

Pearcedale Township

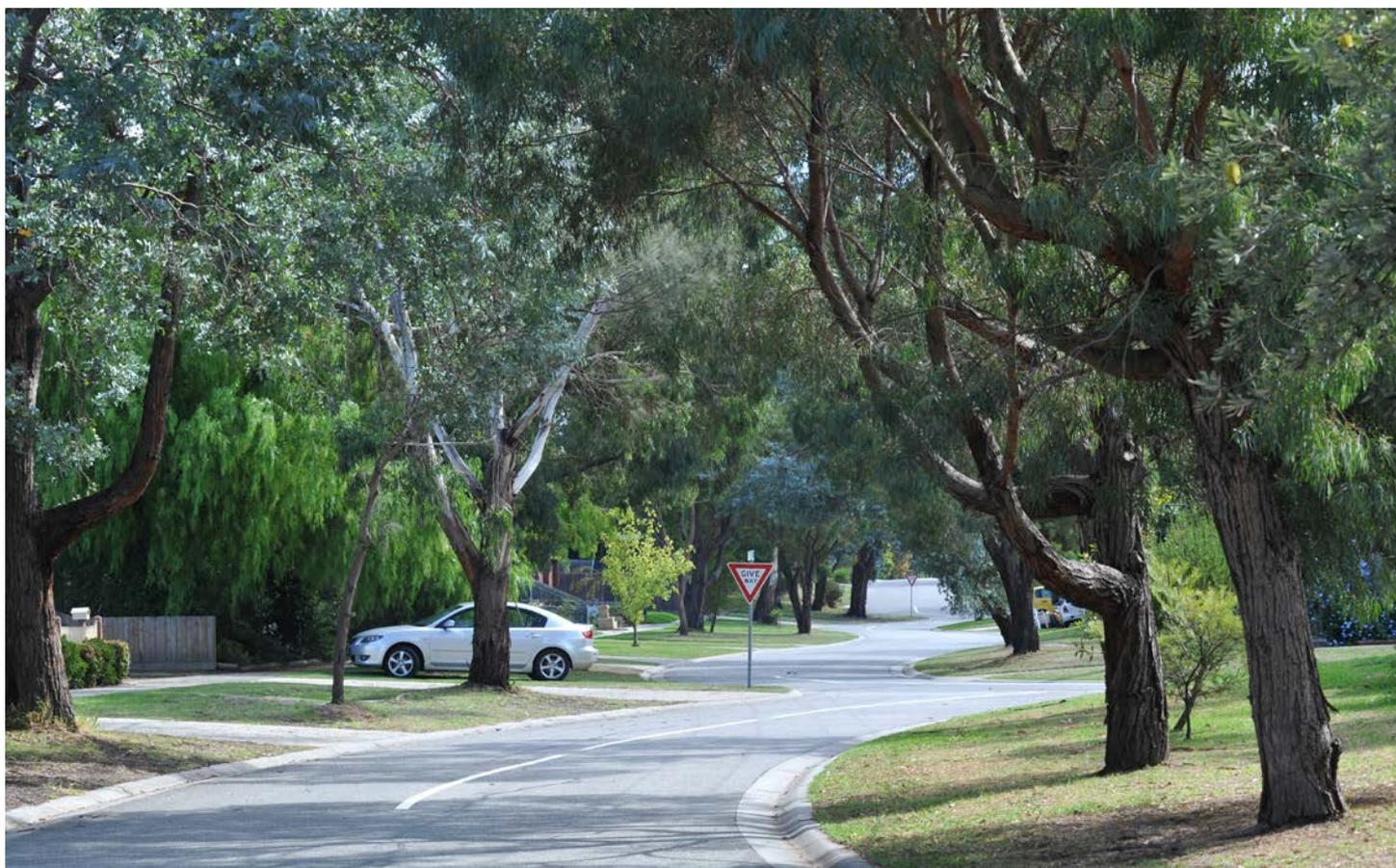
Neighbourhood Character Statement

Version: 1

Date updated: 1 December 2015

Responsible Department: Strategic Development

Related policies: Nil



Council policy documents change from time to time and it is recommended that you consult the electronic reference copy at www.casey.vic.gov.au/policiesstrategies to ensure that you have the current version. Alternatively you may contact Customer Service on 9705 5200.

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1 Background

1.1 History

Pearcedale was originally called Langwarrin when the first land sales of the Langwarrin estate began in 1886. By 1889 the community at Langwarrin was flourishing and the estate was being subdivided into orchards and cornfields. In 1889 Langwarrin was made up of houses, a saw mill, butcher, baker, public hall, boarding house, boot maker, saddler, grocer, feed store and a state school.

In 1890, after the saw mill which had been the main employer in the town closed, Langwarrin began to decline. By 1893 the majority of the settlers had left and there were no buyers for the land.

In 1895 a family named Pearce bought all the township blocks and the streets. Nathaniel Pearce, who had immigrated to Australia in 1887, pulled down all the buildings except for the boarding house and used the materials to build a house for his family. The Mornington railway was built shortly afterwards and a siding at Langwarrin was constructed. This initiated a settlement located approximately three kilometres east of the siding which was called New Langwarrin.

By 1906 a settlement began at the site of the old one, with the construction of a state school, a Methodist church, general store and post office. In 1907 a poll was conducted and the residents decided to call the settlement Pearcedale in recognition of the Pearce family. Electricity was connected in 1957 and town water was connected in 1962. Sewerage was connected in the 1980's.

Pearcedale's commercial centre and the majority of its dwellings appear to have been constructed in the period encompassing the 1960's and the 1980's. Land on the southern side of Baxter- Tooradin Road generally contains older buildings such as the Pearcedale Public Hall, St Peter's Church of England, the former Methodist Church and Perry Cottage.

1.2 Demographics

Pearcedale Township is located within a broader census collector district which is bounded by North Road to the north, Craig Road, Craigs Lane and the locality of Cannons Creek to the east, Mornington Peninsula Shire and South Boundary Road East to the south and the Western Port Highway to the west. Data collected from the 2011 Census indicated that the collector district area has a population of 3,636 people.

1.3 Zoning

Pearcedale's town centre (business area) is located within the Commercial 1 Zone with the residential area around it being located within the General Residential Zone. Some pockets, predominantly Council reserves and the Pearcedale Primary School site are within Public Use Zones.

The township is surrounded by rural land all of which is located within the Green Wedge Zone. There are some heritage controls and the Public Acquisition Overlay is applied to the northern side of Baxter–Tooradin Road, which bisects the town. (See Zoning Map 1)

1.4 Township Policy

Development within the residential areas of Pearcedale Township is required to satisfy Council's Township Policy at Clause 22.02 of the Casey Planning Scheme.

The objectives of the Township Policy are:

- » To provide for limited growth of the township areas.
- » To reinforce the identity of the townships by developing focal points.
- » To encourage land use and development which is compatible with the character of the township area.
- » To ensure that the character of the townships is maintained and enhanced.

The Pearcedale Township Neighbourhood Character Statement will clearly define Pearcedale's character and will set Council's vision for its future development.

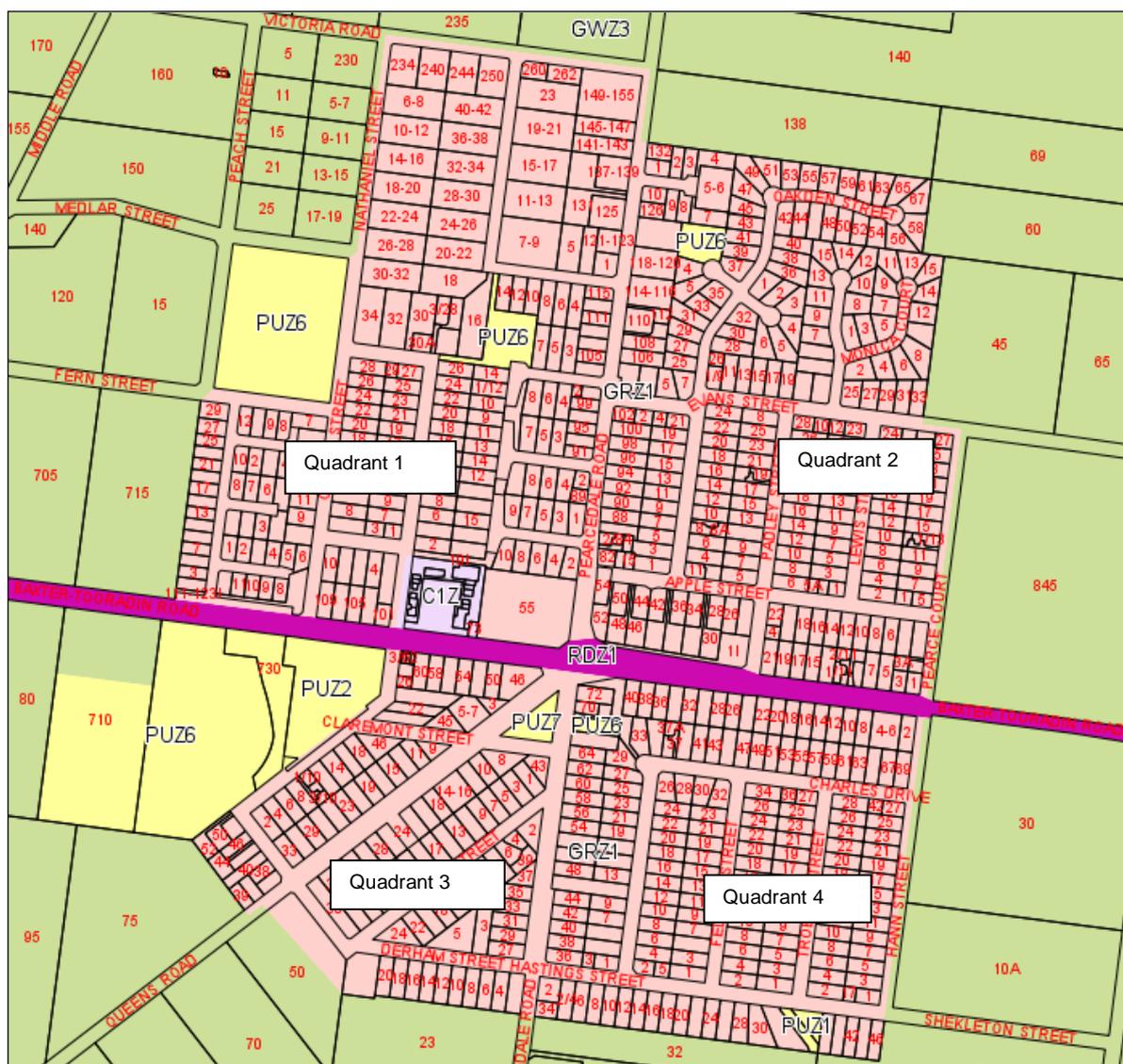
2 Neighbourhood Character Statement

Pearcedale is an urban island within the Western Port Green Wedge. It sits at the crossroads of Pearcedale Road and Baxter-Tooradin Road which provides a strong organising element in its form and development. It is the only township within the City that was planned along traditional development principles, having a robust and distinctive grid pattern that is consistently applied throughout, with the notable exception of Queens Road which meets the Pearcedale Road and Baxter-Tooradin Road intersection at a 45 degree angle.

Developments are almost evenly laid out within four quadrants that are defined by the Pearcedale Road and Baxter-Tooradin Road crossroads, with the town centre located almost at the geographic centre as the focal point and unifying element of Pearcedale. These quadrants are described below:

- » Quadrant one (northwest) Township area – includes the area north of Baxter-Tooradin Road and west of Pearcedale Road.
- » Quadrant two (northeast) – includes the area north of Baxter-Tooradin Road and east of Pearcedale Road.
- » Quadrant three (southwest) – includes the area south of Baxter-Tooradin Road and west of Pearcedale Road.
- » Quadrant four (southeast) - includes the area south of Baxter-Tooradin Road and east of Pearcedale Road.

The edge of development in each quadrant is almost equally distant from the town centre, which makes for an ideal compact and walkable community. However, there are scattered developments found in the outlying areas of Pearcedale, particularly in the north-west quadrant, that provide a strong rural feel.



The subdivision pattern of the township is predominantly characterised by large, open lots generally in excess of 1,000 square metres, with broad, treed, nature strips. These lots are predominantly developed with detached single storey dwellings with front setbacks varying between six to 10 metres and rear setbacks of around 25 metres.

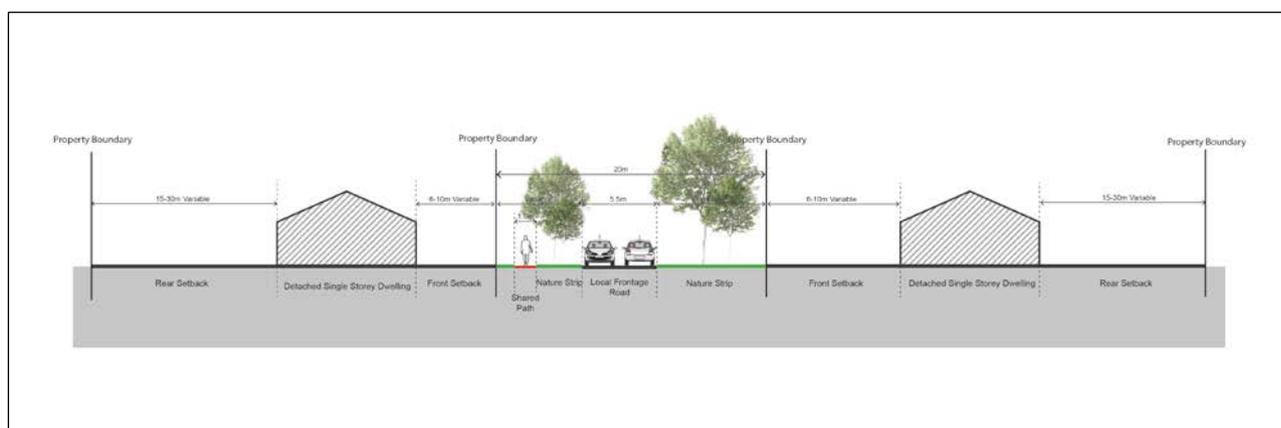
Main attributes of the Pearcedale Township’s character are:

- » Compact development and a sense of openness leading to the wide open spaces of the Western Port Green Wedge beyond the edges of the Township.
- » Short street lengths.
- » The unique ‘meandering’ streets carried throughout the Pearcedale, but which are more pronounced in the streets located in its south-east and south-west quadrants. This street design provides an interesting and visually pleasing streetscape producing a variation of verge/nature strip width and a varied treed outcome with wider verges accommodating two rows of trees or copses of trees at some points.

- » Pinch points are incorporated onto these meandering streets to create pedestrian friendly streets.
- » Blurring of edges between the public and private realm with a general lack of front fencing or the use of low picket or open style fencing.

Due to its compact, well connected and highly conducive walkable environment, a pedestrian/human scale is clearly evident in the area. The scale of the built form is of low intensity – generally one single storey detached dwelling being developed per lot, with this theme continued even in the town centre development.

A typical cross section is provided below detailing these contributory elements of the pattern of development in Pearcedale:



The morphology is a robust and distinctive grid pattern consistently applied throughout the area. A unique and distinctive image is conveyed as one moves through the built environment - that of a quaint, closely-knit village-feel with the suburban fabric stitched together by the town centre and with a suburban-country feel as one moves progressively away from it; punctuated with tall native trees and dense vegetation leading to the rural areas at the edges of the township, specifically south of Baxter-Tooradin Road. The juxtaposition of these two images is what creates a distinct character for Pearcedale Township.

3 Preferred Neighbourhood Character

Pearcedale's preferred future character requires:

The retention of the existing compact street layout, the large lots, the detached low rise style of housing and the protection and enhancement of the open 'treed' environment.

There is potential for medium density housing to be accommodated within Pearcedale Township, but this should be limited to suitably zoned land within a **200 metre radius** of the town centre, so as to maintain the preferred character, as shown on the map overleaf:



Any medium density housing should be designed to be respectful of the preferred neighbourhood character by ensuring that:

- » Existing street trees are retained;
- » A maximum of two dwellings are developed per lot (excepting the vacant 1.2 hectare land parcel situated at 55 Baxter-Tooradin Road, Pearcedale)
- » Dwellings are designed be respectful of the character of Pearcedale by maintaining its pattern of single storey, detached dwellings with sufficient separation to retain its open and treed development pattern.
- » Front fences, where proposed, are designed to be a maximum of 1.2 metres high and substantially transparent (ie; through use of pickets) to provide for a sense of connection between the public and private realms.

4 Definitions

Council	means Casey City Council, being a body corporate constituted as a municipal Council under the Local Government Act 1989
Councillors	means the individuals holding the office of a member of Casey City Council
Council officer	means the Chief Executive Officer and staff of Council appointed by the Chief Executive Officer.

5 Administrative Updates

It is recognised that, from time to time, circumstances may change leading to the need for minor administrative changes to this document. Where an update does not materially alter this document, such a change may be made administratively. Examples include a change to the name of a Council department, a change to the name of a Federal or State Government department, and a minor update to legislation which does not have a material impact. However, any change or update which materially alters this document must be by resolution of Council.