

Merricks and Merricks Beach Township

Built Form Brochure

This brochure outlines a framework to guide future development within Merricks and Merricks Beach over the next 15-20 years. The framework seeks to protect and enhance the unique character of the township in response to pressures for change; and the potential impacts of coastal inundation and erosion that may occur as a result of predicted sea level rise caused by climate change.

The framework affects all land within the township that is zoned residential, commercial and industrial as well as neighbouring foreshore areas, and is based on the following overall vision for settlements within and around the Western Port region:

Western Port Vision

The design and character of towns and villages will continue to make a crucial contribution to the sense of place for Western Port communities. The townships will retain and reflect their unique landscape and environmental setting.

The varied and special characteristics of all commercial, industrial, foreshore and residential areas will be retained and enhanced through the scale and siting of built form, landscaping and vegetation, harnessing existing views and exemplar design practices in both the public and private realm.

In this brochure you will find:

- a vision that captures the overall built form aspirations for Merricks and Merricks Beach
- a “Built Form Framework Plan” that identifies different character areas, key design elements and land that may be affected by coastal erosion and inundation hazards into the future
- a preferred character statement and design guidelines for each character area (known as “Neighbourhood Character Areas” and “Township Typologies”)

This brochure is based on the findings and recommendations of the Shire’s adopted Mornington Peninsula Neighbourhood Character Study & Design Guidelines (September 2019) and Western Port Coastal Villages & Surrounding Settlements Strategy (September 2019) which were prepared with extensive community consultation, research and analysis and reflect the collective aspirations of Council and the local community.

All future development within Merricks and Merricks Beach should be designed to align with the township vision and relevant preferred character statement and associated design guidelines.

Intensification of development is to be avoided in those areas identified as being subject to erosion or inundation hazards, unless or until risks are fully scoped and appropriate adaptation and/or mitigation measures can be implemented.

To discuss a future development proposal for land identified in this brochure, contact the Shire’s Planning Services department by phone on 5950 1010, via email at planning@mornpen.vic.gov.au or in person at the Shire’s Mornington office located at 2 Queen Street.

For more information about the Mornington Peninsula Neighbourhood Character Study & Design Guidelines (September 2019) and Western Port Coastal Villages & Surrounding Settlements Strategy (September 2019) visit the Shire’s website at www.mornpen.vic.gov.au/Building-Planning/Strategic-Planning/Strategic-Planning-Projects.

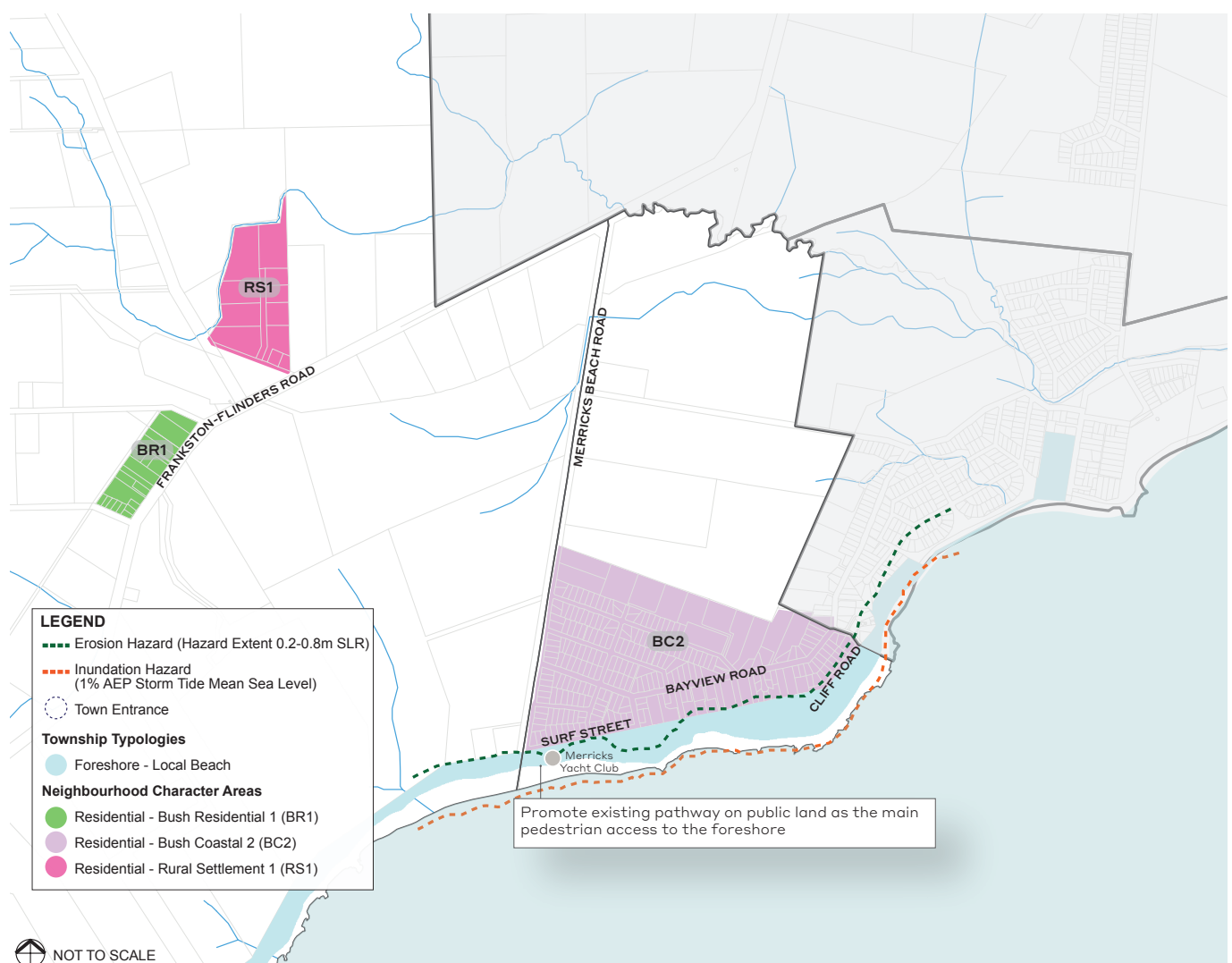


SOURCE: Western Port Coastal Villages & Surrounding Settlements Strategy (September 2019) and Neighbourhood Character Study & Design Guidelines (September 2019)

Merricks and Merricks Beach Township Vision

Merricks and Merricks Beach will retain their bushland character represented by small scale dwellings located along unsealed roads lined by significant vegetation.

In Merricks, this character will be enhanced by development that is generously set back from the road and concealed by dense vegetation in front yards that feature long driveways. At Merricks Beach, new development will have large setbacks from the foreshore, protected native coastal vegetation, and a low-profile built form that will ensure dwellings will not dominate viewlines from the coast, and that the unspoilt quality of the beach is preserved.



01 Merricks & Merricks Beach Built Form Framework Map

Foreshore - Local Beach



Merricks Beach



Merricks Beach Foreshore

Preferred Character Statement

Local Beaches Areas will retain a semi-secluded feeling, set within a distinctive landscape setting through the presence of indigenous vegetation, coastal shrubs, undulating dunes and calm waters.

Public realm improvements, small kiosks and yacht clubs contribute to the rural-coastal, small village setting of the area, reflecting the vegetated setting, finishes and form that complement the coastal surrounds, whilst appropriately minimising impacts of coastal inundation and erosion.

Undeveloped open space coupled with indigenous vegetation and coastal shrub remain important features of the Local Beach Typology.

Design Objective	Design Requirements
Public Realm	
 Maintain and improve public amenity within the precinct.	Retain and enhance gathering spaces throughout the precinct. Provide consistent public realm treatment including bins, seating, picnic benches, public toilets and barbecue areas. Set back buildings from areas identified as being subject to erosion and inundation hazards inundation and erosion to ensure their long-term protection. Provide for a range of informal recreational activities including play, outdoor dining, sightseeing and exercise. Cluster activities within gathering spaces to minimise impact on the surrounding environments. Provide seating and viewing points to take advantage of view and ensure access for the aged and those with limited abilities who may not be able to access beach areas.
Building materials, design and details	
 To ensure new development positively responds to the coastal settings.	Use natural materials and muted colours to reflect the coastal setting. Avoid the use of bright, bold colours. New structures including gazebos, pavilions or recreation related facilities should not detrimentally impact existing public views to and from the coast.
Vegetation and Landscaping	
 To ensure the indigenous vegetation and landscape setting of the foreshore is retained and enhanced.	Retain and / or plant mature, established or canopy trees where possible, with a preference for indigenous species where suitable and appropriate. Define Tree Protection Zones around existing Native vegetation and no development is to occur within this zone. Retain informal planting and naturalistic form of coastal vegetation. Use only locally indigenous Native vegetation within all foreshore areas. Remove exotic grasses and lawns from dune areas, and revegetate with indigenous vegetation to reduce dune erosion and wind exposure.

Parking, access and circulation



To minimise the impact of car parking and access on the landscape and environmental qualities of the foreshore.

Only formalise car parks in accordance with Council's adopted Unmade Carpark Construction Strategy (May 2015).

Restrict the provision of new vehicular and pedestrian access points.

Ensure that beach access, where provided, has minimal impact on the surrounding environment and accessible for users of all abilities, in accordance with Council's adopted Pedestrian Access Strategy (March 2019).

Remove and re-vegetate redundant access points.

Avoid the formalisation of infrastructure such as car parks and pedestrian pathways unless otherwise foreshadowed in Council's adopted Pedestrian Access Strategy (March 2019) or Unmade Carpark Construction Strategy (May 2015).

Accessible parking should also be included with accessible paths of travel.

Signage



To ensure signage is designed and located to be compatible with the character of the precinct.

Provide pedestrian level way-finding where appropriate.

Signage should be limited and coordinated to avoid visual clutter or visual disorder.

Regulatory and statutory signage is to be designed in accordance with Mornington Peninsula Shire standards and VicRoads or Parks Victoria standards where appropriate.

Provide interpretive signage to recognise cultural heritage and environmental features.

Fencing



To ensure fencing treatments provide passive surveillance and contribute positively to the surrounding character.

Fencing should be low and highly transparent and be softened with the use of landscaping, where appropriate.

Screen fencing (if required), should be constructed of natural materials and avoid diminishing existing viewlines, where appropriate.

Utilise post and wire fencing to control pedestrian movement, while allowing for growth of vegetation.

Use low bollard and rail fencing where required to control vehicle movement.

Coastal Hazard



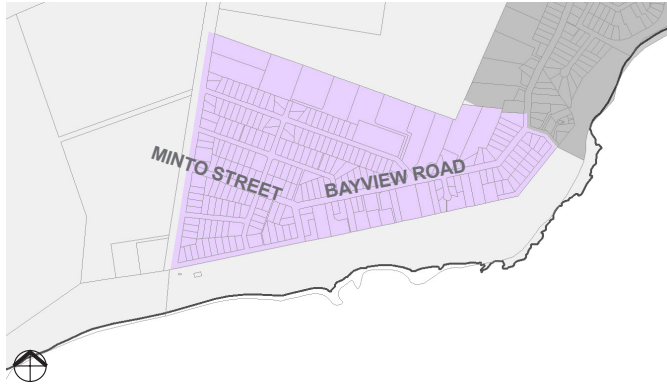
To respond appropriately to the threats of coastal hazards - erosion and inundation

Future development must be designed and located to respond to threats from coastal hazards.

Undertake appropriate measures including replanting, beach nourishment, or sea walls to minimise erosion along the beach and foreshore areas.

Restrict further development or subdivision in areas identified as at risk of inundation and erosion.

Residential - Bush Coastal 2



Bush Coastal 2 Merricks Beach



Bush Coastal 2 Streetscape

Preferred Character Statement

High levels of vegetation including occasional large canopy trees and frequent lower level trees dominate the streetscapes of this precinct. Combined with the predominately unmade roads, there is limited delineation between public and private realm.

Dwellings sit well below the existing tree canopy and utilise natural materials and colours to sit within the vegetated landscape.

Generous front and side setbacks are provided to allow for the retention of remnant vegetation, as well as the continued planting of native, coastal vegetation and gardens.

Absent or low and permeable front fences allow for views through to dwellings and front garden areas.

Objective

Design Responses

Building height and form



To ensure that new buildings and extensions do not dominate the streetscape.

New development should complement the 1-2 storey building height and forms of existing dwellings. Buildings and extensions should not penetrate the tree canopy, where a canopy is present. Developments should minimise the need for cut and fill throughout the site. Buildings should provide prominent eaves.

Siting and setbacks



To maintain and reinforce the predominant building alignment along the street.

Buildings should be set back a minimum of 1m from one side boundary and 3m from the other side boundary to enable the planting and growth of medium to large trees and understorey planting. Buildings should be sited to take into account the sharing of view corridors to the shoreline from nearby properties and public areas. If more than one dwelling is proposed, provide sufficient separation between each dwelling to allow for the planting of small to medium trees and understorey vegetation.

Building materials, design and details



To ensure new dwellings positively respond to the preferred building materials and styles of the precinct.

Use muted finishes to complement the predominant existing palette of materials in the area, such as weatherboard. Incorporate building elements and details that contribute to a lightness of structure including balconies, verandahs and light transparent ballustrading. Solar panels, air conditioning, rainwater tanks, bins and storage should be located to minimise their visual impact.

Gardens and landscaping



To maintain and strengthen the coastal garden character of the area.

Retain existing coastal native trees and understorey wherever possible (Locate footings outside tree protection zone.)

Provide for one area within the front set back with minimum dimensions of 5m x 5m, to accommodate at least one canopy tree.

Prepare a landscape plan to accompany all applications for new dwellings that utilises appropriate native coastal species.

Plant vegetation around dwellings, including trees.

Where a tree is to be removed, it is to be replaced on site with a tree of a similar height.

Buildings should not exceed 40% site coverage.

Provide at least 40% of the site as permeable surface.

Garage storage and vehicle access



To minimise the dominance of car parking access and structures and to retain the existing street rhythm.

Locate garages and carports to the side or rear, behind the line of the dwelling.

Minimise paving in front yards, including the driveway.

Provide only one vehicular crossover per typical site frontage.

Front fencing



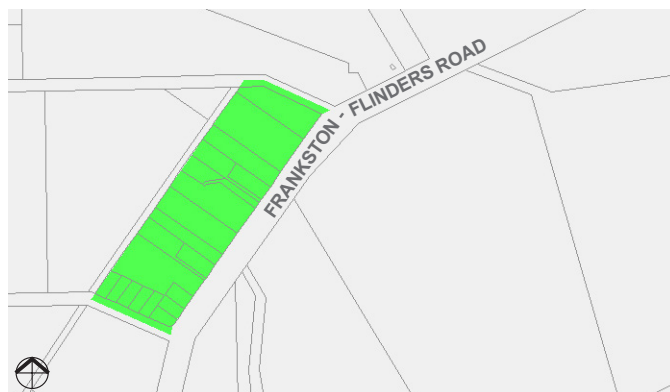
To maintain and strengthen the spaciousness and bush character of front gardens and the view of these gardens and trees from the street.

Provide no or a low, open style front fence up to 1.2m in height.

Provide no, or a low, open style side fence up to 1.2m in height from the front of the dwelling.

On main roads, higher front fences (up to 1.8m) may be constructed where they provide at least 20% permeability.

Residential - Bush Residential 1



Bush Residential 1 Merricks



Bush Residential 1 Streetscape

Preferred Character Statement

Informal bush gardens surround low scale dwellings on spacious sites. New development provides large front and side setbacks to allow for the retention and continued planting of native vegetation.

New development reflects the existing low scale dwellings, using simple building forms. Dwellings do not penetrate the existing native tree canopy and are often obscured by vegetation.

Dwellings utilise natural materials with muted tones and colours to fit within the vegetated landscape setting.

Front fencing is low and unobtrusive, blending with gardens and street vegetation.

Objective

Design Responses

Building height and form



To ensure that new buildings and extensions do not dominate the streetscape.

New development should complement the 1-2 storey building height and forms of existing dwellings. Roofs should provide prominent eaves.

Gardens and landscaping



To maintain and enhance the native vegetation dominated vistas, streetscapes and backdrops.

Retain existing native and/or canopy trees and understorey wherever possible (Locate footings outside tree protection zone). If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for offset planting of native trees that will grow to a mature height similar to the mature height of the tree to be removed.

Prepare a landscape plan to accompany all applications for new dwellings that utilise appropriate native species.

Plant vegetation around dwellings, including trees.

Provide for one area within the front set back with minimum dimensions of 5m x 5m, to accommodate at least one canopy tree.

Where a tree is to be removed, it is to be replaced on site with a tree of a similar height.

Buildings should not exceed 40% site coverage.

Provide at least 40% of the site as permeable surface.

Siting and setbacks



To maintain and reinforce the predominant rhythm of dwelling spacing within the streetscape, while enabling tree planting.

Buildings should be set back a minimum of 2m from both side boundaries to enable the planting and growth of medium to large trees and understorey planting.

Garage storage and vehicle access



To minimise the dominance of car parking access and structures and to retain the existing street rhythm.

Locate garages and carports behind the line of the front dwelling façade.

Minimise paving in front yards, including the driveway.

Provide only one vehicular crossover per typical site frontage.

Front fencing

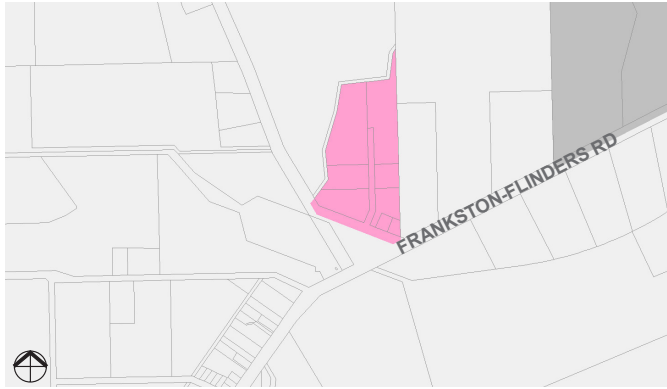


To maintain and strengthen the spaciousness and bush character of front gardens and the view of these gardens and trees from the street.

Provide no or a low, open style front fence up to 1.2m in height.

Provide no, or a low, open style side fence up to 1.2m in height from the front of the dwelling.

Residential - Rural Settlement 1



Rural Settlement 1 Merricks



Rural Settlement 1 Streetscape

Preferred Character Statement

New development reflects the existing smaller scale dwellings of 1-2 storeys, using simple building forms and a consistent materials palette and muted tones. Dwellings do not penetrate the existing native tree canopy.

Significant front and side setbacks are provided to allow for the retention of remnant vegetation and continued planting of native trees and gardens.

Low and permeable front fences allow for views through to dwellings and front garden areas.

Objective

Design Responses

Building height and form



To ensure that new buildings and extensions do not dominate the streetscape and the wider landscape setting.

New development should complement the 1-2 storey building height and forms of existing dwellings.
New development should not protrude above the predominant tree canopy height.

Siting and setbacks



To minimise site disturbance and impact of the building on the landscape.

Buildings should be designed to follow the contours of the site or step down the site.
Buildings should be set back a minimum of 6m from both side boundaries to enable the planting and growth of medium to large trees and understorey planting.
Buildings should not exceed 30% site coverage.
Provide at least 50% of the site as permeable surface.

Gardens and landscaping



To strengthen the vegetation dominated landscape by planting and retention of native species.

Prepare a landscape plan to accompany all applications for new dwellings that includes substantial native trees and shrubs.
Provide for one area within the front set back with minimum dimensions of 5m x 5m, to accommodate at least one large canopy tree.
Retain large, established native trees and understorey and provide for the planting of new native trees wherever possible.
Plant vegetation around dwellings, including trees.
Buildings should be sited and designed to incorporate space for the planting of substantial vegetation (locate footing outside root zone).

Garage storage and vehicle access



To minimise the dominance of car parking access and structures.

Locate garages and carports behind the line of the front dwelling façade.
Provide only one vehicular crossover per typical site frontage.
Minimise paving in front garden areas including driveways and cross overs.
Use permeable driveway materials.

Front fencing



To maintain and enhance the continuous flow of vegetation across the landscape.

Provide low, open rural style or wire front fence up to 1.2m in height.
Provide no, or a low, open style side fence up to 1.2m in height from the front of the dwelling.