

# Somers Township

## Built Form Brochure

This brochure outlines a framework to guide future development within Somers 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 Somers
- 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 Somers 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](mailto:planning@mornpen.vic.gov.au) or in person at the Shire’s Mornington office located at 2 Queen Street.

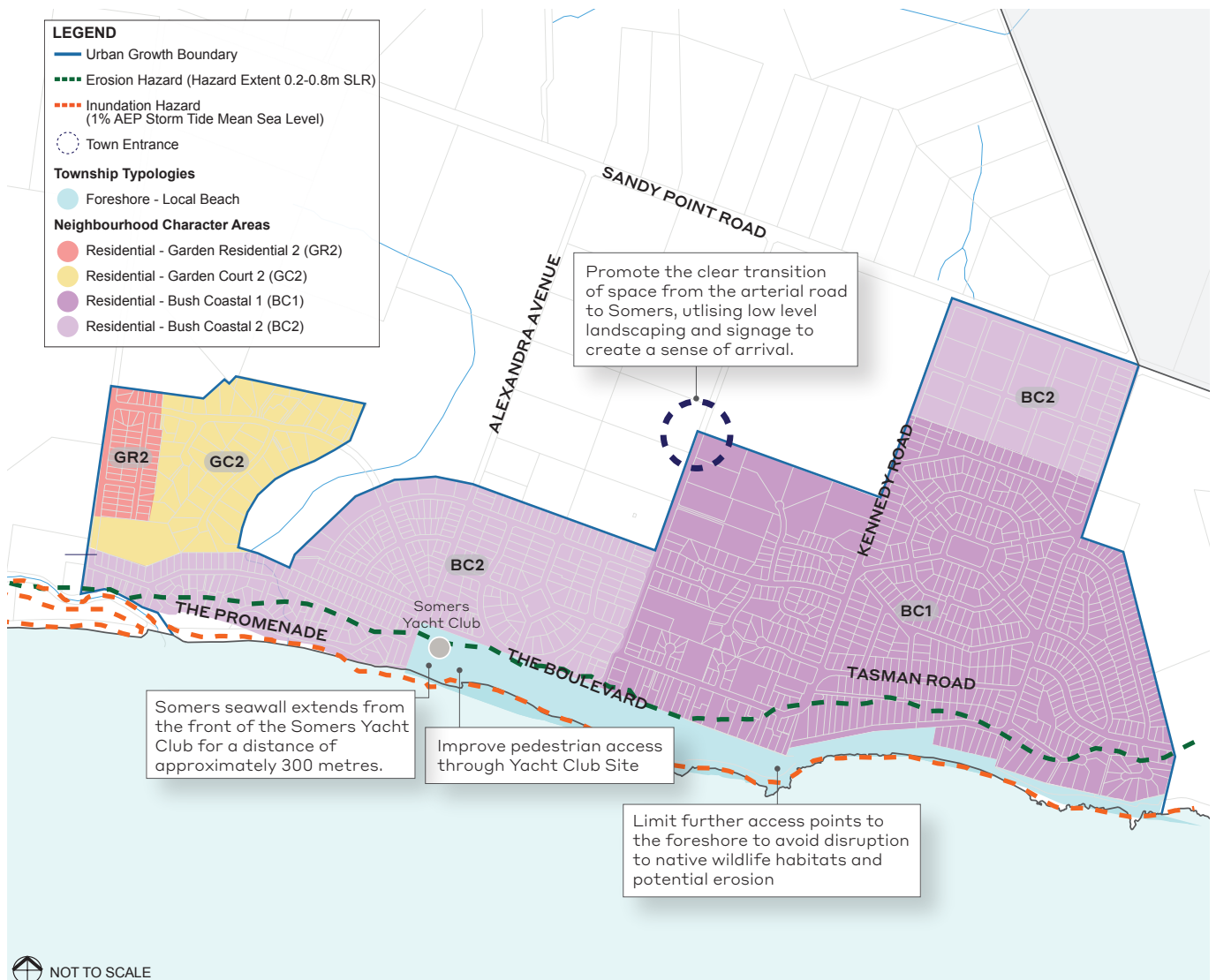
For more information about the Mornington Peninsula Neighbourhood Character Study & Design Guidelines (September 2019) and Western Port Coastal Villages & Surrounding Settlements Strategy (September 2019) visit the Shire’s website at [www.mornpen.vic.gov.au/Building-Planning/Strategic-Planning/Strategic-Planning-Projects](http://www.mornpen.vic.gov.au/Building-P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



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

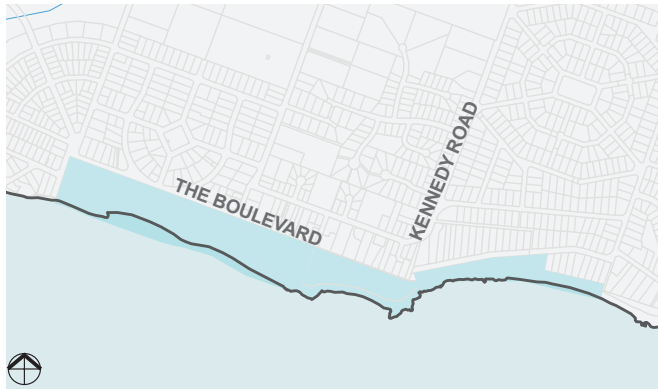
## Somers Township Vision

Somers will retain a coastal village character strongly exemplified by low-scale dwellings and unsealed roads concealed by densely vegetated settings. Its rural setting will be maintained and strengthened through mature canopy trees that dominate the public realm. Buildings will be generously set back from the foreshore and concealed by native coastal vegetation to minimise visibility from the coast.



01 Somers Built Form Framework Map

# Foreshore - Local Beach



Somers Local Beach






Somers 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
<b>Public Realm</b>	
 <p>Maintain and improve public amenity within the precinct.</p>	<p>Retain and enhance gathering spaces throughout the precinct.</p> <p>Provide consistent public realm treatment including bins, seating, picnic benches, public toilets and barbecue areas.</p> <p>Set back buildings from areas identified as being subject to erosion and inundation hazards inundation and erosion to ensure their long-term protection.</p> <p>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.</p> <p>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.</p>
<b>Building materials, design and details</b>	
 <p>To ensure new development positively responds to the coastal settings.</p>	<p>Use natural materials and muted colours to reflect the coastal setting.</p> <p>Avoid the use of bright, bold colours.</p> <p>New structures including gazebos, pavilions or recreation related facilities should not detrimentally impact existing public views to and from the coast.</p>
<b>Vegetation and Landscaping</b>	
 <p>To ensure the indigenous vegetation and landscape setting of the foreshore is retained and enhanced.</p>	<p>Retain and / or plant mature, established or canopy trees where possible, with a preference for indigenous species where suitable and appropriate.</p> <p>Define Tree Protection Zones around existing Native vegetation and no development is to occur within this zone.</p> <p>Retain informal planting and naturalistic form of coastal vegetation.</p> <p>Use only locally indigenous Native vegetation within all foreshore areas.</p> <p>Remove exotic grasses and lawns from dune areas, and revegetate with indigenous vegetation to reduce dune erosion and wind exposure.</p>

## Parking, access and circulation



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

Only formalise carparks 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 carparks 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



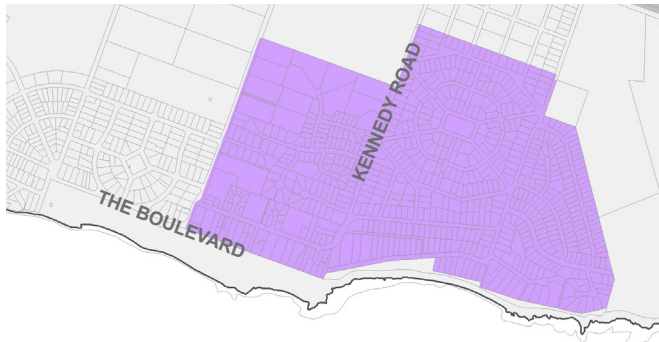
To respond appropriately to the threats of coastal hazards - erosion and inundation

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 1



Bush Coastal 1 Somers

Bush Coastal 1 Streetscape

## Preferred Character Statement

This precinct is defined by high levels of coastal vegetation including occasional canopy trees and frequent lower level trees. Dwellings do not penetrate the existing tree canopy and are not visually dominant from the street level.

Front and side setbacks allow for the retention of remnant native vegetation, as well as the continued planting of native, coastal vegetation and gardens.

New development along ridgelines is sited to retain the public views to the water, and makes reasonable effort to ensure view sharing between neighbouring properties.

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

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.  
Solar panels, air conditioning, rainwater tanks, bins and storage should be located to minimise their visual impact.  
Roofs 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 2m from the other side boundary to enable the planting and growth of 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.

### 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 50% site coverage.  
Provide at least 30% 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.

Where a side by side development occurs, space the vehicle crossovers to retain the existing rhythm of the street.

### Front fencing



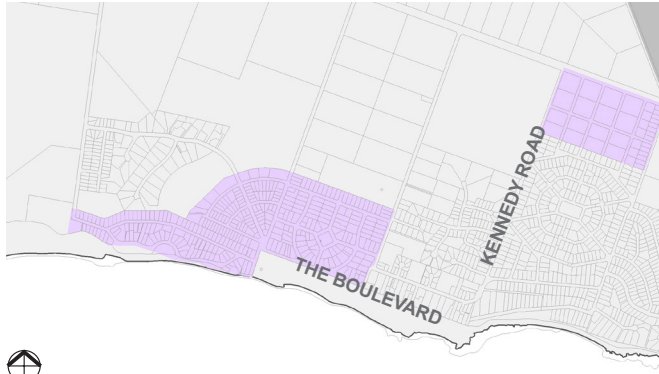
To maintain and strengthen the spaciousness and bush character of front gardens and the view of these gardens and trees from the street.

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 Coastal 2



Bush Coastal 2 Somers



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.

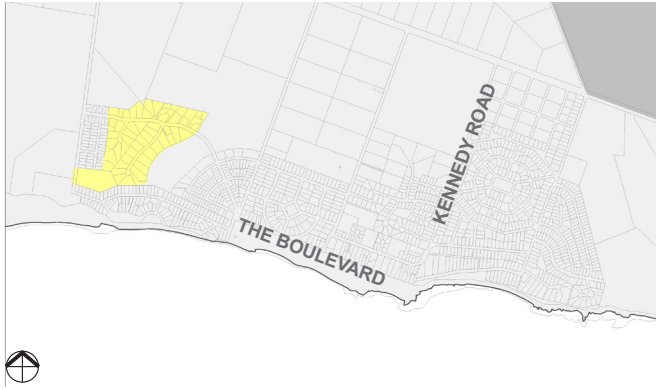
Provide no or a low, open style front fence up to 1.2m in height.

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 - Garden Court 2



Garden Court 2 Somers



Garden Court 2 Streetscape

## Preferred Character Statement

New development reflects the existing smaller scale dwellings of 1-2 storeys, using simple building forms, pitched roof forms with eaves and muted tones.

Buildings are sited within large lots having significant front and side setbacks to allow for the continued planting of native vegetation, formal gardens and lawn.

Low and permeable rural style 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, building forms and siting of existing dwellings.  
Storeys above ground level should be recessed from the front facade.  
Roofs should provide prominent eaves.

### Gardens and landscaping



To maintain and strengthen the vegetated settings of dwellings.

Retain existing native and/or canopy trees and understorey wherever possible (Locate footings outside tree protection zone).  
Prepare a landscape plan to accompany all applications for new dwellings that utilise appropriate native species.  
Plant vegetation around dwellings, including trees.  
Buildings should not exceed 50% site coverage.

### Siting and setbacks



To maintain and reinforce the predominant building alignment along the street and to retain the existing streetscape rhythm.

Set back dwellings at least 2m from one side boundary.  
In the case of multi-dwellings on a lot, design the front dwelling to present as one dwelling to the street through the use of roof forms, materials and design detail.

### 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.  
Minimise paving in front yards, including the driveway.  
Provide only one vehicular crossover per typical site frontage.  
Where a side by side development occurs, space the vehicle crossovers to retain the existing rhythm of the street.

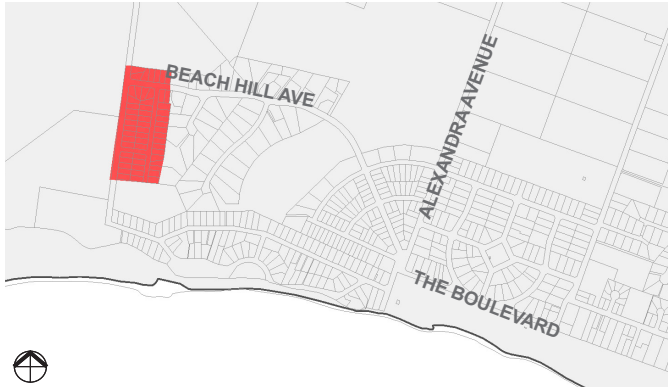
### Front fencing



To retain the spaciousness of the streetscape and uninterrupted views to dwellings and gardens.

Provide no or low, open style front fence up to 1.2m in height.  
On main roads, higher front fences (up to 1.8m) may be constructed where they provide at least 20% permeability.

# Residential - Garden Residential 2



Garden Residential 2 Somers



Garden Residential 2 Streetscape

## Preferred Character Statement

The bushy garden setting is retained by siting the low scale dwellings with spaces for dense planting including canopy trees, bushes, shrubs and garden beds.

New development is consistent with the predominantly small scale dwellings of 1-2 storeys, using simple building and pitched roof forms with eaves.

Existing, informal native vegetation within nature strips is retained, enhancing the bush garden character of the precinct.

Absent, or low and transparent front fencing adds to the spaciousness of the streetscapes.

## Objective Design Responses

### Building height and form



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

Storeys above ground level should be recessed from the front facade.  
Roofs should provide prominent eaves.

### 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).

### Siting and setbacks



To maintain and reinforce the predominant building alignment along the street and retain the existing street rhythm.

Buildings should be set back a minimum of 1m from one side boundary and 3m from the other side boundary.  
Orient dwellings parallel to the street.  
In the case of multi-dwellings on a lot, design the front dwelling to present as one dwelling to the street through the use of roof forms, materials and design detail.

### 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.  
Where a side by side development occurs, space the vehicle crossovers to retain the existing rhythm of the street.

### Front fencing



To retain the spaciousness of the streetscape and uninterrupted views to dwellings and gardens.

Provide no or low, visually permeable front fence up to 1.2m in height.