

**22.21 MORNINGTON NORTH POLICY**13/02/2014  
C182

This policy applies to all land in the Mornington North Policy Area and to the precincts within that area shown on Map 1 forming part of this clause.

**22.21-1 Policy basis**05/12/2013  
C135(Part 2)

This policy builds on Clause 21.07-1 of the Municipal Strategic Statement.

The vision for Mornington North is that it will be an area that includes:

- A clearly defined low-density residential area and urban residential area, with Racecourse Road generally being the boundary between these two areas, as shown on Map 1 forming part of this clause.
- A low-density residential area generally east of Racecourse Road that provides:
  - A low-density and well-landscaped edge to Mornington that contributes to its sense-of-place as a township in a rural setting.
  - A contribution to housing diversity within the Township.
  - An interface to the east and north-east that is sensitive to the environmental and landscape values of the Green Wedge.
  - A ‘home with a country setting’ for the Mornington Racecourse.
  - Opportunities for land uses that are complementary to the racecourse.
- An urban residential area generally west of Racecourse Road that contributes to residential development opportunities that provide housing diversity and complement the existing urban residential area to the west.

**22.21-2 Objectives**05/12/2013  
C135(Part 2)

- To protect the low-density residential character of the area generally east of Racecourse Road as shown on Map 1 forming part of this clause, and to retain this area in the low-density section of the township as part of a low-density residential edge for Mornington.
- To ensure the siting and height of buildings in the area generally east of Racecourse Road reflects the low-density residential character of that area.
- To provide additional housing diversity for the Mornington Township - particularly housing opportunities that enable ageing-in-place – in the area generally west of Racecourse Road as shown on Map 1 forming part of this clause.
- To protect the Mornington Racecourse – as a venue for racecourse activities and non-race day activities - from encroachment by noise-sensitive uses or by uses that are otherwise incompatible with the racecourse.
- To support racehorse training opportunities and other activities complementary to the Mornington Racecourse, close to the racecourse.
- To encourage the design of all development to incorporate Environmentally Sustainable Design principles.
- To ensure that the roads cater adequately and safely for the increasing vehicular and non-vehicular traffic flows and complement the arterial road network of the Mornington Township.
- To promote the provision of public transport to the area.
- To ensure that new development adequately contributes to the appropriate upgrading of infrastructure to support the increased levels of development, using Environmentally Sustainable Design principles.

**22.21-3 Policy**05/12/2013  
C135(Part 2)

*Exercising discretion*

For the precincts shown in Map 1 to this clause, it is policy to:

**Precinct 1A – Land north of Bungower Road, west of the Racecourse Road**

- Support the use and development of this area for an education centre and retirement village living.

**Precinct 1B - Land north of Bungower Road, east of the Racecourse Road**

- Support low-density residential development.
- Support the use and development of land that contributes to housing diversity and/or the services provided to the Mornington community and that complements the low-density residential character of the area. This includes recreational, health and education establishments that are prohibited in the Green Wedge Zone.
- Discourage the use and development of land that detracts from the low-density character of the area and that does not provide adequate setbacks and landscaping.
- Require the coordinated use and development of the area based on a comprehensive development plan.

**Precinct 2 - Land on west side of Racecourse Road – south of Bungower Road**

- Support the use and development of the land along Racecourse Road for retirement village living.
- Support the existing caravan park for the long term, acknowledging the importance of this tourism facility to the Mornington Township. In the event the caravan park use ceases, the site should convert to a residential area as an extension to the St Mitchell Circuit Estate.

**Precinct 3 - Land on the east side of Racecourse Road – south of Bungower Road**

- Support non-residential uses that provide services to the Mornington community, in particular uses that provide health and other services to elderly residents, and uses that complement the racecourse.
- Discourage the use and development of land that detracts from the low-density character of the area and that does not provide adequate setbacks and landscaping.

**Precinct 4 - Roberts Road area**

- Support low-density residential development.
- Support the use and development of land that contributes to racehorse-training opportunities, landscape qualities and the rural-residential landscape setting of the Mornington Racecourse.
- Discourage the use and development of land that detracts from the low-density character of the area and that does not provide adequate setbacks and landscaping.
- Ensure development enhances the environmental and landscape values of Balcombe Creek and environs.

**Precinct 5 - Mornington Racecourse**

- Support the use and development of the land for racecourse and complementary (non-racecourse related) activities, subject to the consideration and management of impacts on the residential amenity of surrounding areas.
- Require the use and development of land to provide adequate infrastructure to protect the safety and efficiency of adjoining roads.

**Precinct 6 - Woodbyne Crescent/ Albany Way area**

- Support low-density residential development that complements the housing diversity of the residential area to the west.
- Ensure new development maintains adequate setbacks to nearby non-residential uses and minimises potential conflicts between residential uses and nearby non-residential uses.
- Ensure new development enhances a well-landscaped low-density character for the precinct, including the provision of landscaped fringes along Watt Road and Racecourse Road.

22.21-4 Reference

13/02/2014  
C182

- *Mornington North Outline Development Plan (Mornington Peninsula Shire, July 2013)*

**MAP 1: Mornington North Policy Area and Precincts**

