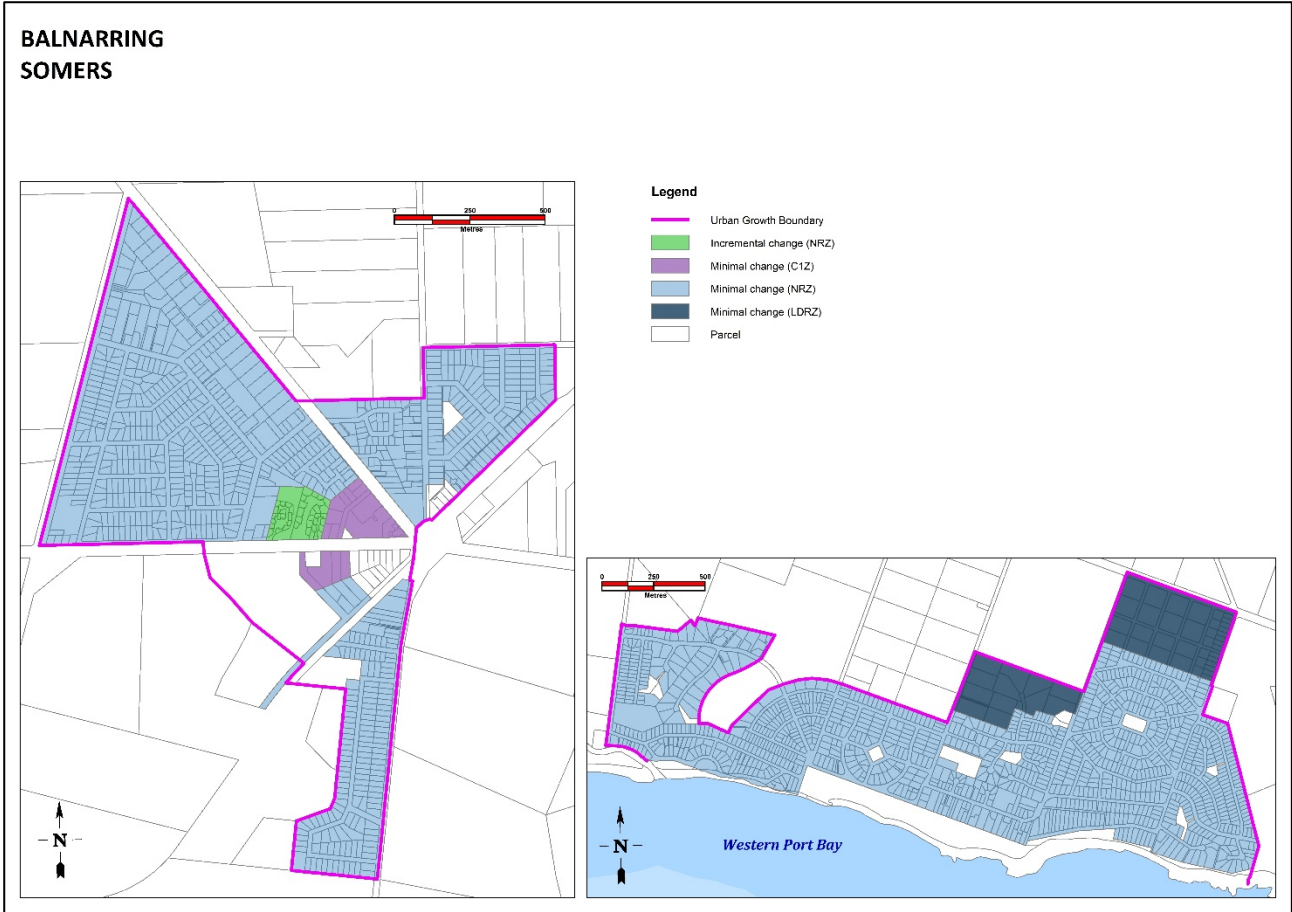
An annual review of the Housing Strategy (and performance against the proposed actions) will be undertaken, with a more comprehensive review after five years.

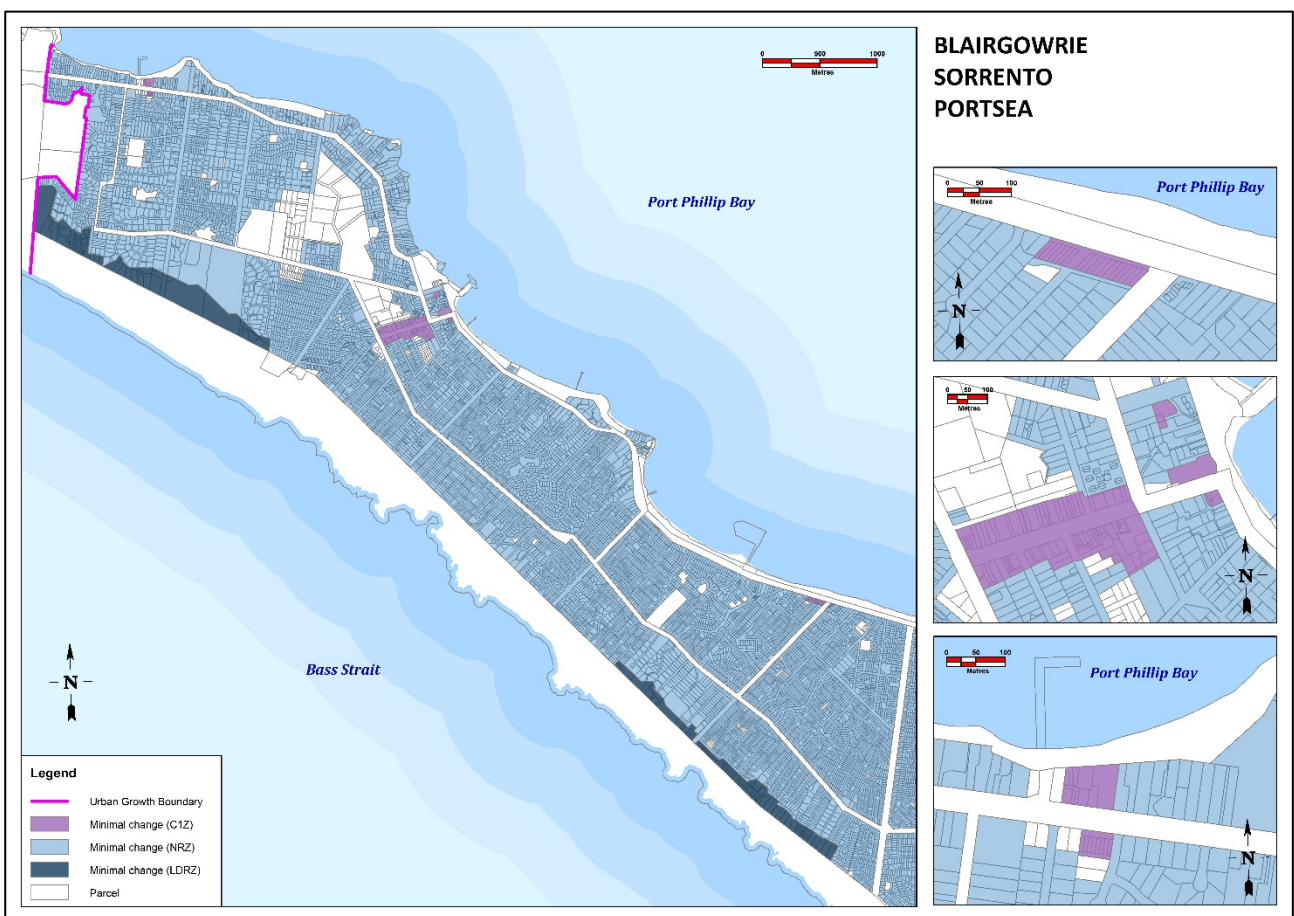
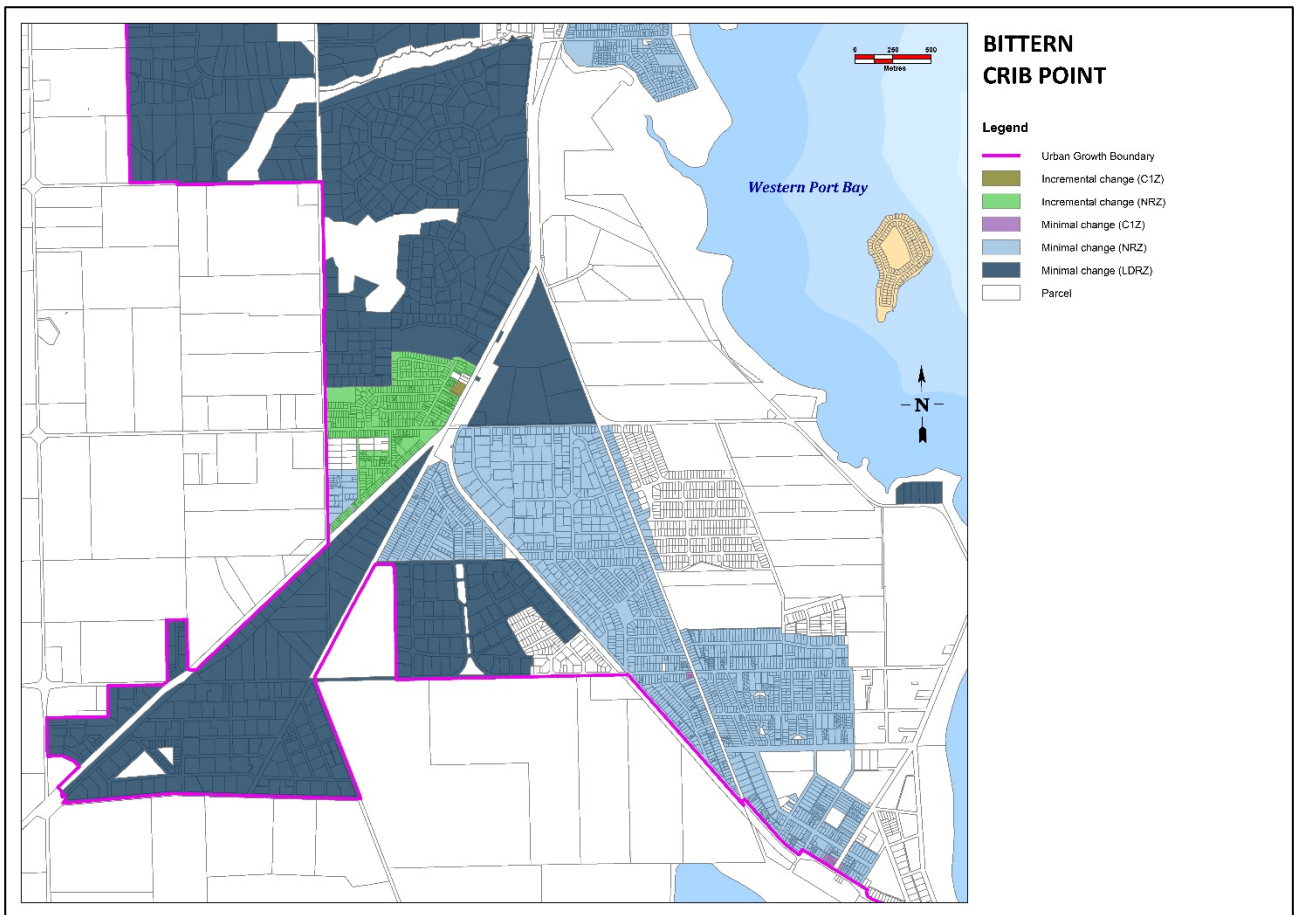
Appendix A: Public Transport Summary

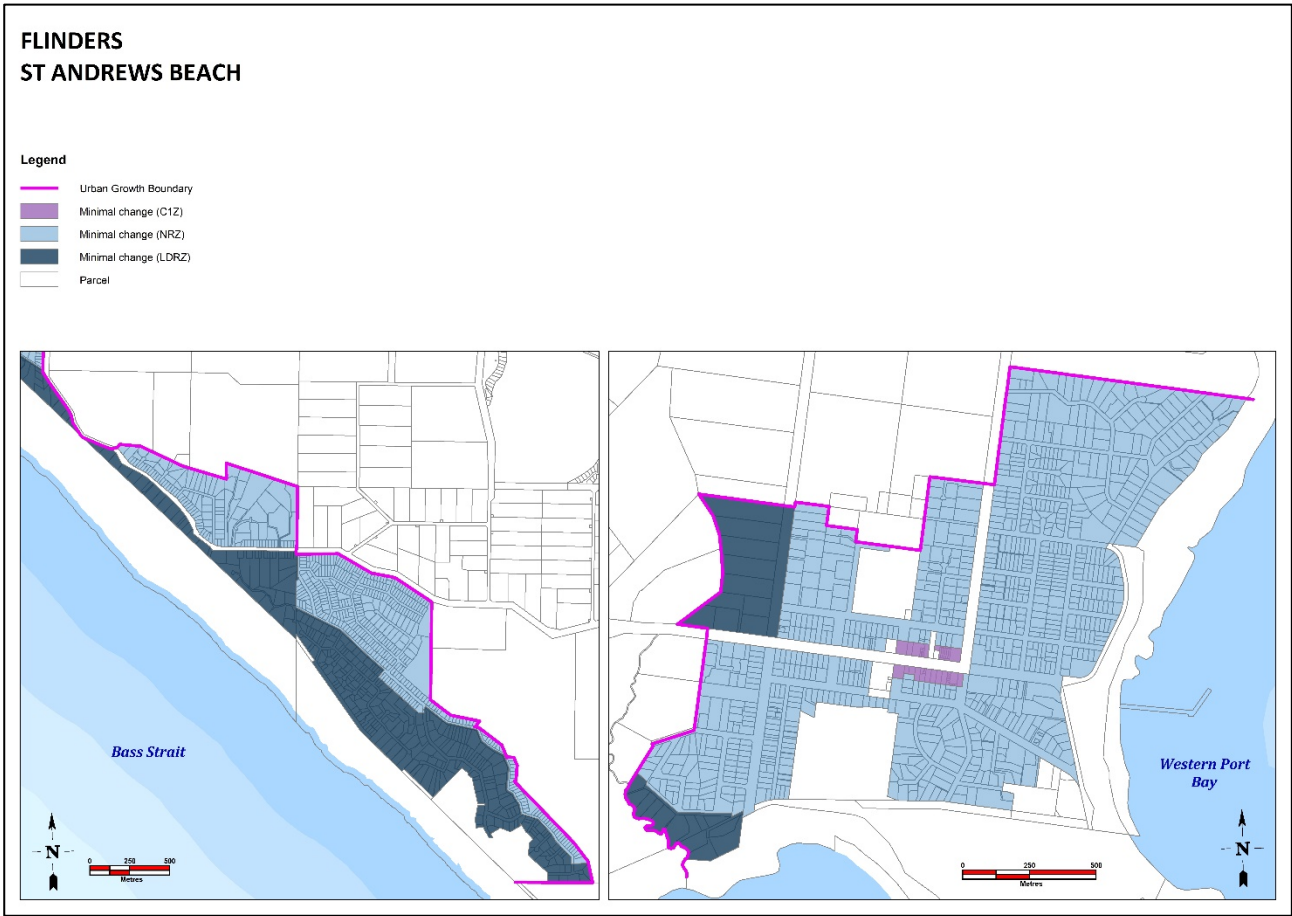
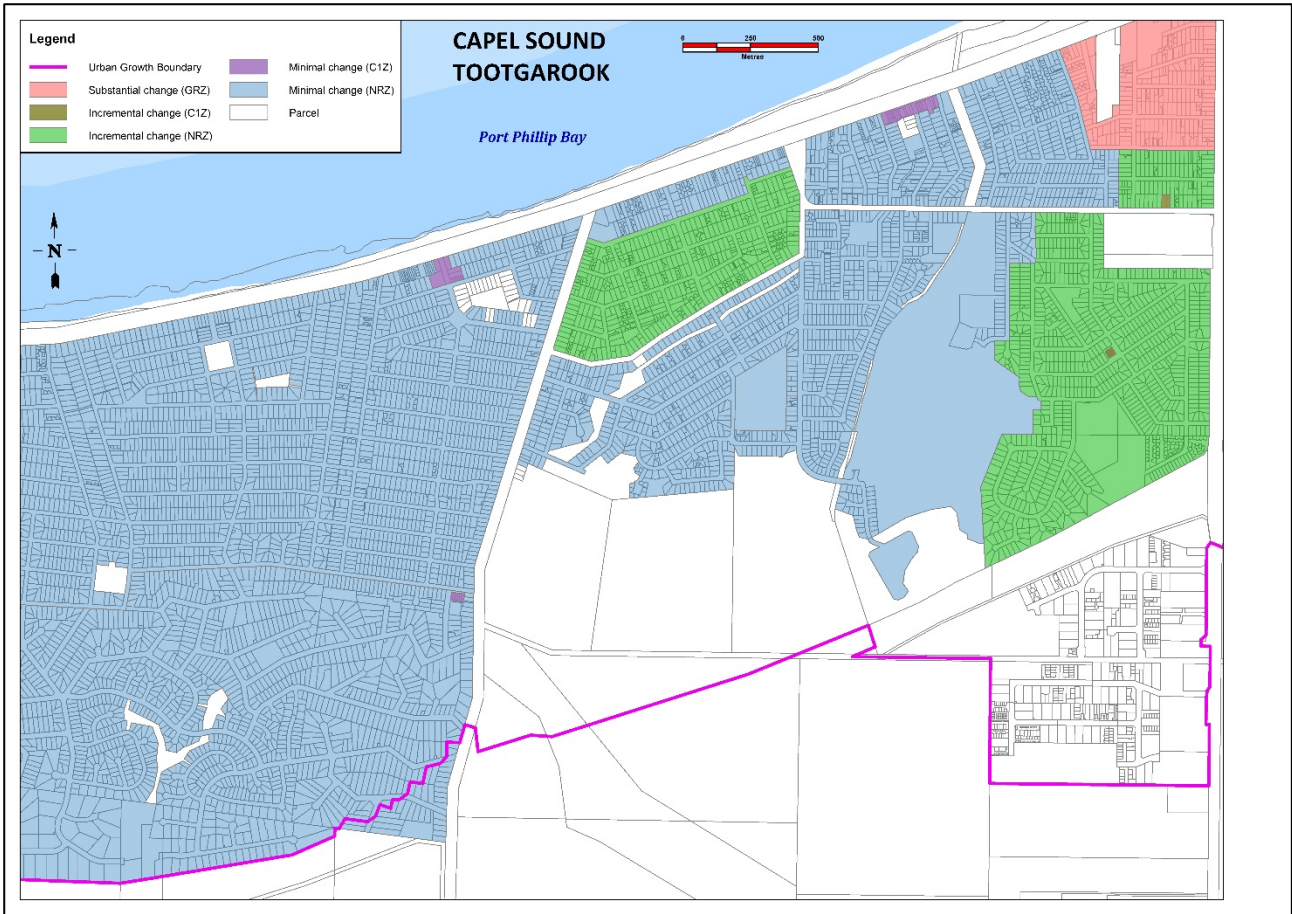
Bus Route	Number	Frequency / Comment
Portsea to Frankston via Rosebud and Dromana	788	Runs roughly every 45 minutes in the mornings and peak times pm: during the day it reduces to an hourly service and it does in the evening when the last service departs at around 9:50 from Portsea, or 11.54 from Frankston station.
Sorrento to Safety Beach	787	Intermittent timetable with varying stops and starts. Hard to navigate. Mainly local service with some stops at car ferry.
Frankston via Mornington	784	Runs every half hour during peak times, then reduces to a 1 hourly service during the day before resuming a half hourly service for evening peak. Runs evenings until 10pm.
Flinders to Frankston via Hastings, Tyabb and Somerville	782	Half Hourly service form Balnarring in morning and evening peaks. Off-peak it varies between 1 to 2 hours in frequency. Only 4 service per day from Flinders. Route stops at 9.37 Pm from Balnarring and 9.23 from Frankston.
Mornington East via Mornington	785	Hourly services from 6:15am through the whole Day until it 9:42pm.
Frankston to Rosebud	970	Night bus
Frankston to Mt Martha via Mt Eliza	781	A bust from end to end destination every half an hour, but not all buses stop at all stops. In these cases, there are some extended breaks between services on local detours. Services start at 5:15am then terminate at 10:22pm.
Rosebud to Monash University Frankston	887	Limited stops.
Rosebud to Chisholm Institute (TAFE) Rosebud	886	Limited local service - runs hourly at peak times and two hourly services at other times. Does not run in the evening.
Hastings to Frankston via Tyabb and Somerville	783	Combined with 782. Hourly peak service, dropping back to two hourly off peak service.
St Andrews Beach to Rye	786	Very limited (8) services with episodic gaps. Locally focussed route.
Frankston to Pearcedale via Langwarrin and Baxter	776	Very limited service (only 7 per day): 6:57am to 6:30pm. Two hour gaps are a regularity for this line.
Train service		
Frankston to Stony Point via Baxter, Somerville, Tyabb and Hastings	n/a	Limited Metro diesel service. Peak services in the morning and evening every hour, but major gaps during the rest of the day and no night service.

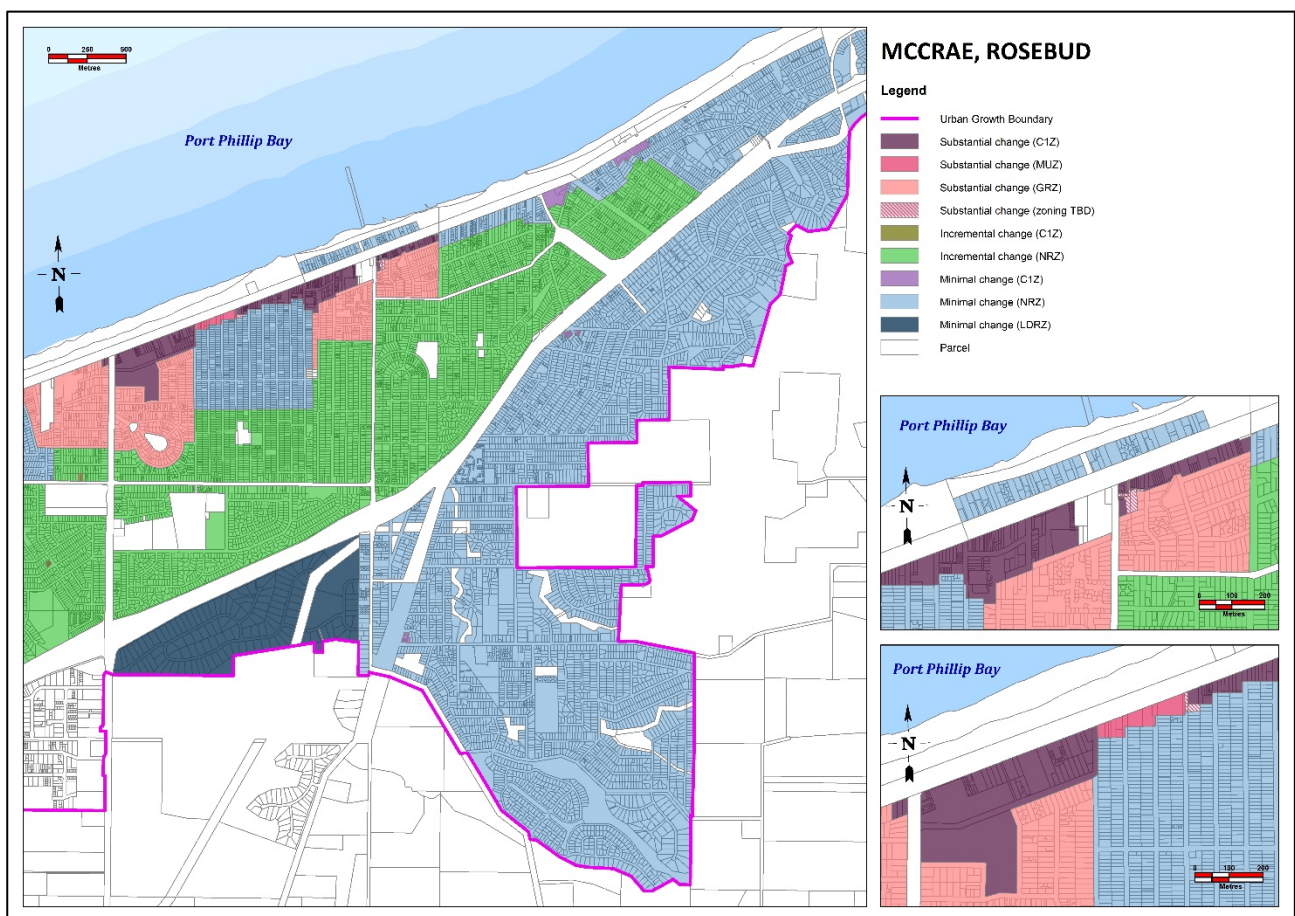
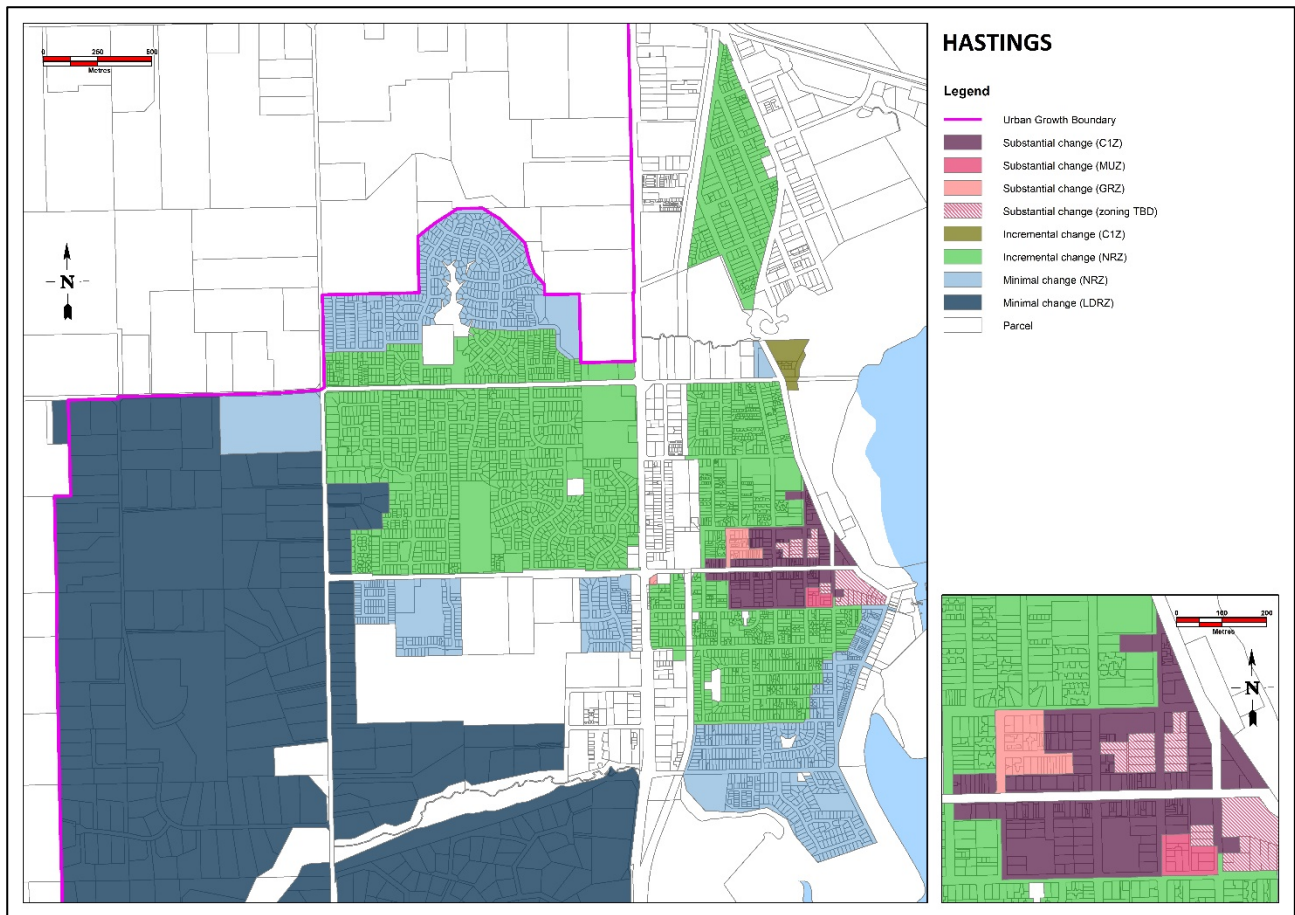
Appendix B: Housing Change Framework Maps



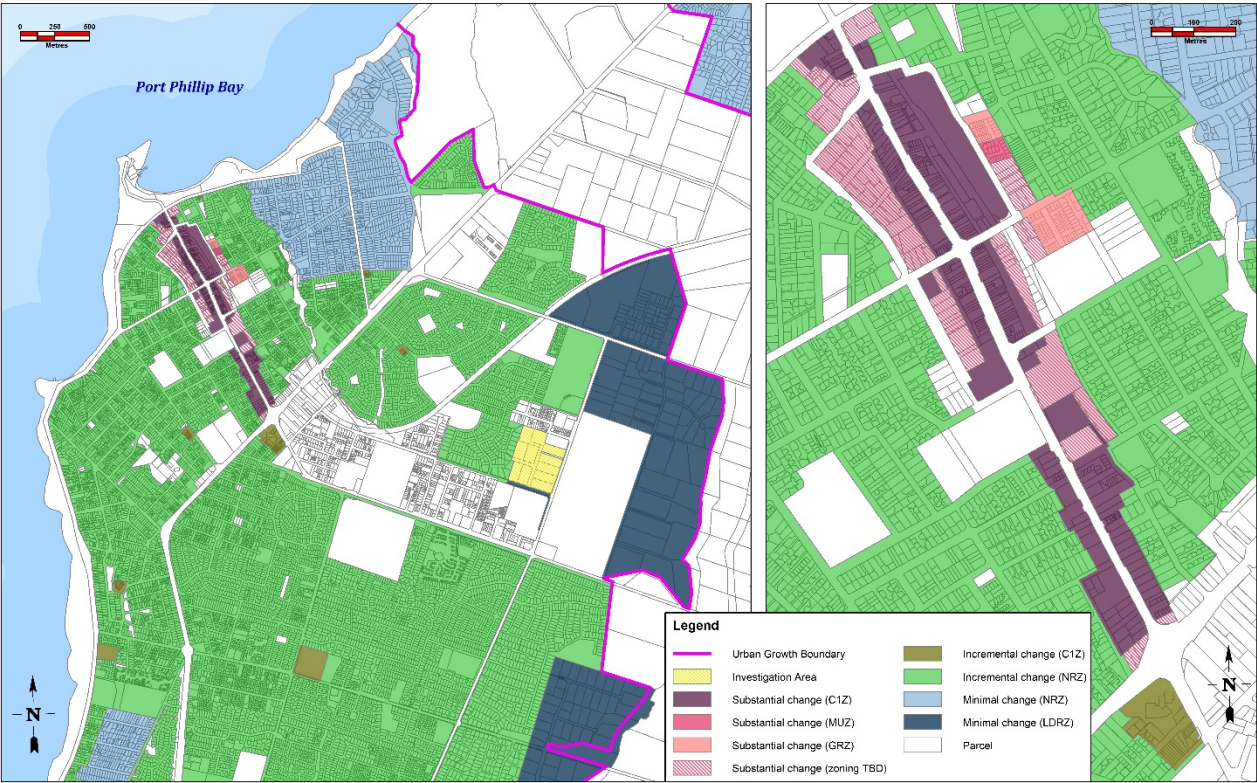




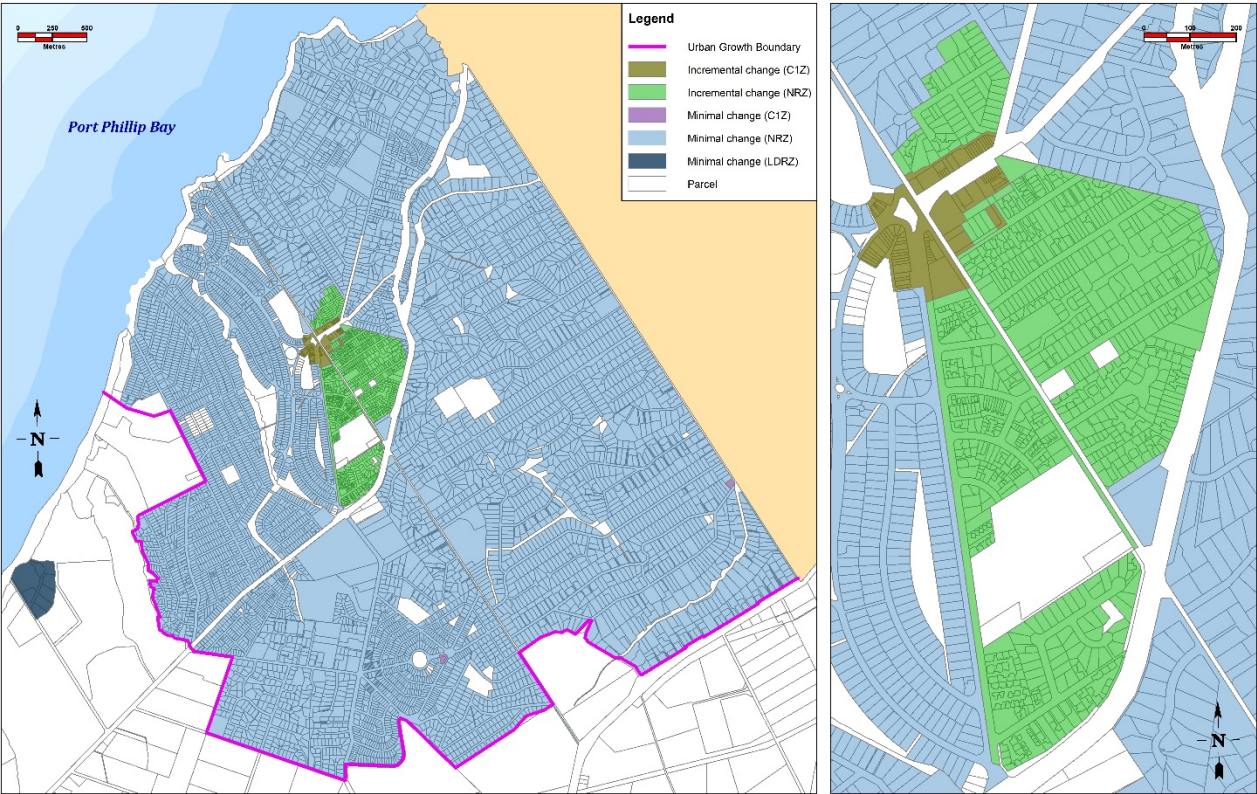


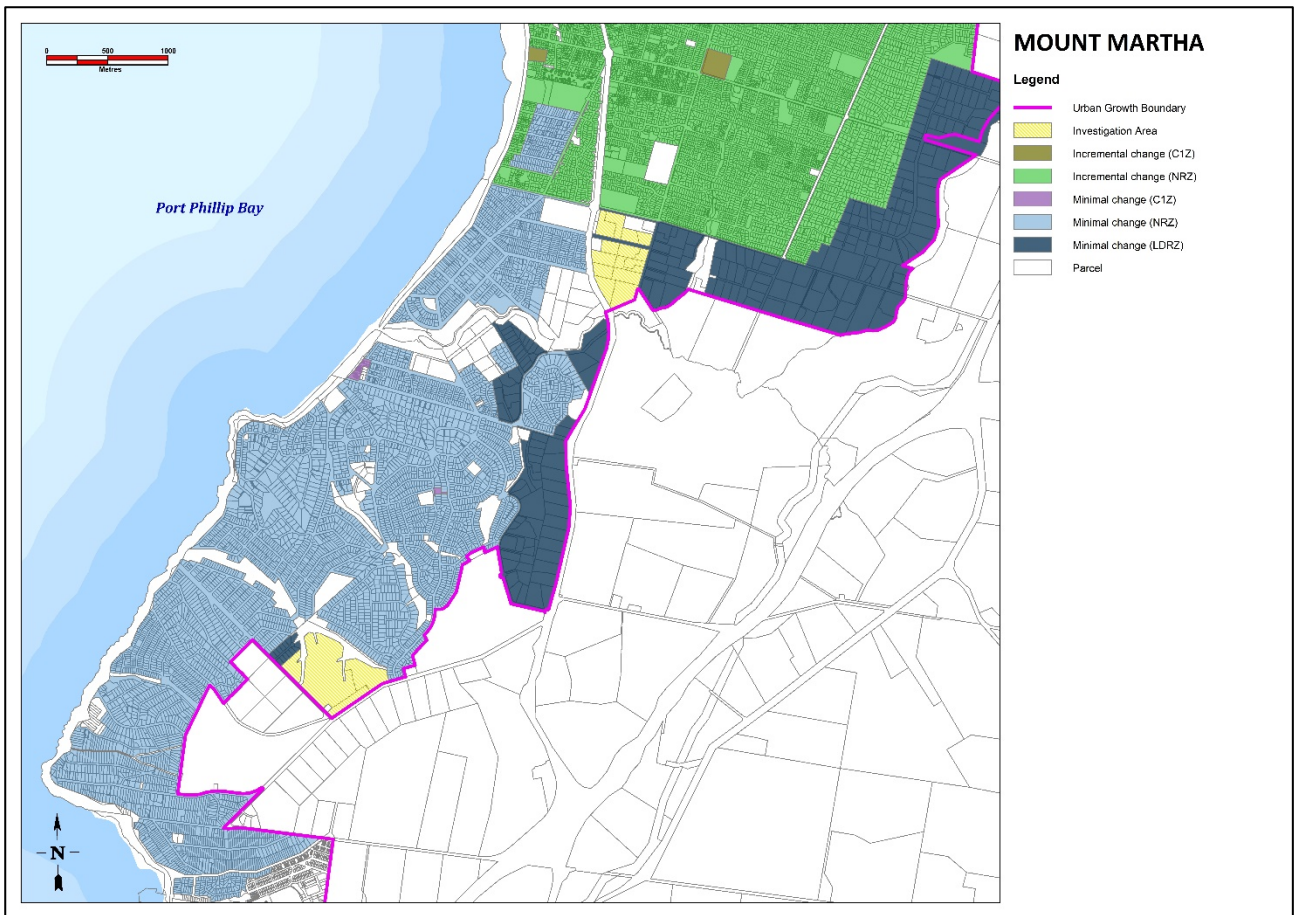


MORNINGTON

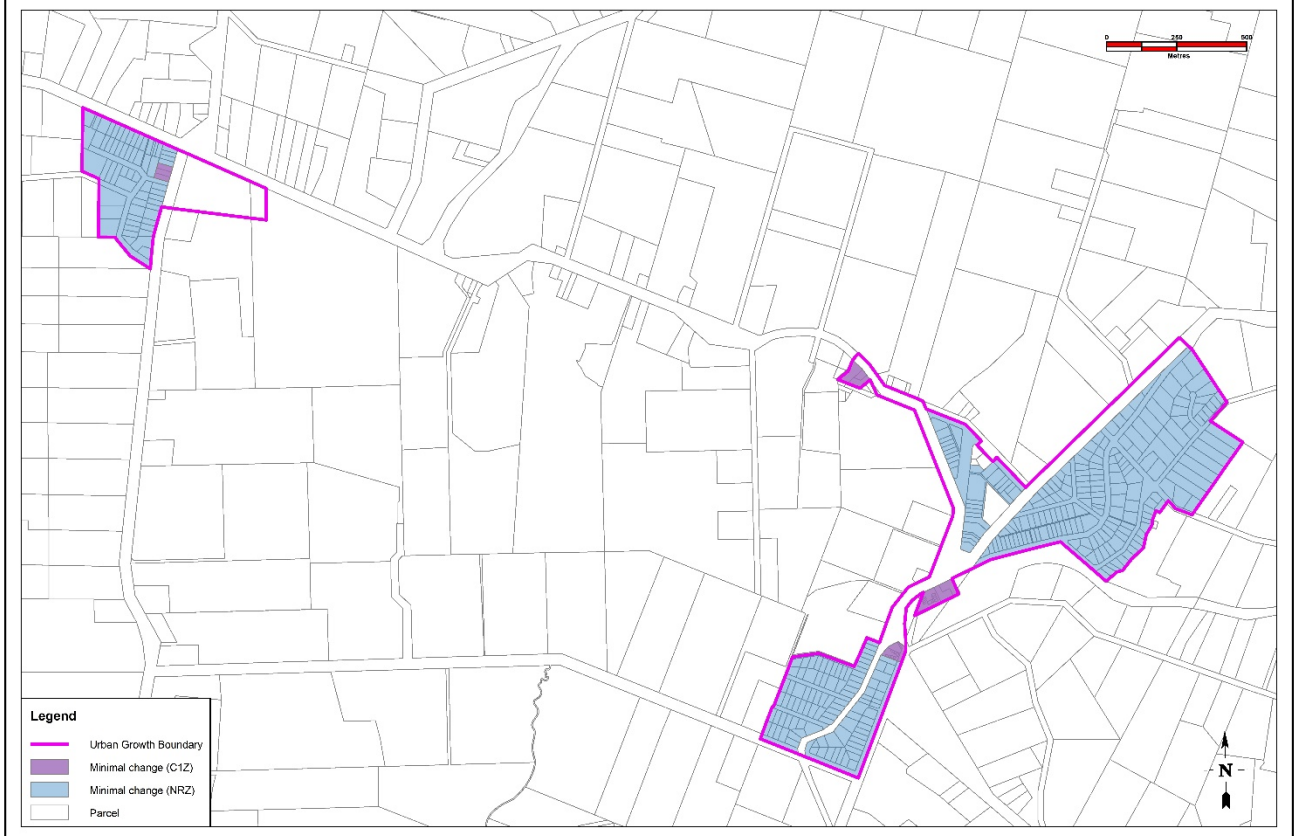


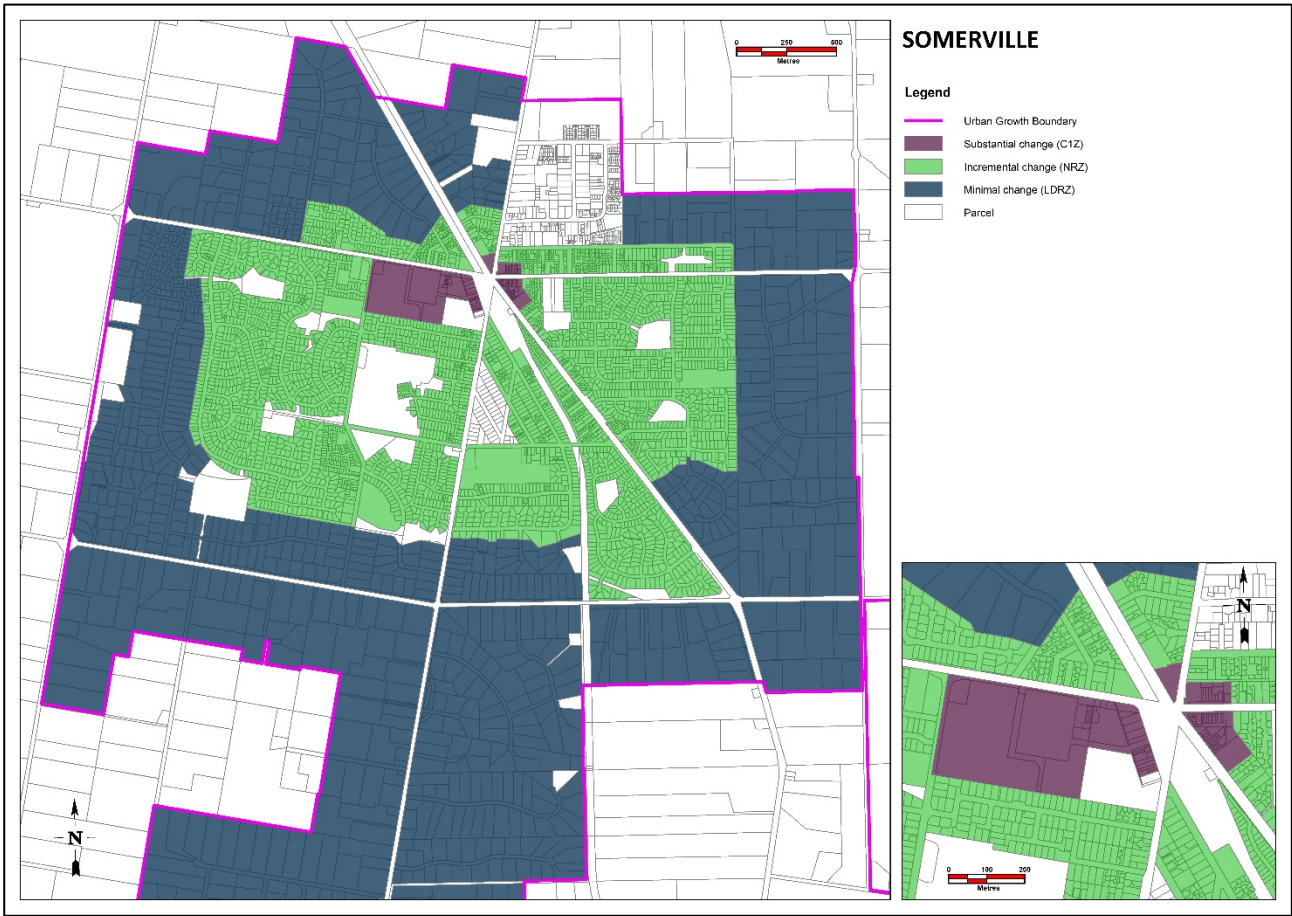
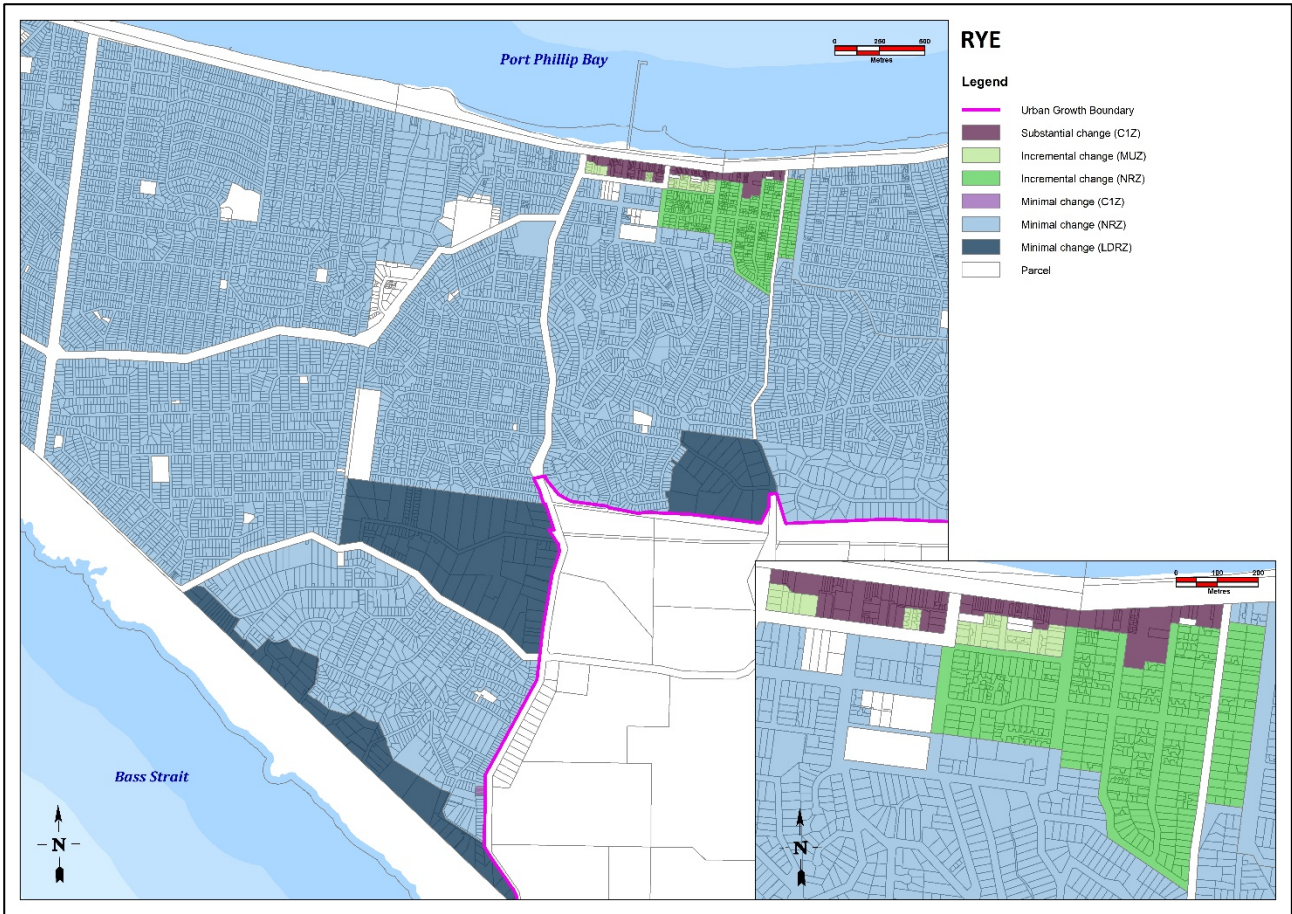
MOUNT ELIZA

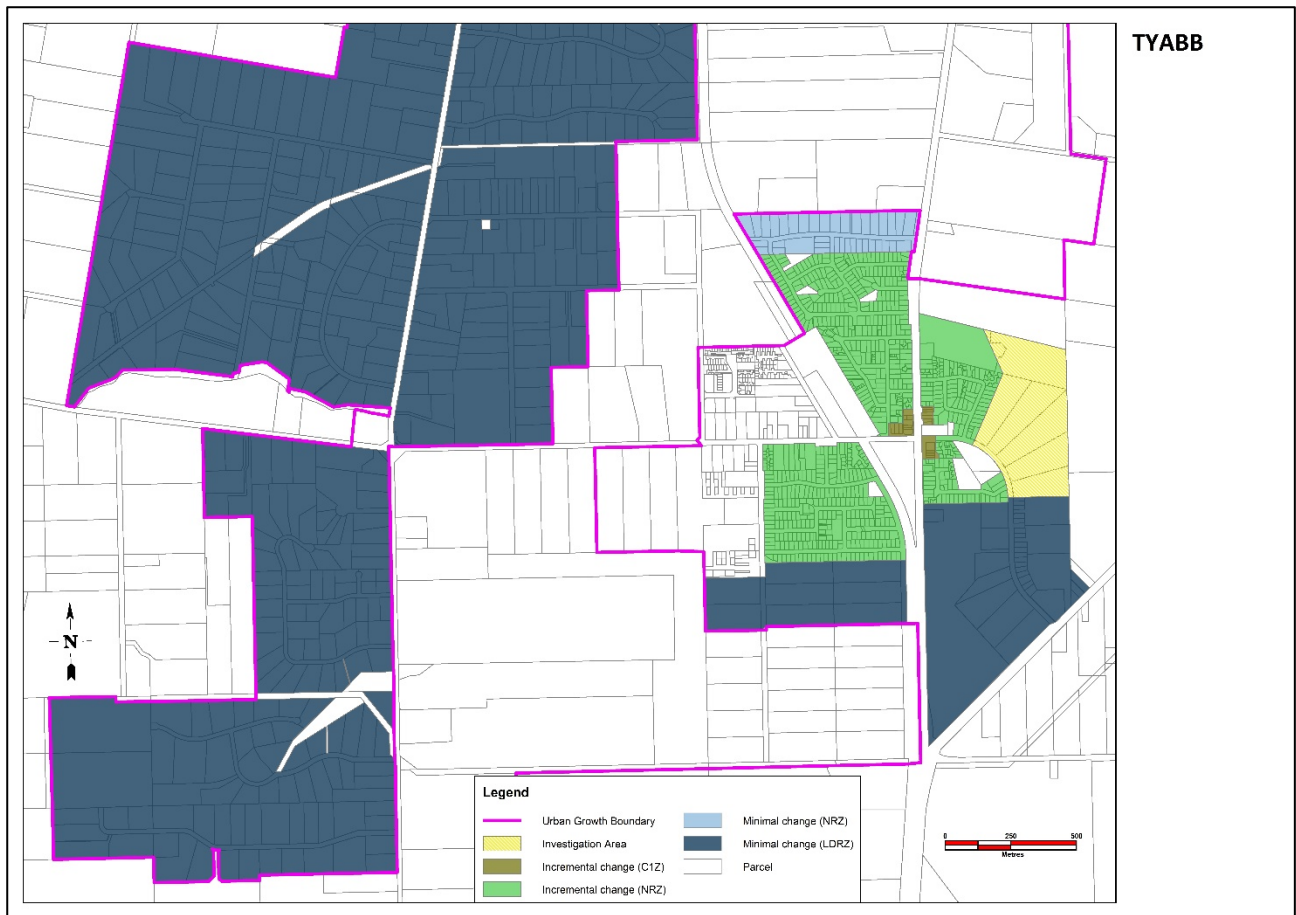




RED HILL, RED HILL SOUTH







Appendix C: Housing Capacity Estimates

Township	GRZ	LDRZ	Sub-total	Apartments	Total
Arthurs Seat	59	1	60		60
Balnarring	188	5	193		193
Balnarring Beach	22	1	23		23
Baxter	532	0	532	602	1,134
Bittern	608	54	662		662
Blairgowrie	487	15	502		502
Capel Sound	2,128	0	2,128		2,128
Crib Point	303	1	304		304
Dromana	1,849	251	2,100	798	2,898
Flinders	305	9	314		314
Hastings	2,807	30	2,837	1,650	4,487
McCrae	1,418	0	1,418		1,418
Merricks	18	0	18		18
Merricks Beach	16	1	17		17
Mornington	6,834	285	7,119	2,600	9,719
Mount Eliza	1,740	2	1,742		1,742
Mount Martha	4,254	696	4,950		4,950
Point Leo	84	1	85		85
Portsea	1,106	44	1,150		1,150
Red Hill	80	0	80		80
Red Hill South	47	0	47		47
Rosebud	6,429	0	6,429	3,178	9,607
Rye	977	40	1,017	840	1,857
Safety Beach	2,308	0	2,308		2,308
Shoreham	215	13	228		228
Somers	96	0	96		96
Somerville	3,250	158	3,408	1,692	5,100
Sorrento	883	0	883		883
St Andrews Beach	68	41	109		109
Tootgarook	150	0	150		150
Tyabb	589	37	626		626
Mornington Peninsula Shire	39,850	1,685	41,535	11,360	52,895