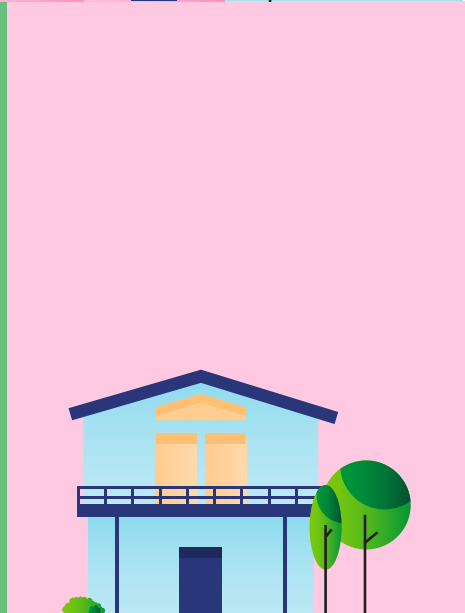
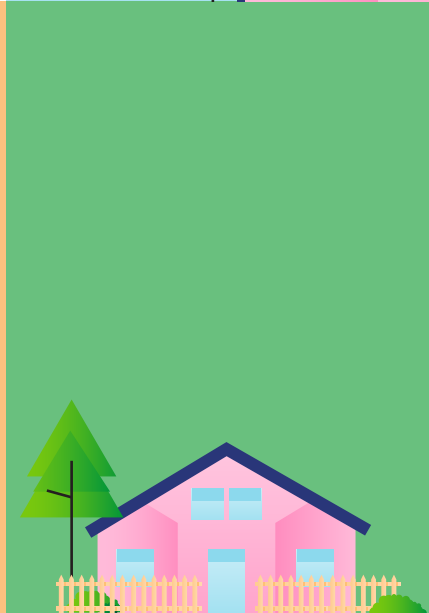
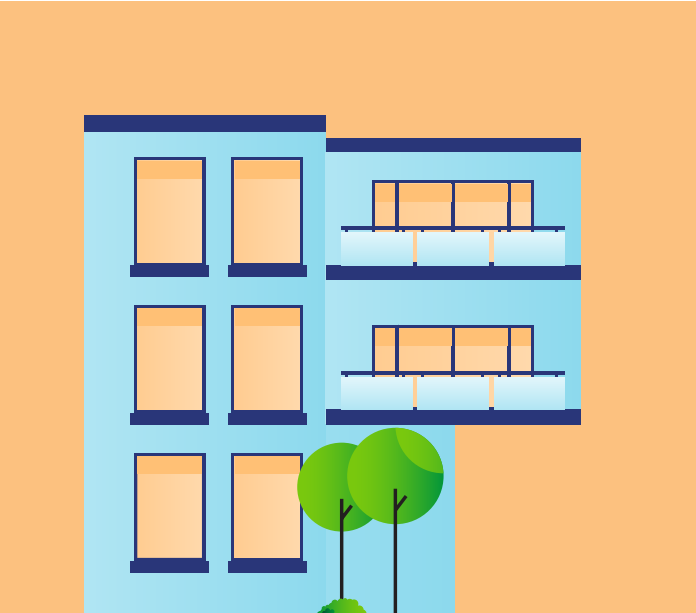


Stage 1 Consultation Summary Report

Bass Coast Neighbourhood
Character Study and Housing
Strategy

December 2022



Contents

1.1	Project overview	7
	Introduction	
	About the project	
1.2	Engagement context	8
	Objectives of engagement	
	Project stages	
1.3	Methodology	9
1.4	Consultation activities	10
	Community information sessions	
	Interactive feedback map	
	Community feedback survey	
	Targeted stakeholder consultation	
1.5	Promotional activities	12
	Explainer videos	
	Engage Bass Coast	
	Social media	
	Print media & press release	
2.1	Headline feedback	15
	Most frequently cited topics	
2.2	Feedback analysis: neighbourhood character	20
2.3	Feedback analysis: housing	25
2.4	Feedback analysis: interactive map	30
	Overview of responses	
	Location specific topic feedback	
	Feedback by topic area	
	Housing and other topic areas of feedback	
2.5	Feedback analysis: submissions	38
2.6	Feedback analysis: stakeholder meeting	41
3.1	Developing the draft studies	43
	Emerging priorities	
	Integrating community feedback into the draft studies	
	Phase 2 engagement	

DOCUMENT CONTROL

Version	Document Title	Date Issued
01	Stage 1 Consultation Summary Report - Working Draft	29.09.22
02	Stage 1 Consultation Summary Report - Draft	06.10.22
03	Stage 1 Consultation Summary Report - Final Draft	19.10.22
04	Stage 1 Consultation Summary Report - Final	20.12.22

SUMMARY OF FINDINGS

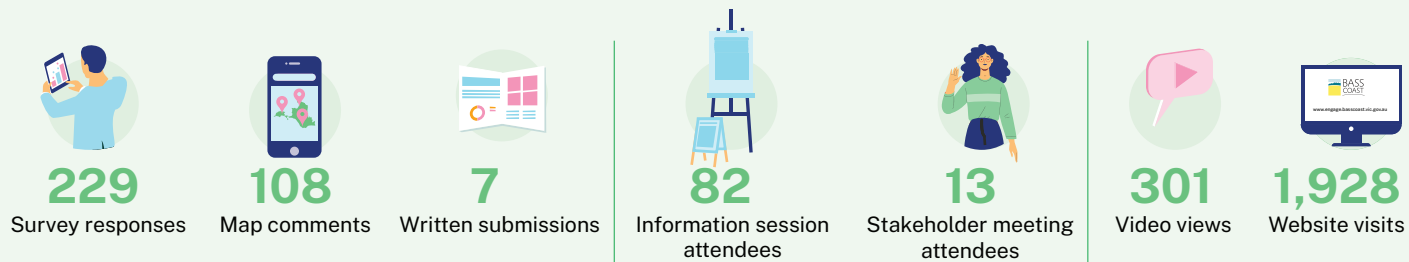
Neighbourhood Character & Housing

GRAPHIC
SUMMARY

TOTAL PARTICIPATION

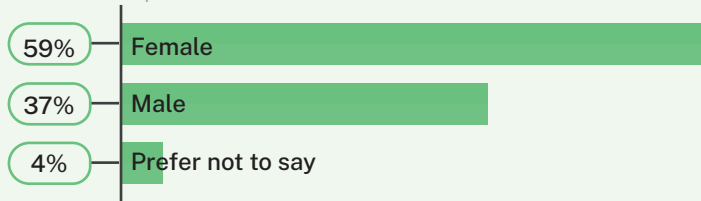
344 Total individual written responses

1585 Pieces of unique feedback recieved



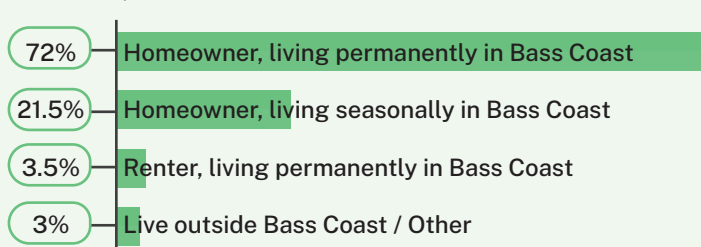
GENDER OF PARTICIPANTS

Total no. of responses: 229



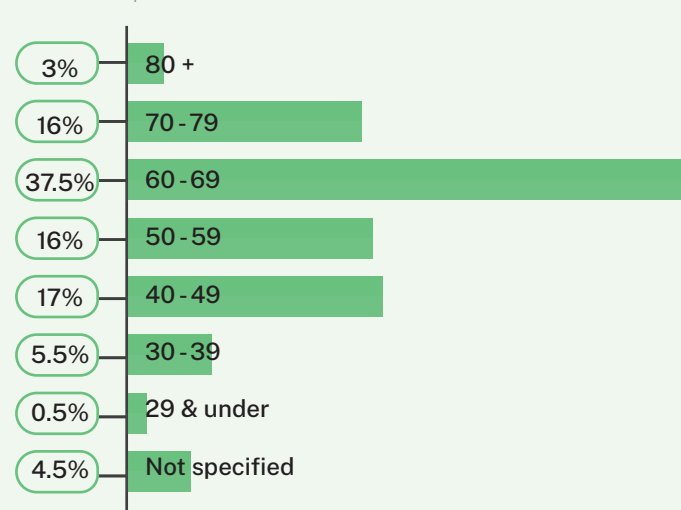
RELATIONSHIP TO BASS COAST

Total no. responses: 229



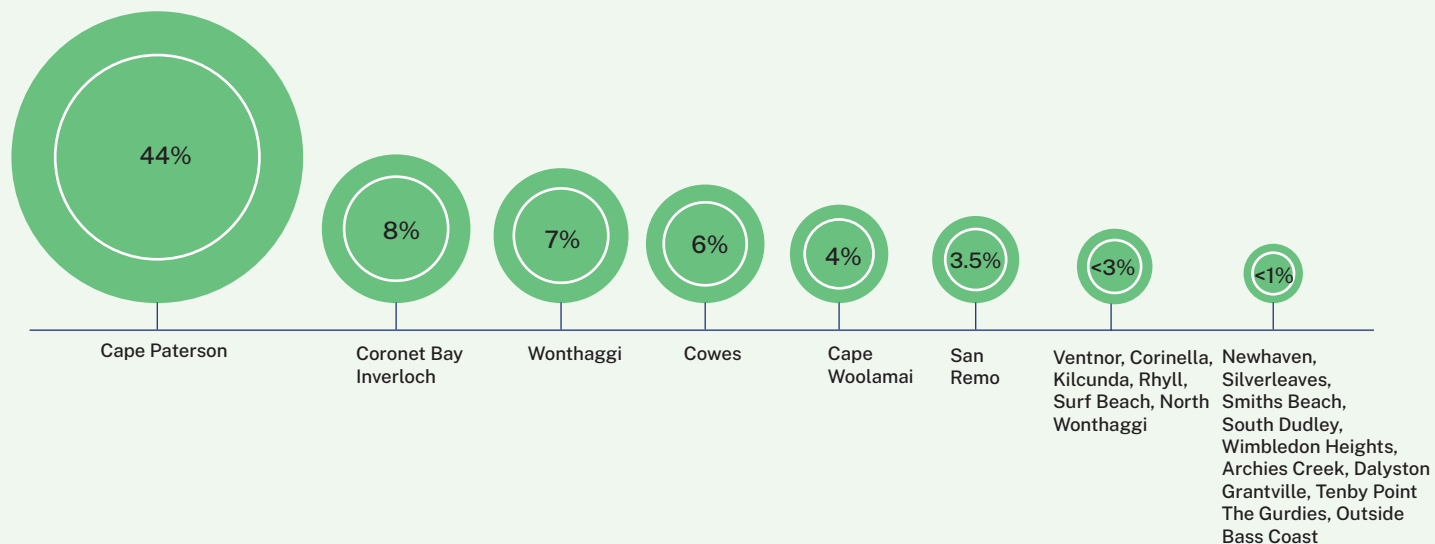
PARTICIPANT AGE GROUPS

Total no. of responses: 227



LOCALITY OF RESPONDENTS

Total no. of responses: 229



WHAT WE HEARD

Neighbourhood Character in Bass Coast

GRAPHIC SUMMARY



We heard from 344 individuals during the first phase of engagement. Feedback received clearly shows a pattern of responses that highlight the most (and least) valued characteristics for residents across Bass Coast. The results of these findings are summarised on this page.

TOP 10 THREATS TO CHARACTER

- 1 Subdivision into smaller lots
- 2 Lack of supporting infrastructure
- 3 No space for gardens around houses
- 4 Dominant built form
- 5 Development not respecting wildlife
- 6 Suburban style development
- 7 Built form not in keeping w/landscape
- 8 Views and natural landscape
- 9 Tree removal & vegetation loss
- 10 High density development

MOST VALUED CHARACTERISTICS



Coastal / small village feel

The small village feel and coastal setting of townships across Bass Coast is highly valued by residents. It's what makes Bass Coast unique, and attracts people to live, work and visit.



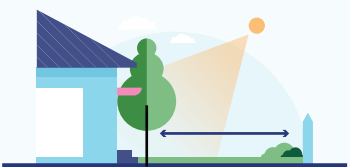
Gardens, vegetation & trees

Space for gardens, planting of vegetation and trees frequently reoccurred as an important characteristic of Bass Coast neighbourhoods.



The natural environment

Respecting, protecting and enhancing the natural environment in Bass Coast was a key priority and valued characteristic across all townships. Many residents felt that built form should be less dominant than landscape character.

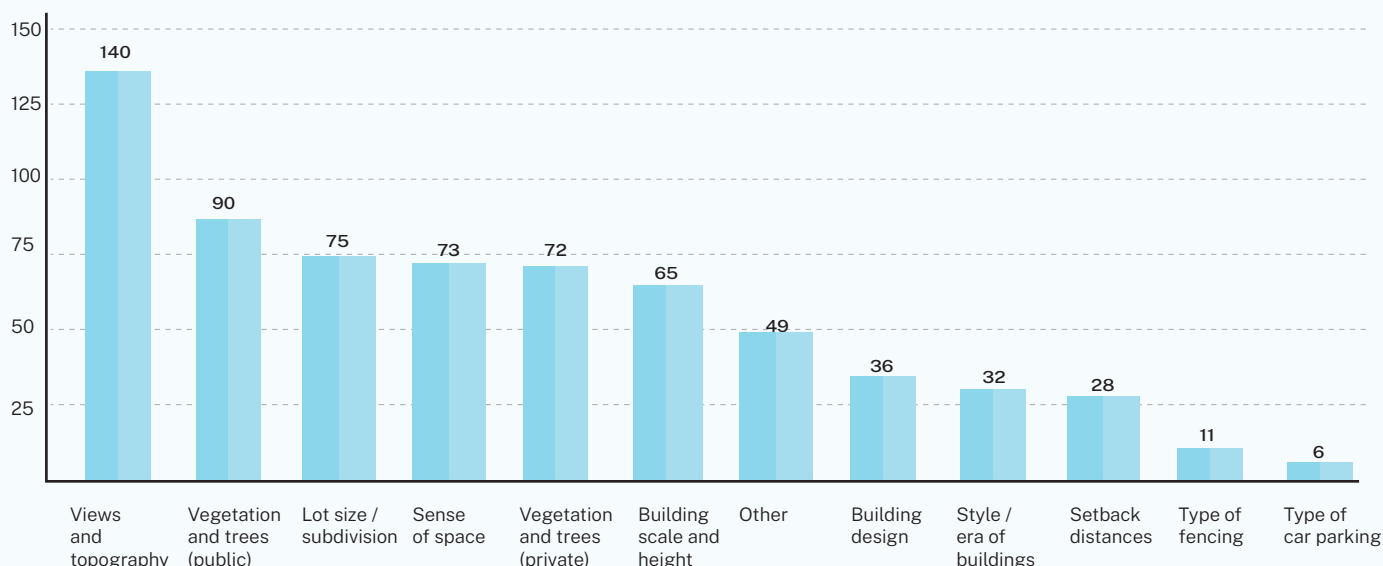


Sense of space

A sense of space around buildings and from neighbouring properties was important for many. This sense of space extends to the broader context taking into consideration characteristics such as views and topography.

WHAT MAKES BASS COAST UNIQUE?

Total no. of responses: 677



WHAT WE HEARD

Housing in Bass Coast

GRAPHIC SUMMARY



There were several reoccurring themes that came up during this consultation relating to housing need and provision in Bass Coast. In developing the draft Strategy, we asked participants to provide feedback on the proposed housing principles. The key findings of consultation are summarised on this page.

TOP 10 HOUSING CONCERNS

- 1 Location-specific development
- 2 Overdevelopment (general)
- 3 Township boundary expansion
- 4 Loss of coastal/ small village feel
- 5 Sustainability & enviro. protection
- 6 Infrastructure & services
- 7 Small-lot subdivision
- 8 Tree & vegetation removal
- 9 Impact of development on wildlife
- 10 Dominance/scale of new buildings

REOCCURRING HOUSING THEMES



Prioritise the environment

Community feedback suggested that environmental values and landscape character should be prioritised over new housing and built form.



Future residential growth

Participants felt strongly that Wonthaggi was the most appropriate place to locate housing growth, given its location, access to services and existing infrastructure. Most felt that housing growth was not appropriate in other localities across Bass Coast.



Services and infrastructure

Many felt that there was a need to locate new housing close to services and infrastructure. Some felt that existing infrastructure was already at capacity and that new housing would only exacerbate these concerns.

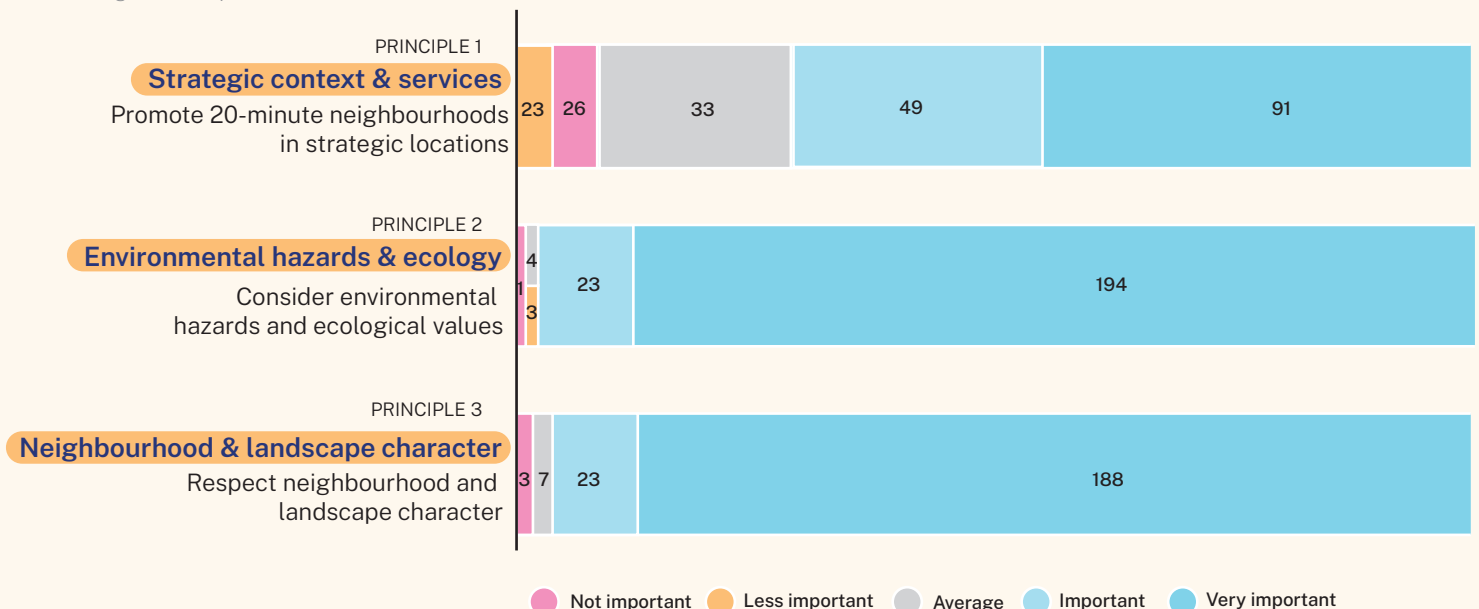


Township development

Feedback regarding township boundaries was frequently recorded. Some felt in specific locations that existing township boundaries should not be extended and that no further development was needed. It is noted that this consultation did not specifically seek feedback on this matter.

PRIORITISING EACH HOUSING PRINCIPLE

Average no. of responses: 223



Introduction



1

1.1 Project overview

Introduction

CoFutures has been commissioned to lead public and stakeholder consultation for the Bass Coast Neighbourhood Character Study and Housing Strategy and is working in partnership with Ethos Urban and Bass Coast Shire Council to deliver each of these projects.

This report provides a summary of consultation findings to date, based on stakeholder and community feedback received during the first phase of the engagement process.

The report is structured as follows:

- Chapter 1: project overview and engagement approach
- Chapter 2: 'what we heard'
- Chapter 3: next steps

About the projects

Neighbourhood character study

Bass Coast Shire is well known as an attractive destination to live, work and visit. The character of its diverse settlements and the lifestyles that they offer make Bass Coast's neighbourhood distinctive from other places.

As residential areas across the Shire change over time, more guidance is needed to help inform planning controls about the preferred neighbourhood character and how new development can appropriately respond to its context. The project team are preparing a Neighbourhood Character Study that will ensure new residential development is sympathetic to local character and is managed in a way that reflects community values and promotes high quality design.

The Neighbourhood Character Study will capture the unique values and distinctive attributes within each of Bass Coast's settlements, and develop planning controls that will ensure new residential development is responsive to its context.

Housing strategy

A Housing Strategy is a long-term plan to manage housing change and population growth across an area. Bass Coast Shire, like all Councils, has a responsibility under the Victorian Planning Provisions to plan for 15 years of housing supply. The Bass Coast Housing Strategy is being prepared to manage projected growth across the Shire over the next 15 years.

The project team have recently undertaken a Residential Market, Demand and Supply Assessment, which has found that Bass Coast will need to accommodate 10,000 new houses by 2036.

The housing strategy therefore needs to consider the most appropriate location and form of these houses, whether that be apartments in our largest towns, townhouses near our shopping areas or new standalone houses on the fringe.

The strategy will establish three housing principles that will form the basis of any decision-making.

1.2 Engagement context

Objectives of engagement

The consultation for these projects is being undertaken in accordance with Council's existing engagement framework which embeds the IAP2 core values for public participation.

In addition to these values, the following objectives for this consultation have been identified:

- **Be timely** – occur throughout the project before, during and after the release of the key documents, to provide stakeholders with the opportunity to provide feedback at key milestones.
- **Be genuine and constructive** – provide transparent and genuine opportunities for stakeholders to be involved in shaping the projects.
- **Have a broad reach** – work with key stakeholders and the project team to identify ways to reach wider audiences and ensure that both permanent and seasonal locals are able to thoughtfully contribute to the development of the studies.
- **Be engaging** – provide a mix of face-to-face and online engagement opportunities to maximise participation and reach.

Project stages

There are two main public consultation phases for these projects, outlined in the diagram below.

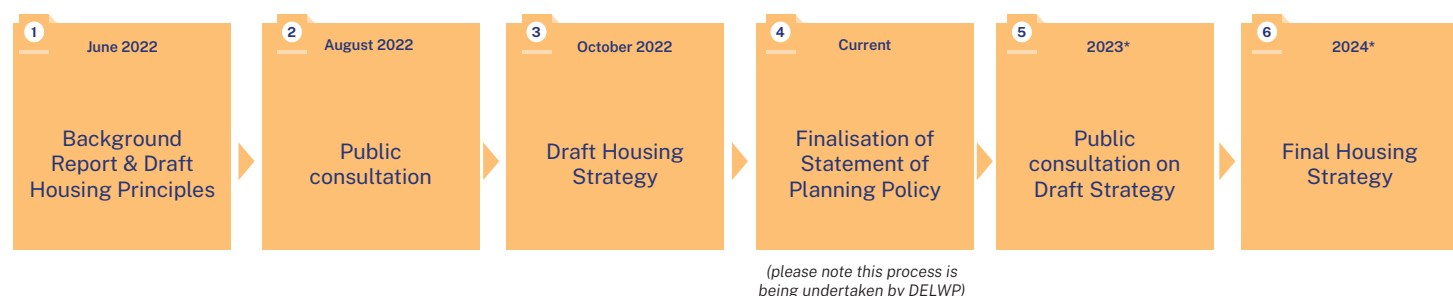
The first phase of consultation ran between August 17th to September 18th for a total period of 33 days. The commencement of this initial phase followed immediately Council's resolution on the 17 August 2022 to approve the first phase of public consultation.

We are currently in between Stages 3 and 4 of the project which involves the development of the Draft Neighbourhood Character Study and Draft Housing Strategy. Prior to undertaking community engagement on both studies, we are anticipating the finalisation of the Statement of Planning Policy as part of the Distinctive Areas Landscape Program (DAL), being undertaken by the Department of Environment, Land, Water and Planning (DELWP). The final outcomes of this strategic work may influence Council's draft studies and we are hopeful that Stages 5 and 6 of the project can commence earlier.

NEIGHBOURHOOD CHARACTER STUDY PROJECT TIMELINE



HOUSING STRATEGY PROJECT TIMELINE



*These dates are indicative and subject to the timing of Step 4 (DALs), we are hopeful that these steps can commence earlier.

1.3 Methodology

The overall engagement methodology has been informed by a project-specific Engagement Strategy, prepared at the start of the process. The Strategy outlines key touch points for engagement, undertakes a stakeholder analysis and considers the different communication channels available to promote the consultation.

This first phase of consultation has focused on gathering general feedback from local stakeholders and communities around neighbourhood character values. We also asked people to provide feedback about housing needs and preferences as well as inviting comments on a set of draft housing principles developed by Council.

The second phase of consultation, planned for after the Statement of Planning Policy has been finalised, will be more specific and focus on gathering feedback about the draft studies and strategies that are currently being prepared by the project team. Further information about Phase 2 consultation can be found in **Chapter 3**.

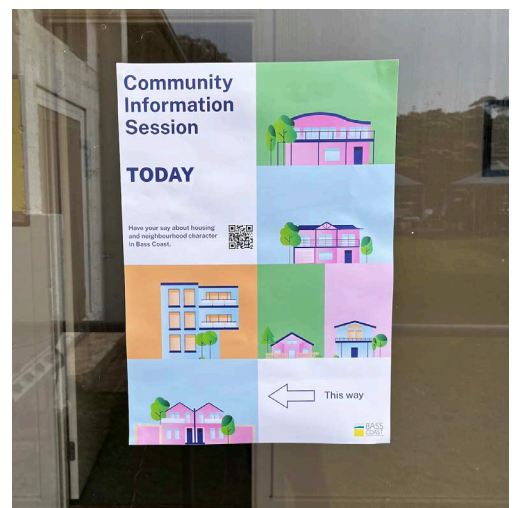
Consultation activities to date have included:

- Community information sessions
- Interactive feedback map
- Community feedback survey
- Targeted stakeholder engagement

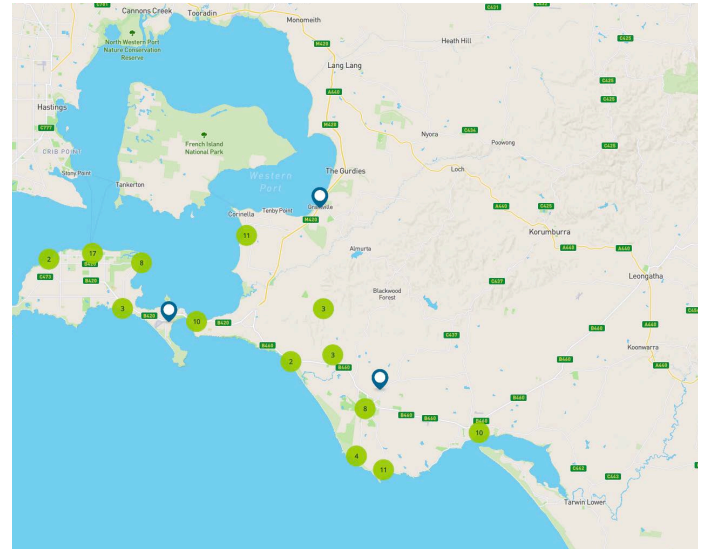
Promotional activities have included:

- Development of 2 x project animated explainer videos to help communicate and launch the project
- Social media promotion
- Media release and advertising in local news papers

A summary of each of these consultation touch points is provided on the following pages.



1.4 Consultation activities



Community information sessions

Three community information sessions were run throughout August, at various public locations across Bass Coast. During these sessions, local residents and stakeholders had the opportunity to engage with the project in a face-to-face environment. The purpose of these pop-up sessions was to introduce the key concepts of the Neighbourhood Character Study and Housing Strategy to participants, and enable them to chat with the project team about key issues and opportunities that can be considered in the preparation of these studies. Importantly, the sessions encouraged residents and stakeholders to share their initial thoughts and feedback about physical and built form aspects of their neighbourhoods. This was conducted both verbally and by using a range of materials, such as survey and feedback forms.

Community Drop in 1

Friday 26th of August 2022, 11:00am – 1:00pm.

Inverloch Community Hub

16 Abeckett St, Inverloch.

Community Drop in 2

Saturday 27th of August 2022, 9:30am – 11:30am.

St Philip's Anglican Church

102 Thompson Ave, Cowes.

Community Drop in 3

Saturday 27th of August 2022, 1:30pm – 3:30pm.

San Remo Recreation Reserve

Blue Room, 1A Wynne Rd, San Remo.

Interactive feedback map

An interactive map was featured on the Engage Bass Coast website, allowing local residents and stakeholders to express their thoughts, opinions and concerns visually. People were encouraged to drop a pin at specific locations on the virtual map and leave a comment, either with their name or anonymously. Two guiding questions were asked for people to consider:

- Neighbourhood character: what characteristics do you love about your neighbourhood?
- Housing: where within our settlements should we direct new housing to?

Users of the interactive map were also encouraged to classify their comments into the following categories:

- Building style
- Car parking
- Fencing
- Lot size
- Sense of space
- Topography
- Vegetation and trees
- Views
- Other

Users could also drop a pin to signify whether a location was 'good' or 'bad' for future housing development, in their opinion.

The interactive map garnered a range of responses, each relating to specific locations within Bass Coast. Further details are provided in **Chapter 2**.



CoFutures...

Community feedback survey

A single, blended survey was available on the Engage Bass Coast website and at Council customer service centres, for participants to provide feedback relating to neighbourhood character and housing within the municipality. The purpose of the survey was to collect information about the public's thoughts, opinions, and concerns regarding these topics, using a mix of multiple-choice and open-ended questions. Demographic information was also collected as part of the survey.

Neighbourhood Character

The purpose of the neighbourhood character component of the survey was to gather information about people's thoughts and sentiments regarding their neighbourhoods. Survey questions asked respondents to consider what makes their neighbourhood unique from others in Bass Coast, and to describe the impact that residential development has had on the character of their neighbourhoods. The survey also asked for ideas about how new residential development should be designed to enhance neighbourhood character.

Housing Strategy

The housing component of the survey collected information on how people viewed current residential development in Bass Coast, and what they believed should be the priorities for future housing provision in the municipality. Some multiple-choice questions asked respondents to consider the level of housing change in their neighbourhood, and to rank the principles of strategic context and services, environmental hazards and ecology, and neighbourhood and landscape character according to perceived importance. Qualitative feedback was also sought on what should be considered when identifying suitable locations for future housing.

Targeted stakeholder consultation

It was considered important to engage early on with key stakeholders and groups who were likely to be the most interested and invested in the project and its outcomes. Targeted consultation sessions were held with key stakeholders to introduce the project team, share an overview of the neighbourhood character and housing projects, provide an opportunity to ask questions and discuss key topics, and canvass early feedback.

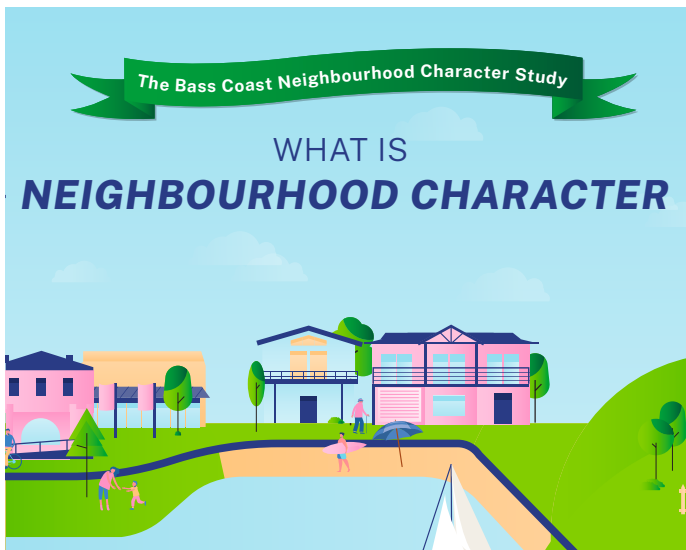
Small Coastal Township Alliance

A meeting was held with the Small Coastal Township Alliance on Friday 19 August 2022, at 11:00am – 12:00pm, taking place online and in Council's offices. Discussions were held around currently preferred aspects of neighbourhood character in Bass Coast, as well as perceived threats to this character. Key themes to arise from these discussions included:

- Preservation of natural landscape and environment
- Sense of space
- Coastal feel/sense of townships
- Appropriateness of size and scale of buildings
- Building near existing infrastructure

Information and feedback about specific locations were also provided by the meeting attendees. Participants also asked questions regarding the project and its outcomes to the team for initial response. Further details are provided in **Chapter 2**.

1.5 Promotional activities



Neighbourhood Character Study and Housing Strategy

Developing plans to manage housing change and growth in Bass Coast over the next 15 years.

[+ Follow](#)

Explainer videos

Two explainer videos were available on the Engage Bass Coast website: one relating to the Neighbourhood Character Study, and the other about the Housing Strategy. These short videos introduced these two topics and presented the objectives of the two studies. They also encouraged viewers to get involved with the project and have their say via various channels.

Video 1

The Neighbourhood Character Study video introduced the concept of neighbourhood character. In this context, the video continued to explain that as Bass Coast's residential areas evolve, a key priority will be to ensure that residents' preferred neighbourhood character attributes and values are respected. Viewers were encouraged to share their feedback regarding neighbourhood character online and in-person.

Video 2

The Housing Strategy video described the purpose of Bass Coast's housing strategy in the context of managing growth and change. During the video, the three proposed housing principles which will inform the housing strategy were introduced and explained: strategic context and services, environmental hazards and ecology, and neighbourhood and landscape character. Viewers were encouraged to provide feedback relating to these guiding principles, online and in-person.

Engage Bass Coast

Council's online engagement platform 'Engage Bass Coast' provided a central repository for all project-related information.

Alongside the videos and feedback survey, we also included a range of other project materials and information for the public to access including:

- Community Information Boards
- Background Report for Neighbourhood Character Study
- Residential Market, Demand and Supply Assessment
- FAQs
- Links to other resources
- Contact information



Social media

Opportunities to engage with the project were advertised on Bass Coast Shire's social media profiles throughout the duration of the first phase of community consultation. Information about the project, as well as about ways to get involved or provide feedback were published and links were provided to the Engage Bass Coast website.

Facebook

Bass Coast's Facebook page has approximately 10,000 followers, and featured three posts about the project. The posts included information about attending community drop-in sessions and links to the Engage Bass Coast website for more details. People were also encouraged to visit the website to have their say online, if they could not attend the in-person sessions.

- Post 1 : 'Planning for population growth in Bass Coast' - 18/08/2022 (3,407 reach, 86 reactions/comments/shares)
- Post 2: 'Have your say on Housing and Neighbourhood Character in Bass Coast' - 26/08/2022 (2,780 reach, 34 reactions/comments/shares)
- Post 3: 'Have your say on Housing and Neighbourhood Character in Bass Coast' - 13/09/2022 (356 reach, 7 reactions/comments/shares)

Print media & press release

An overview of the project and opportunities for consultation were published via print media and a press release from Council. The notices described the importance of the project and provided details on how to find further information and get involved. These notices were published in the following local news sources:

- South Gippsland Sentinel-Times – 23/08/2022
- Phillip Island and San Remo Advertiser – 24/08/2022

Council's press release – Planning for population growth in Bass Coast – was published on its website on Wednesday 17th of August 2022. Like the print media articles, the press release introduced the project in the context of Bass Coast's position as one of Victoria's fastest growing regional municipalities. It provided details about the project's objectives, and gave information about how people could provide feedback and get involved either online or in-person. It also gave contact details of Council's Strategic Planning team so that community members could discuss the project further.

What we heard



2.1 Headline feedback

This Chapter provides a summary of all feedback received during the first phase of consultation for the Neighbourhood Character Study and Housing Strategy.

A graphic summary of participation, feedback (by project) and a word cloud summary are provided on the following pages. Following, is a question-by-question summary of quantitative and qualitative responses.

It is noted that a large portion of community feedback was provided by residents living in Cape Paterson. Many of these residents expressed concern regarding

changes to settlement/township boundaries. While these concerns have been documented and noted in this report, we acknowledge that this topic falls outside the scope of the current studies and consultation process.

The first round of consultation has delivered some clear messages and meaningful feedback around community values, concerns and priorities. Headline feedback for each project is summarised in the table below.

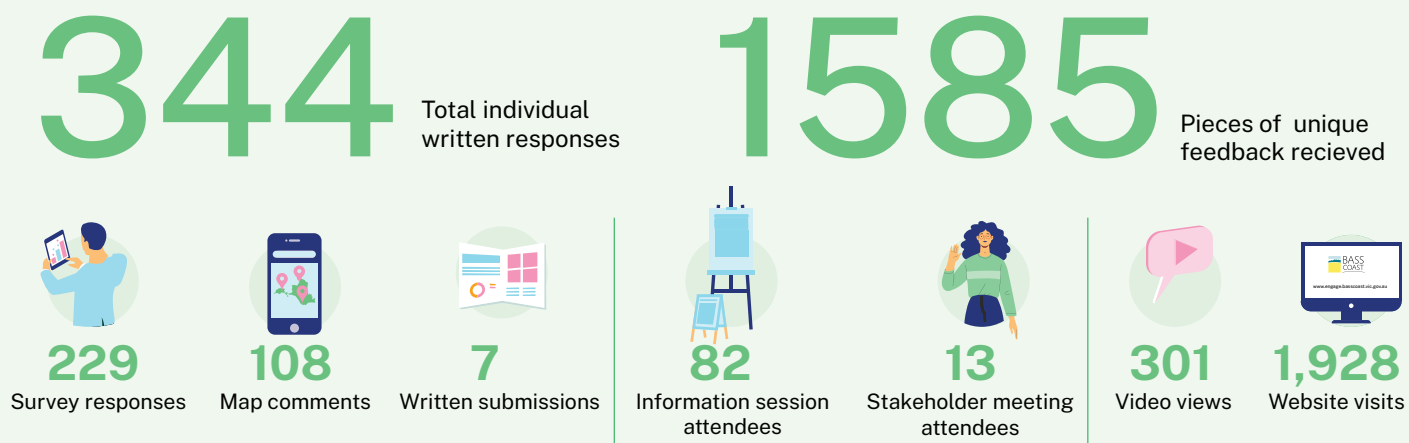
HEADLINE FEEDBACK & KEY MESSAGES	
MOST VALUED CHARACTERISTICS	<ul style="list-style-type: none">• Maintaining a 'coastal' style and small village feel.• Protecting and enhancing the natural environment.• A preference for low scale building form, buildings no taller than 2 storeys.• A preference for large lots with space for planting, vegetation and garden areas.
THREATS TO CHARACTER	<ul style="list-style-type: none">• A perception that existing townships are already at capacity and there is no further capacity for new development, particularly in small coastal townships.• It was felt that new development would put further strain on existing services and infrastructure.• Concern around vegetation removal and the impact of development on existing wildlife habitats and natural ecosystems.• Dislike for new development that is 'cookie cutter', 'suburban style' (i.e. akin to suburban metropolitan Melbourne) and does not reflect the special environmental context of Bass Coast.
HOUSING CONTEXT	<ul style="list-style-type: none">• A highly desirable place to live, which has attracted many long-term residents (the majority of survey respondents have lived in Bass Coast 10+ years)• A feeling that there is adequate housing to support future needs across Bass Coast.• A perception that there has been a high degree of change in residential areas across Bass Coast.• Small coastal townships are highly valued by residents and many consider these locations incompatible with further housing growth.
HOUSING PRINCIPLES	<ul style="list-style-type: none">• General agreement and support of the three draft housing strategy principles.• Strong support for Wonthaggi as the most appropriate location for housing growth.• Concern expressed over lack of capacity for further development in small coastal townships.

SUMMARY OF FINDINGS

Neighbourhood Character & Housing

GRAPHIC
SUMMARY

TOTAL PARTICIPATION



WHAT WE HEARD

Neighbourhood Character in Bass Coast

GRAPHIC SUMMARY



We heard from 344 individuals during the first phase of engagement. Feedback received clearly shows a pattern of responses that highlight the most (and least) valued characteristics for residents across Bass Coast. The results of these findings are summarised on this page.

TOP 10 THREATS TO CHARACTER

- 1 Subdivision into smaller lots
- 2 Lack of supporting infrastructure
- 3 No space for gardens around houses
- 4 Dominant built form
- 5 Development not respecting wildlife
- 6 Suburban style development
- 7 Built form not in keeping w/landscape
- 8 Views and natural landscape
- 9 Tree removal & vegetation loss
- 10 High density development

MOST VALUED CHARACTERISTICS



Coastal / small village feel

The small village feel and coastal setting of townships across Bass Coast is highly valued by residents. It's what makes Bass Coast unique, and attracts people to live, work and visit.



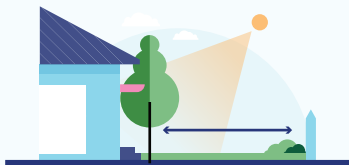
Gardens, vegetation & trees

Space for gardens, planting of vegetation and trees frequently reoccurred as an important characteristic of Bass Coast neighbourhoods.



The natural environment

Respecting, protecting and enhancing the natural environment in Bass Coast was a key priority and valued characteristic across all townships. Many residents felt that built form should be less dominant than landscape character.

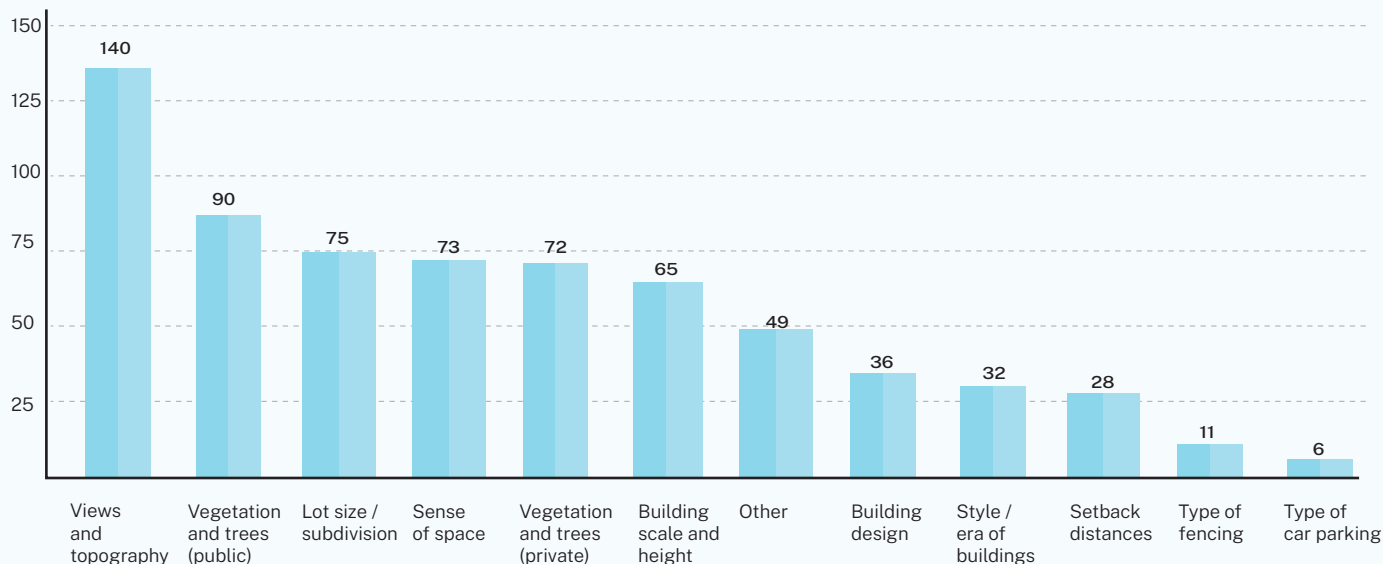


Sense of space

A sense of space around buildings and from neighbouring properties was important for many. This sense of space extends to the broader context taking into consideration characteristics such as views and topography.

WHAT MAKES BASS COAST UNIQUE?

Total no. of responses: 677



WHAT WE HEARD

Housing in Bass Coast

GRAPHIC SUMMARY



There were several reoccurring themes that came up during this consultation relating to housing need and provision in Bass Coast. In developing the draft Strategy, we asked participants to provide feedback on the proposed housing principles. The key findings of consultation are summarised on this page.

TOP 10 HOUSING CONCERNS

- 1 Location-specific development
- 2 Overdevelopment (general)
- 3 Township boundary expansion
- 4 Loss of coastal/ small village feel
- 5 Sustainability & enviro. protection
- 6 Infrastructure & services
- 7 Small-lot subdivision
- 8 Tree & vegetation removal
- 9 Impact of development on wildlife
- 10 Dominance/scale of new buildings

REOCCURRING HOUSING THEMES



Prioritise the environment

Community feedback suggested that environmental values and landscape character should be prioritised over new housing and built form.



Future residential growth

Participants felt strongly that Wonthaggi was the most appropriate place to locate housing growth, given its location, access to services and existing infrastructure. Most felt that housing growth was not appropriate in other localities across Bass Coast.



Services and infrastructure

Many felt that there was a need to locate new housing close to services and infrastructure. Some felt that existing infrastructure was already at capacity and that new housing would only exacerbate these concerns.

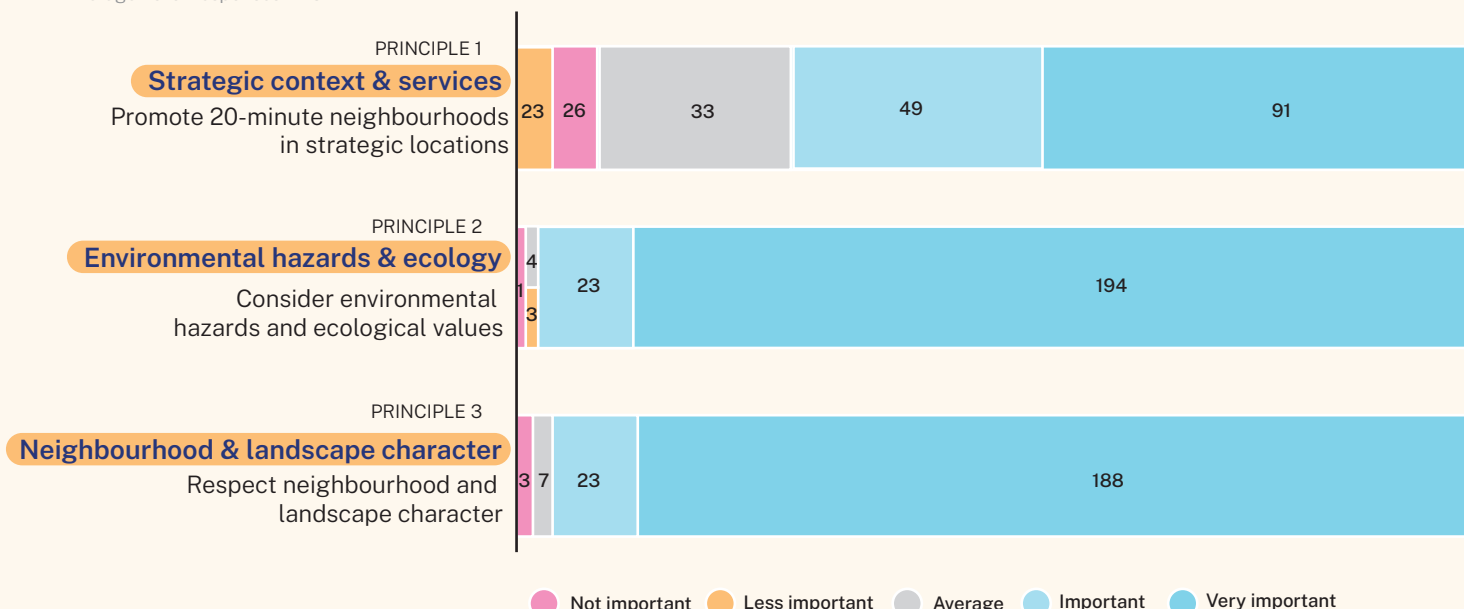


Township development

Feedback regarding township boundaries was frequently recorded. Some felt in specific locations that existing township boundaries should not be extended and that no further development was needed. It is noted that this consultation did not specifically seek feedback on this matter.

PRIORITISING EACH HOUSING PRINCIPLE

Average no. of responses: 223



Word clouds provide an unbiased visual representation of key words and sentiments. The word clouds below show the most frequently cited words drawn from qualitative feedback recorded in the neighbourhood character survey, the housing strategy survey and the interactive mapping portal.

[illegible]

A word cloud of terms related to coastal development and infrastructure. The words are arranged in a circular pattern, with 'housing' and 'development' being the largest and most central. Other prominent words include 'infrastructure', 'services', 'areas', 'coastal', 'future', 'needs', 'public', 'large', 'small', 'town', 'new', 'paterson', 'wonthaggi', 'cape towns', 'wildlife', 'natural', 'environment', 'growth', 'existing', 'impact', 'community', 'land', 'close', 'shops', 'holiday', 'walking', 'just', 'transport', 'keep', 'character', 'basin', 'wildlife', 'natural', 'environment', 'growth', 'existing', 'impact', 'community', 'land', 'close', 'shops', 'holiday', 'walking', 'just', 'transport', 'keep', 'character', 'basin'. The words are in various shades of brown and orange, set against a light beige background.

[illegible]

2.2 Feedback analysis: neighbourhood character



What characteristics make your neighbourhood unique from others in Bass Coast Shire?

The community were asked to identify three characteristics that make their neighbourhood unique. These characteristics were based on key themes presented in the consultation materials. There were a total of 677 selections made from 226 individual responses.

In addition to the preselected options, respondents could identify ‘other’ aspects that they thought made their neighbourhood unique. There were a total of 49 ‘other’ suggestions provided.

MOST VALUED CHARACTERISTICS

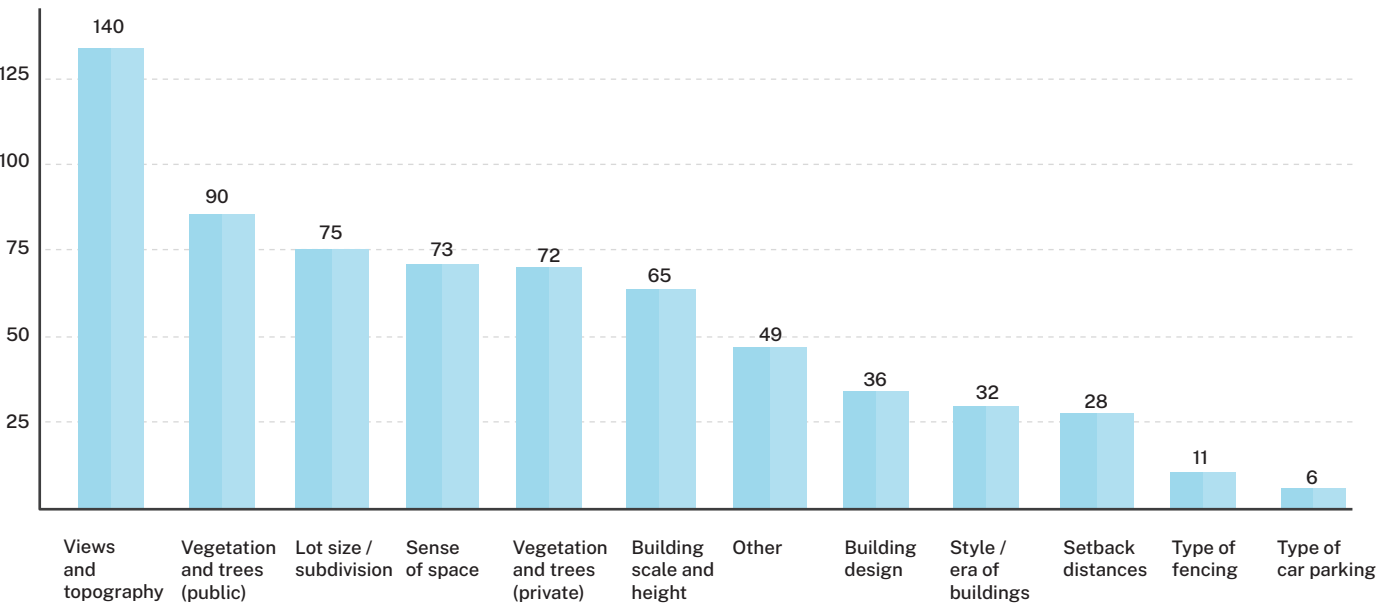
- Based on the number of selections, the most important neighbourhood characteristics were:
 - Views and topography (140)
 - Vegetation and trees in the public realm (90)
 - Lot size / subdivision (75)
 - Sense of space (73)
 - Vegetation and trees in the private realm (72)

OTHER VALUED CHARACTERISTICS

- Of the 49 ‘other’ responses, reoccurring values that were commonly cited as preferable included:
 - The abundance of flora and fauna
 - The coastal feeling of neighbourhoods
 - The small village feel of neighbourhoods

THREATS TO CHARACTER

- Some respondents expressed concern around the following topics:
 - Over-development and increased density in small coastal towns
 - Poor quality design of new buildings (e.g. visual aesthetics)
 - There were a number of responses specifically noting the special character of Cape Paterson.



Total no. of responses = 677



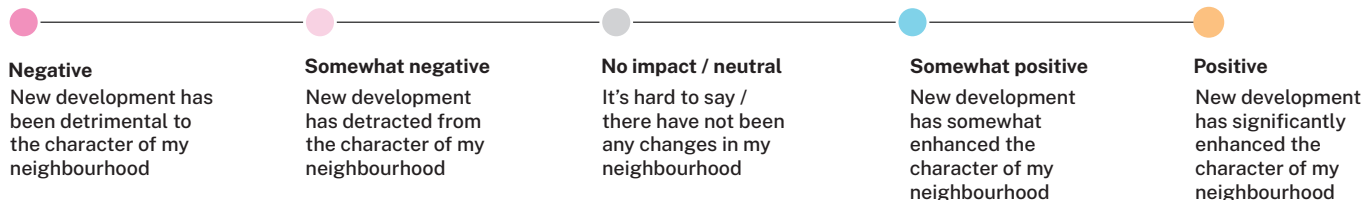
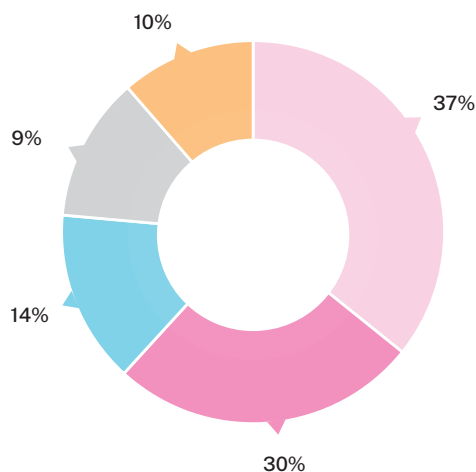
What impact has new residential development had on the character of your neighbourhood?

The community were asked to describe the level of impact that new residential development has had on their neighbourhood. A choice of five multiple choice options were provided. Respondents were also asked to explain their response to this question (see following page).

KEY FINDINGS

- The majority of responses (67%) felt that new residential development has had a negative impact on the character of their neighbourhoods.
- 24% of respondents felt that new development has had a positive impact on their neighbourhood.

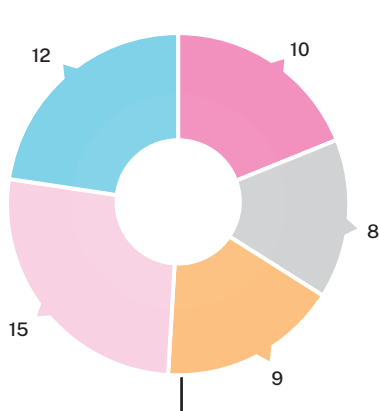
- Analysis of qualitative responses this way reveals six key areas of interest amongst respondents:
 - Architectural style
 - Landscape character
 - Lot size and subdivision
 - Gardens and vegetation
 - Public realm and layout
 - Building scale and height
- These are summarised on the following page.



Total no. of responses = 229

Breakdown of sentiment on following page

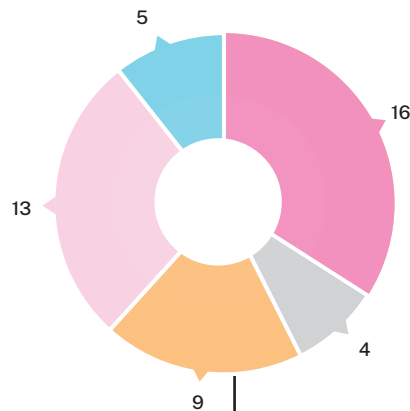
BREAKDOWN OF SENTIMENT OF THE MOST REOCCURRING CHARACTERISTICS, BY THEME



SOMEWHAT POSITIVE

ARCHITECTURAL STYLE

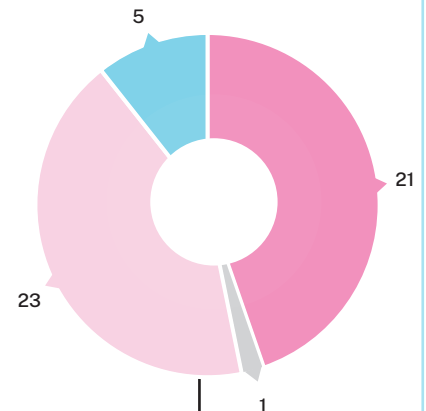
- Likes the coastal style of housing.
- Preference for use of natural and sustainable building materials.
- New housing should avoid suburban/metropolitan style.



MIXED

LANDSCAPE CHARACTER

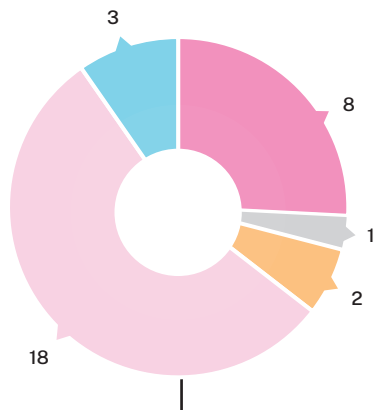
- Buildings should be recessive to landscape and natural environment.
- Concern over removal of trees
- Open space around buildings is highly valued.



MOSTLY NEGATIVE

LOT SIZE & SUBDIVISION

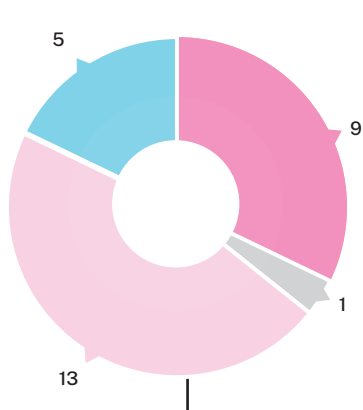
- Concern over smaller lot sizes and subdivision patterns.
- Perception that new development is too close to each other and too dense.



MOSTLY NEGATIVE

GARDENS & VEGETATION

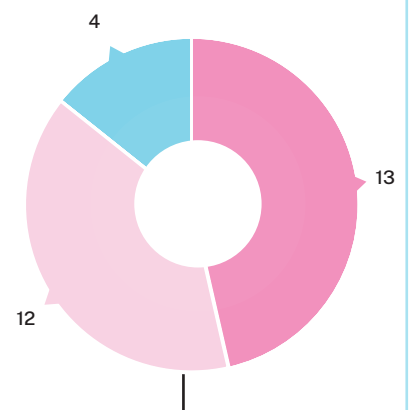
- Loss of vegetation has impact on wildlife.
- Concern around removal of vegetation in new developments.
- New developments should have enough space for garden areas.



MOSTLY NEGATIVE

PUBLIC REALM & LAYOUT

- New development has put pressure on surrounding streets.
- Infrastructure and services are not keeping pace with new housing.
- Underground services and informal streets were preferred by some (mixed views on this topic).



MOSTLY NEGATIVE

BUILDING SCALE & HEIGHT

- Preference for buildings to be a maximum of 2 storeys.
- Perception that new developments are too large and not respectful of existing character.
- Large buildings have visual impact and are overbearing.

SENTIMENT





How should new residential development be designed to enhance the character of your neighbourhood?

The community were asked to provide feedback on how new residential development should be designed to enhance neighbourhood character in their local area. A total of 222 individual responses were provided. Analysis of each individual response identified 341 pieces of unique feedback.

CAPE PATERSON

- The majority of feedback concerned a range of specific topics in relation to Cape Paterson.
- There were mixed views on The Cape Eco Village, some supporting the project as a good example of new residential development. Others felt that it was inappropriate due to lack of infrastructure, increased impact of traffic and impact to the environment.
- Many respondents felt that there was no further capacity for more residential development.
- There was concern expressed about the potential for the future expansion of the 'northern area' (the topic of settlement boundaries).

BUILT FORM

- The form of buildings was highly regarded as one of the most important considerations for new residential development.
- There was strong support for building heights to be no taller than 2 storeys.
- Regarding the scale of new buildings, respondents felt that low density housing set within a landscape context was important.
- Several respondents also supported the use of building materials and finishes that were 'natural' and 'sensitive' to surrounding coastal character.

TREES, VEGETATION & GARDENS

- Strong support for garden areas around housing to soften the built form, respect the natural and coastal environment and increase streetscape/visual amenity.

- Comments relating to trees and vegetation featured frequently across feedback with many respondents emphasising the importance of greenery for new development.

LOT SIZE

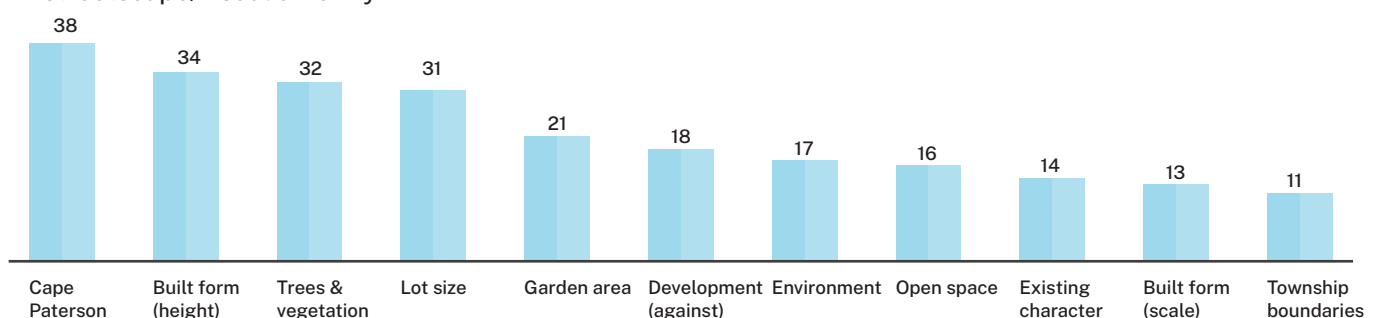
- The size of lots was an important consideration for many, with a preference for larger lot sizes.
- There was generally agreement that lot sizes for new development should be larger to allow for more landscaping and planting of trees and vegetation.
- Some respondents also suggested increasing minimum lot sizes.

NOT SUPPORTIVE OF DEVELOPMENT

- A number of respondents would like to see no further development. While some respondents made this remark in the context of Bass Coast generally, others cited specific locations. These included; Cape Paterson, Ventnor and in the northern areas of Wonthaggi.
- There was a sense that existing zoning is appropriate to accommodate new housing and no changes to planning rules were required.
- Concern over a lack of infrastructure and impact of more housing growth on the environment.

ENVIRONMENT

- Many respondents were concerned about new development not respecting or having a detrimental impact on the environment.
- There was strong support for new development to be sympathetic to the coastal and natural environment.



Total no. of responses = 222



Do you have any other feedback relating to neighbourhood character for the team to consider?

The community were provided an opportunity to leave any other open-ended feedback about neighbourhood character. A total of 121 individual responses were made.

SENTIMENT	
SUPPORT	<ul style="list-style-type: none">• Less concrete, more natural materials on buildings .• Distinguish Bass Coast architectural style from typical ‘suburban’ or ‘Metropolitan Melbourne’ styles.• Architectural diversity consistent with local design characteristics.• Maintaining the small village and coastal village feeling.• Future housing development in Wonthaggi.• Integration of built form into the natural environment• Enhanced landscape, more planting of trees and vegetation, particularly indigenous species.• Maintain large lots and encourage smaller building footprints.• Maintaining current township boundaries.• Protection of wildlife corridors and natural habitats.
CONCERN	<ul style="list-style-type: none">• Buildings that all look the same.• Impact of new development on services, infrastructure and parking, particularly during the tourist season.• Vegetation removal and impact on wildlife habitats.• Further land releases in small coastal towns.• Large scale development that takes up the majority of lots and does not leave room for planting or landscaping.• Proliferation of small lot subdivision.• Buildings greater than 2 storeys in height (generally across Bass Coast).• Over-development of small coastal townships.
MIXED VIEWS	<ul style="list-style-type: none">• Some felt that informal pathways and verges were important to the characteristic of neighbourhoods. Others felt that surfaced roads were better for access, amenity and reducing noise and dust.• Some felt that there should be no further residential development. Others felt that new residential development was acceptable if it was well-designed, sensitive to the environment and consistent with local character.• Regarding The Cape Eco Village development, some felt that this was a great example of how future residential development should ‘look and feel’. Others however felt that this development was not appropriate as it detracted from the small coastal township character and placed even further pressure on existing infrastructure.

2.3 Feedback analysis: housing

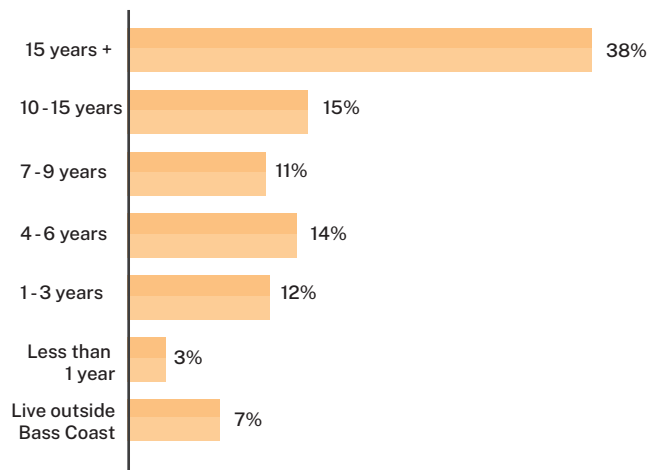


How long have you lived in Bass Coast Shire?

The community were asked to select the number of years that they have lived in Bass Coast Shire, based on 7 options. A total of 227 responses were received for this question.

KEY FINDINGS

- The majority of respondents (53%) are long term residents and have been living in Bass Coast for more than 10 years.
- 38% of respondents have been living in Bass Coast for more than 15 years.
- A small percentage (3%) of residents have recently moved to Bass Coast in the past 12 months.



Total no. of responses = 227

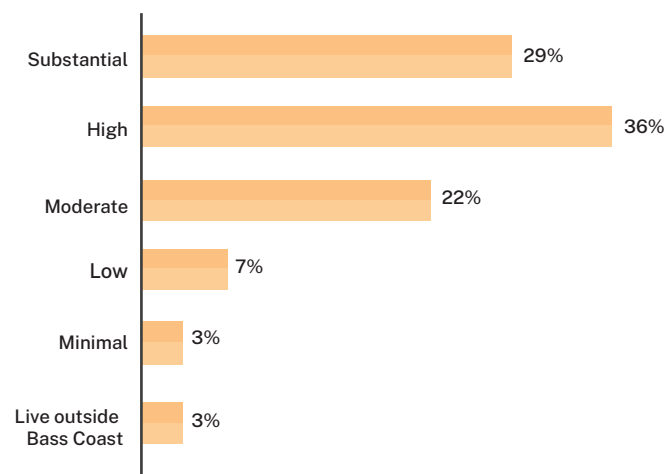


In this time, how would you describe the level of housing change in your neighbourhood?

Respondents were asked to nominate the degree to which they thought housing in their neighbourhood had changed. Six multiple choice options were available for selection. A total of 227 responses were received for this question.

KEY FINDINGS

- 65% of respondents felt that there has been a high to substantial level of housing change in their neighbourhood.
- 10% of respondents felt that there had been a low to minimal level of housing change in their neighbourhood.



Total no. of responses = 227

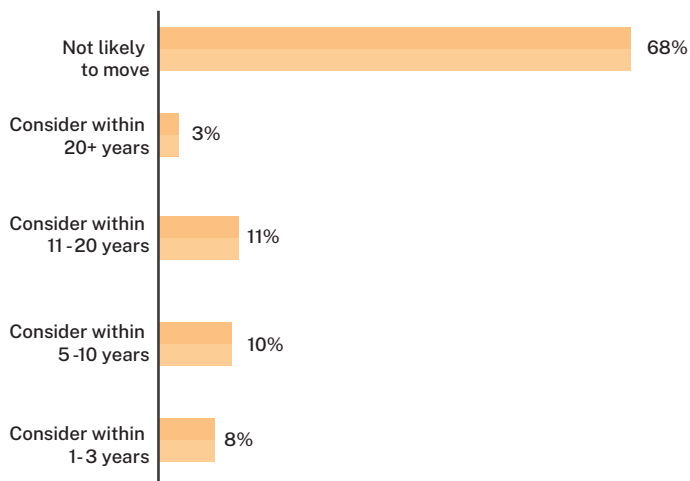


Which statement best reflects your situation?

To understand future housing needs, the community were asked to nominate if they were likely to move house, and if so, when. A total of 227 responses were received for this question.

KEY FINDINGS

- The majority of respondents (68%) indicated that they are not likely to move out of their homes.
- 21% of respondents would considering moving home within the medium to longer term (5 -10 years).
- 8% of respondents would consider moving home in the shorter term (1-3 years).



Total no. of responses = 227

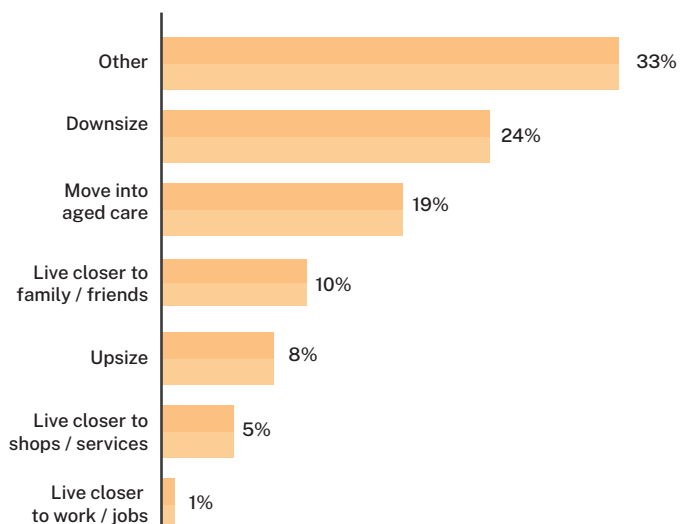


If you were to move house, what would be the most likely reason?

To understand the reasons/motivations for potentially moving house, the community were asked to nominate a reason why. A total of 212 responses were received for this question.

KEY FINDINGS

- The majority of respondents identified that the most likely reason for them to move is to downsize from their current home.
- Of the 'other' reasons cited, these included:
 - To live closer to the beach
 - Due to over development of my town
 - Due to loss of character in my area (reasons cited included spaciousness and landscape character)
 - To have a bigger block (farm/agricultural setting cited several times)
 - Not planing to move
 - To a smaller location / more relaxed lifestyle (Cape Paterson cited several times)



Total no. of responses = 212

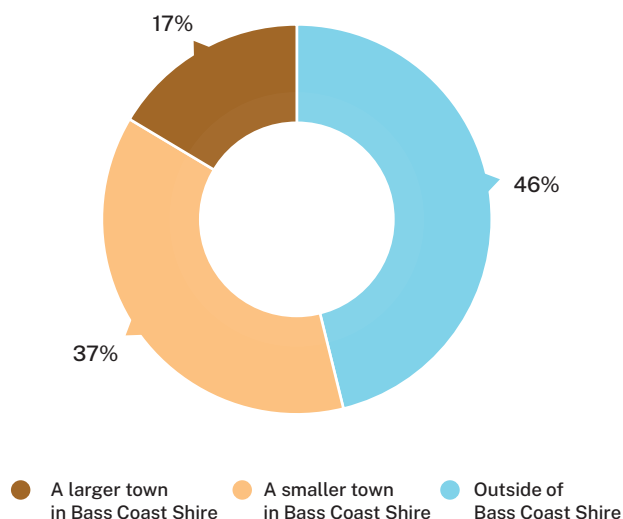


If you were to move house, where would you move to?

To understand the reasons/motivations for potentially moving house, the community were asked to nominate a reason why. A total of 197 responses were received for this question.

KEY FINDINGS

- The majority of respondents (54%) indicated that they would move somewhere within the Shire.
- 46% of respondents indicated that they would consider moving outside of the Shire.



Total no. of responses = 197

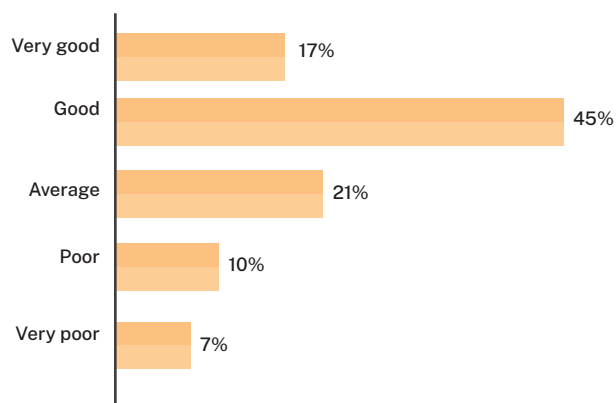


Thinking about your housing needs over the next 5, 10 or 15 years, how would you rate the current provision of housing in Bass Coast?

To understand the reasons/motivations for potentially moving house, the community were asked to consider how appropriate housing provision Bass Coast was for their current needs. A total of 215 responses were received for this question.

KEY FINDINGS

- 62% of respondents felt that the current provision of housing across Bass Coast was good or very good.
- 17% of respondents felt that housing provision across Bass Coast was poor or very poor.



Total no. of responses = 215



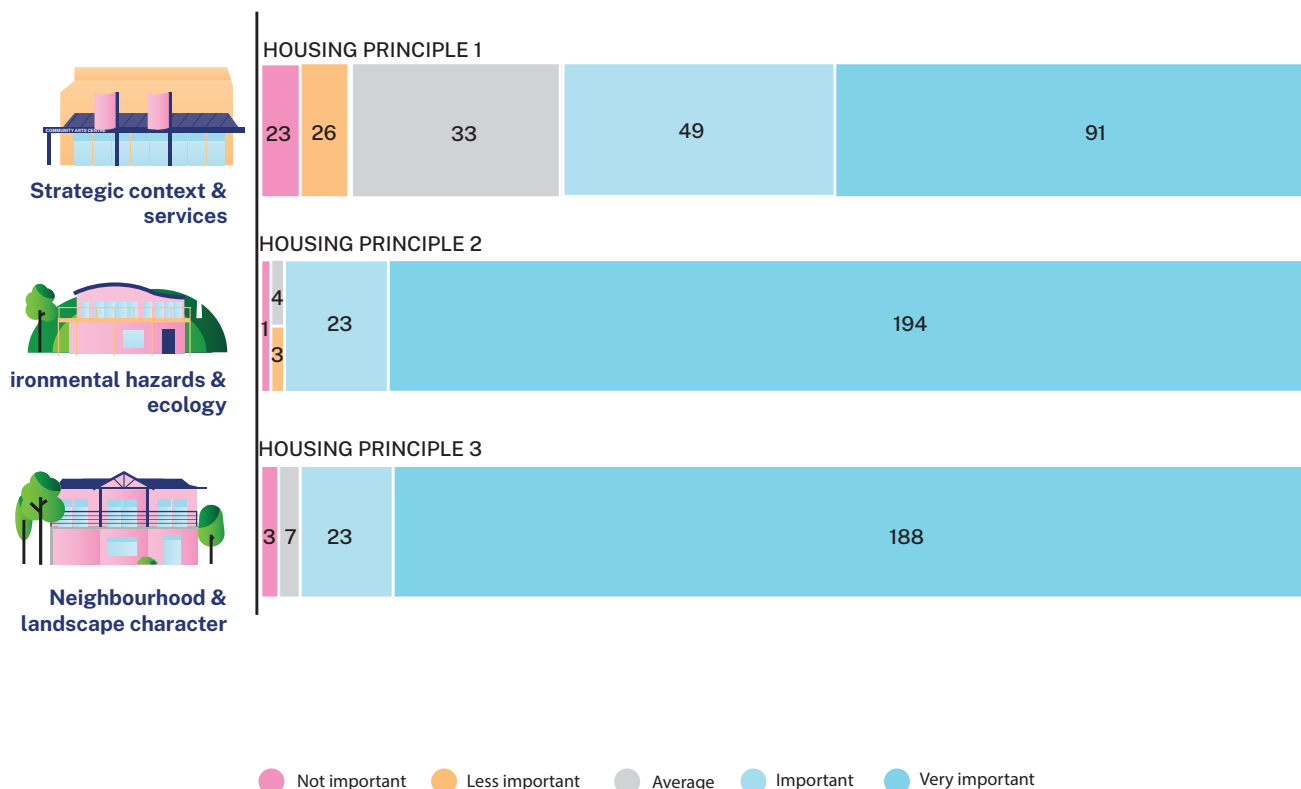
How important is each housing principle to you?

Respondents were asked to rank how important each of the three draft housing principles outlined in the consultation materials were to them.

The total number of selections made to this question were 668, noting that not all respondents chose to provide a rank for every single principle. We also asked respondents who selected 'not important' to explain more. A total of 11 responses were received.

KEY FINDINGS

- Principle 2 ranked the most important
- Principle 3 ranked the second most important
- 'Other' comments provided related mostly to Principle 1:
 - Several respondents expressed concern regarding 'over development'
 - Some respondents had different interpretations of 'compact neighbourhoods'
 - Several respondents suggested more infrastructure was needed for the community
 - Some comments reinforced the need to preserve the natural environment



Total no. of responses = 668



Are there any other factors that Council should consider when identifying suitable locations for housing?

A total of 177 respondents provided additional open-ended responses to this question. A review of responses has categorised 268 different pieces of individual responses. There were 4 key topic areas emerging, summarised below.

REINFORCING THE HOUSING PRINCIPLES

- The majority of additional comments acknowledged, reinforced or provided additional commentary in support of the three housing principles.
- Commonly reoccurring feedback related to:
 - locating housing growth close to public transport, shops, services and community facilities
 - Protecting and prioritising the natural environment and ensuring natural hazards are carefully managed.
 - Maintaining the natural and neighbourhood character of towns.

GOOD LOCATIONS FOR NEW HOUSING

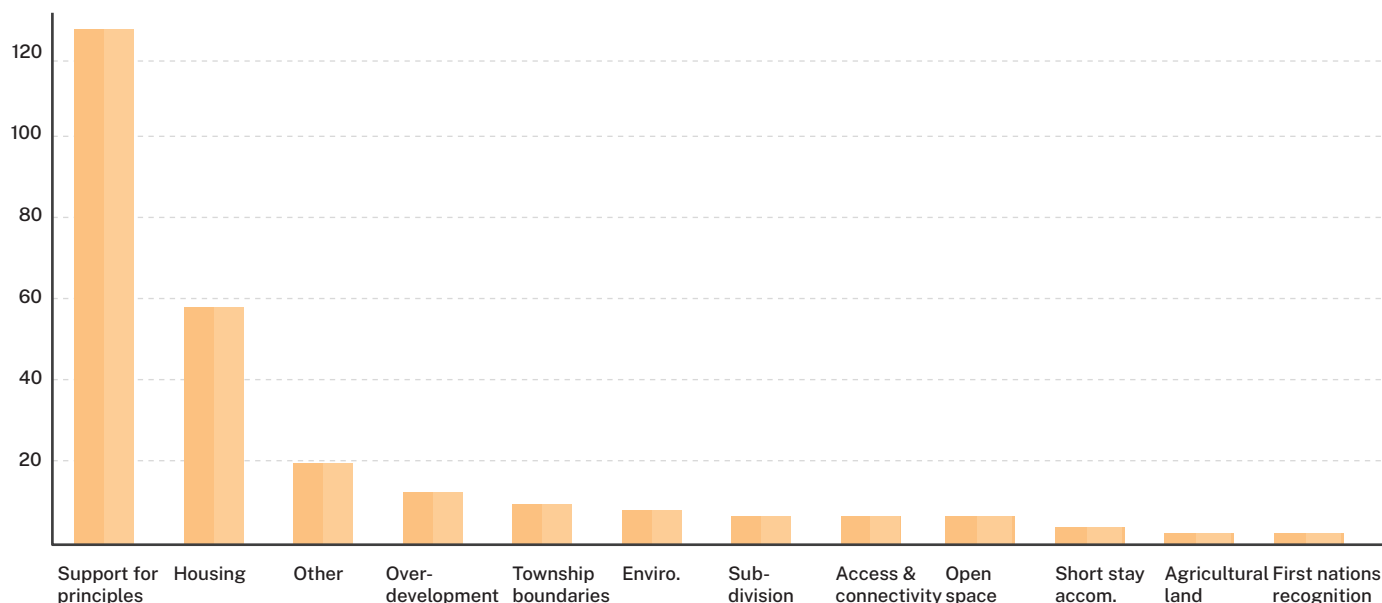
- A number of respondents suggested the best location for new housing growth was Wonthaggi, due to its existing services and access to community needs and infrastructure and lack of exposure to environmental hazards.

LOCATIONS NOT SUPPORTED FOR NEW HOUSING

- A number of respondents identified certain locations as not suitable for future new housing including:
 - Cape Paterson
 - Surf Beach
 - Phillip Island (general)
 - Along the Bunurong Coast Line
- Reasons cited included:
 - Lack of access, services, infrastructure
 - Environmental protection

ADDITIONAL CONSIDERATIONS

- In addition to the proposed housing principles, additional topic areas were suggested for further consideration:
 - Acknowledgment of First Nations Cultures
 - Promotion and celebration of diverse people across Bass Coast
 - Maintaining sense of spaciousness through large lots
 - Maintaining township boundaries and avoiding 'over development'
 - Housing affordability
 - Housing to suit different needs



Total no. of responses = 268

2.4 Feedback analysis: interactive map

Overview of responses

We invited participants to share feedback about specific localities across Bass Coast Shire. Respondents could leave open-ended responses relating to neighbourhood character or housing in Bass Coast.

We encouraged respondents to provide their feedback with consideration to the following questions:

- what characteristics do you love about your neighbourhood?
- where within our settlements should we direct new housing to?

In total, we had 108 pieces of individual feedback. Some respondents provided multiple pieces of feedback in a single 'pin drop'. After reviewing and classifying the data, there were a total of 230 pieces of individual feedback.

The map below shows the locations that received the most comments/suggestions:

- Cowes (17)
- Cape Paterson (15)
- Inverloch (12)
- Coronet Bay & Wonthaggi (11)



Location specific topic feedback

A summary of the key topics and themes provided by the most 'responded-to' locations is provided below.

COWES

1

- Feedback for Cowes was mixed. Many comments acknowledged the special environment of Cowes.
- There was a sense that 2 storey height limits were appropriate however some acknowledged higher building forms along the foreshore were acceptable if 'stepped back'.
- Sustainable design considerations such as building orientation and Environmentally Sensitive Design was important.

SAN REMO

2

- There was a strong sense that new buildings should respect the natural landscape around San Remo.
- Some comments suggested larger lots were not appropriate for more dense developments.
- Recent developments have not left enough space for vegetation and tree planting.
- Several respondents felt San Remo was not an appropriate location for future housing growth.

CORONET BAY

3

- Feedback about Coronet Bay was generally mixed.
- Valued characteristics included spaciousness between buildings, coastal style of housing, landscape and environmental character.

WONTHAGGI

4

- Feedback generally related to building styles, gardens and landscape character.
- Trees and vegetation in both the public and private realms was highly valued by respondents.
- Variation in housing styles was valued by some respondents.

INVERLOCH

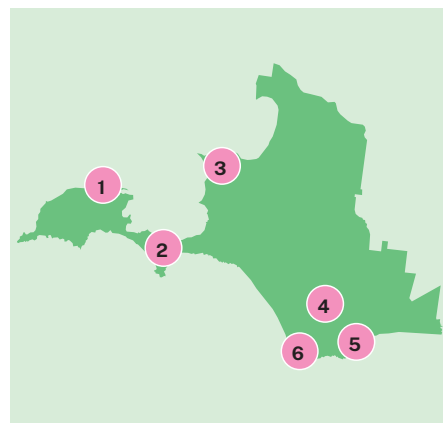
5

- There was a strong preference for a 2 storey height limit for new houses.
- Some comments felt that there was not enough supporting infrastructure to support future housing growth.
- There were several comments suggesting more indigenous and local vegetation species should be encouraged.

CAPE PATERSON

6

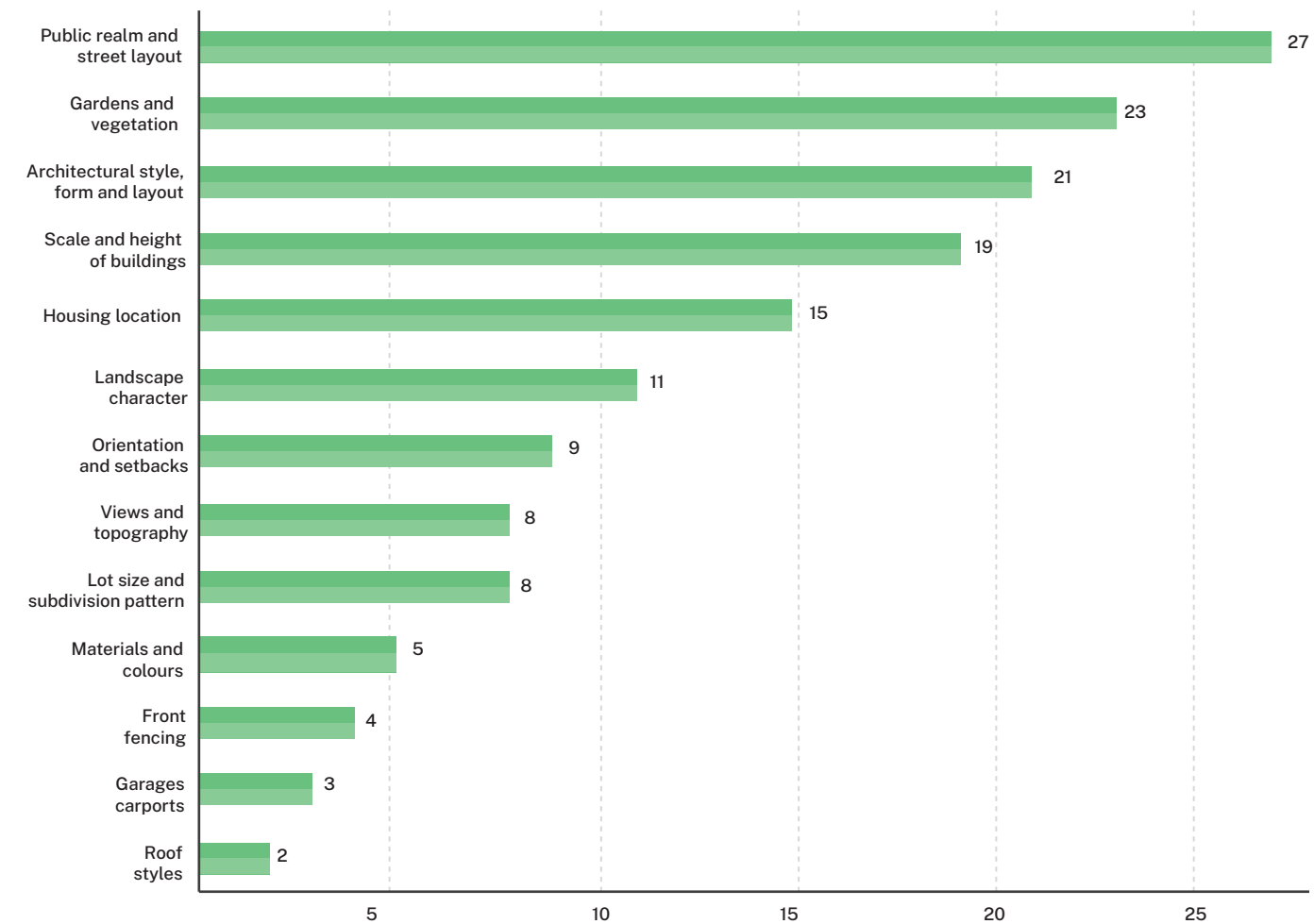
- The coastal village feel and strong community was highly valued amongst respondents.
- It was felt that there is generally no further capacity for new housing in Cape Paterson. Some felt that existing services and infrastructure was already stretched.
- There were also several comments relating to concern around township expansion beyond the existing boundary, to the north of Cape Paterson.



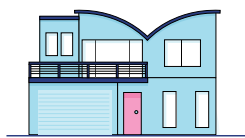
Feedback by topic area

We reviewed each comment left on the map and disaggregated feedback where multiple people discussed several topics/themes. Based on this analysis, the most common topics discussed related to the public realm and gardens/vegetation.

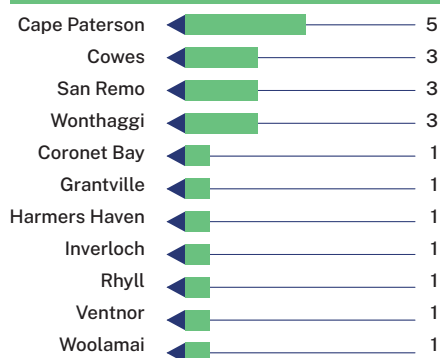
On the following pages we have shown the same breakdown of responses but have visualised each theme based on location. We have also included a sample of representative quotes from local community members under each theme.



Feedback analysis: interactive map



STYLE, FORM & LAYOUT



We don't want Melbourne style development.



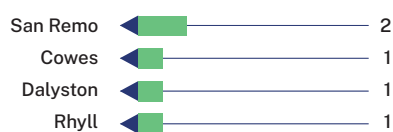
New buildings including homes should be of a coastal style in coastal towns.



I would like to see more small simple but well designed sustainable dwellings with more than one dwelling to a block. This could aid a larger population. This would be a much cheaper and more attractive alternative to one house on one block.



MATERIALS & COLOURS



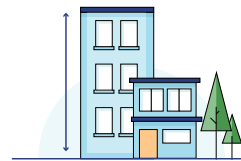
Building materials should respond to the landscape not stand out like a 'sore thumb'.



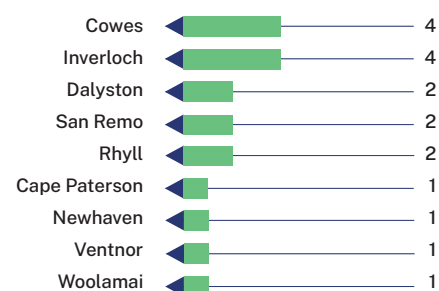
People should also be encouraged to design homes that blend into the natural landscape using appropriate colour schemes and materials.



[Use] beach style materials.



BUILDING SCALE & HEIGHT



There is a current trend of knocking down old beach houses and building big mansions taking up the entire block. Keep new houses to two storeys.

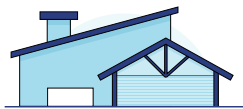


Concern about how houses are close to the setback and feeling of high density.



Please maintain the limits on building heights to preserve the character and style of the town.

Feedback analysis: interactive map



ROOF STYLES

Cowes 2



No black roofs



Eaves on housing - to be sustainable



GARAGES AND CARPORT

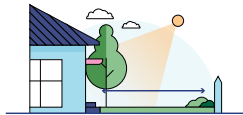
Newhaven 1
Rhyll 1
Wonthaggi 1



Restrict car and trailer parking.



Need wide blocks because double garage takes up too much room



ORIENTATION & SETBACK

Cowes 2
Dalyston 2
Coronet Bay 1
Inverloch 1
Newhaven 1
Wonthaggi 1
Woolamai 1



Orientation important for sunlight



Concern about how houses are close to the setback and feeling of high density. We want to have space between houses

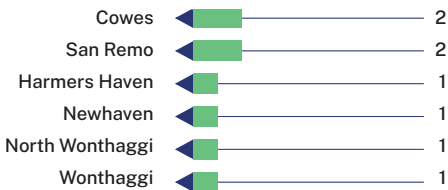


Building new homes that utilise a northerly aspect reduces the amount of heating required for the cooler months. Its common sense to have living areas on the north side of new homes.

Feedback analysis: interactive map



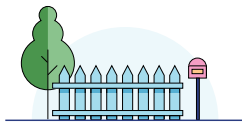
LOT SIZE AND SUBDIVISION



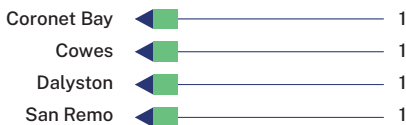
Encouraging larger lot size. Sites coverage to reflect size of lot

Lots large enough for trees.

If providing small block, must provide more open space and trees, less hard surfaces. Great that new subdivisions have subdivision point



FRONT FENCING

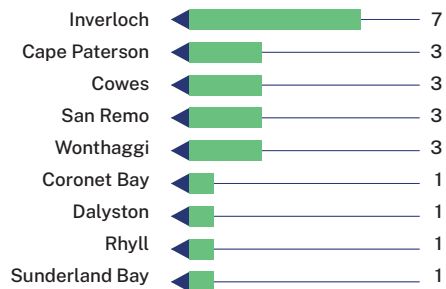


High pine paling fences that should not be allowed.

Don't like front fences that are high and not see through.



GARDENS & VEGETATION



I love seeing nature at my doorstep because of my wild garden with many trees and shrubs to encourage native birds, animals and insects.

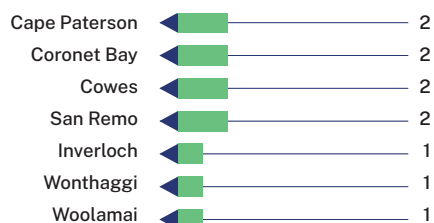
Much greater coverage of trees and shrubs needed, per Urban Forest Strategy

Our main point we want to stress is the absolute importance of green spaces and tree lined streets. Please put protection in place for any mature trees even on private land.

Feedback analysis: interactive map



LANDSCAPE CHARACTER



Density OK if landscape and veg retained.



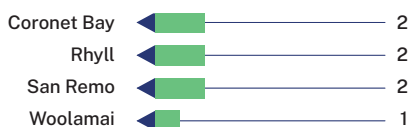
The best thing about my location is that I am near open spaces and trees.



I definitely don't want to lose any more trees, large or small nor 'wild' vegetated spaces around our roadside edges, waterways and beaches.



VIEWS & TOPOGRAPHY



No housing on important viewscape cliffs.



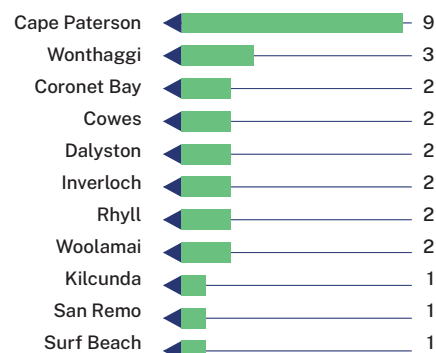
Concerned about adding higher buildings like two story buildings that will damage the view from home to the ocean.



It's a wonderful outlook across the inlet.



PUBLIC REALM & LAYOUT



Keep gravel roads. Adds to character of area.



Parks [are] a great asset to our small community and provides a central Hub for gatherings, children's play and recreation



The lack of paving and high ground permeability is necessary with the excess water runoff "managed" via natural drainage systems which cross the beaches.

Housing and other topic areas of feedback

ACCESS, MOVEMENT & CONNECTIVITY

- There was some concern expressed over the impact of traffic and car parking associated with new development/increased population.
- Some respondents also noted issues with boat parking in certain locations.

INFRASTRUCTURE AND SERVICES

- There were suggestions to ensure that the provision of infrastructure keeps pace with future new housing provision.
- Some respondents felt that existing infrastructure was already reaching capacity.
- There were mixed views regarding whether roads should be formalised (surfaced) or not. Some respondents liked the character of informal gravel roads, while others disliked the dust and appearance.

NATURAL ENVIRONMENT

- There was concern expressed over the impact of new housing on existing wildlife. Some respondents suggested consideration for wildlife corridors.

SUSTAINABILITY

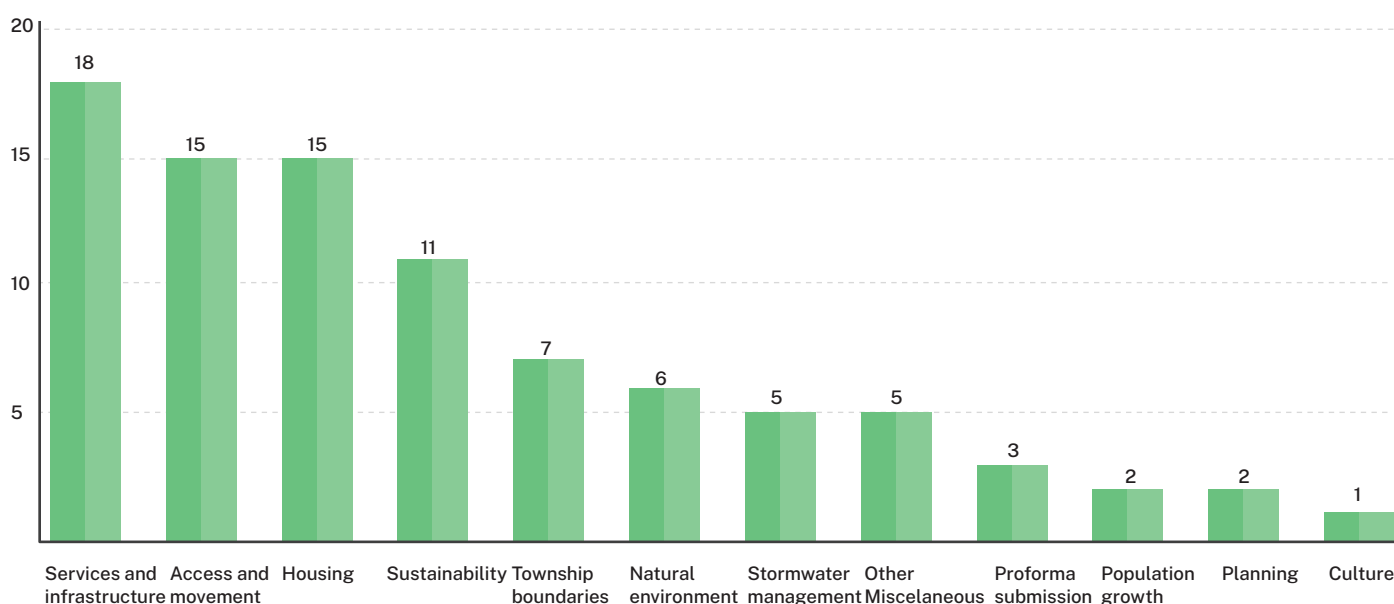
- There was support for greater integration and consideration of Environmentally Sustainable Design principles.
- Overall support for greater protection and respect to the natural environment

STORMWATER

- Some respondents provided feedback regarding stormwater management, protection of waterways and consideration for water sensitive urban design.

TOWNSHIP BOUNDARIES

- There were requests to maintain existing township and settlement boundaries and to not extend them any further.



2.5 Feedback analysis: submissions

NO.	SUBMITTER	KEY TOPIC RAISED
01	Resident	<p>NEIGHBOURHOOD CHARACTER</p> <ul style="list-style-type: none"> Considerations around scale and height, as well as the architecture style, building materials, fencing, and roof styles should be included in the design recommendations. Concern that these topics are often disregarded in Tenby Point. <p>HOUSING</p> <ul style="list-style-type: none"> Suggests a range of opportunities to improve infrastructure across Bass Coast, noting that provision of new infrastructure should be prioritised before future housing growth. Suggests that current new development is not varied enough to support the diverse needs of communities. Notes that there is a lack of environmentally-sustainable housing designs, Concern regarding the potential loss of natural ecosystems and habitats due to new housing developments. Reiterates the importance of having garden area within the lot and a preference for built form that does not occupy the entire plot of land. <p>GENERAL/OTHER</p> <ul style="list-style-type: none"> Concern that strategic planning processes are not fit for purpose and that more coordination between agencies is required.
02	Coastal Estates	<p>NEIGHBOURHOOD CHARACTER</p> <ul style="list-style-type: none"> Generally in agreement with the approach outlined in the background report. Notes that greenfield development does not necessarily negatively affect Coronet Bay's neighbourhood character, as identified in the background report. <p>HOUSING</p> <ul style="list-style-type: none"> Supports increased housing density near commercial centres as well as multi-storey mixed use development. Suggests the south side of Coronet Bay is suitable for development as it has adequate infrastructure and connections. Suggests that Coronet Bay needs to be considered for potential future growth and development in the Housing Strategy.
03	Resident	<p>NEIGHBOURHOOD CHARACTER</p> <ul style="list-style-type: none"> Expresses the importance solar exposure in building height and orientation. Strongly dislikes large houses that take up the entire lot resulting in the lack of vegetation and garden spaces. <p>HOUSING</p> <ul style="list-style-type: none"> Suggests that the Wonthaggi town centre should remain compact without constructing a new shopping plaza nearby. A need to address multiple aspects such as infrastructure, orientation, lot coverage, vegetation, and employment when planning for population growth.

NO.	SUBMITTER	KEY TOPIC RAISED
04	Harmers Haven Residents & Ratepayers Group	<p>NEIGHBOURHOOD CHARACTER</p> <ul style="list-style-type: none"> • A desire to retain Harmers Haven’s coastal foreshore and native vegetation. • Concern regarding infill development at Harmers Haven which contradicts its neighbourhood character and reduces native vegetation. <p>HOUSING</p> <ul style="list-style-type: none"> • Concern about the lack of social and affordable housing, as well as homelessness in the strategy, particularly in Wonthaggi. • Mentions the lapsed Planning Scheme amendment C136 does not provide any consideration given to the need for additional infrastructure other than the Drainage Reserve Zones. • Expresses the desire to direct necessary growth to townships that are better equipped with community infrastructure, rather than Cape Paterson. <p>GENERAL/OTHER</p> <ul style="list-style-type: none"> • Concern regarding the proposed expansion of Cape Paterson and its impact on Harmers Haven. • Strongly supports community sentiments to keep Cape Paterson’s township boundaries limited to the south of Seaward Drive. • Supports the proposal of a protected settlement boundary for Harmers Haven.
05	Cape Paterson Residents & Ratepayers Group	<p>NEIGHBOURHOOD CHARACTER</p> <ul style="list-style-type: none"> • Concern around negative impacts on neighbourhood and landscape character, wildlife corridors, vegetation and habitats, the Bunurong Coast, and traffic and parking • Suggests Cape Paterson and Wonthaggi are separate villages with distinct characteristics. <p>HOUSING</p> <ul style="list-style-type: none"> • Concern around the inclusion of developer and real estate agents’ feedback in the residential market supply and demand assessment, but not community input. • Does not agree with some of the datasets cited in the residential market land supply and demand assessment, which groups the two locations together as a ‘district’. <p>GENERAL/OTHER</p> <ul style="list-style-type: none"> • Strongly supports reduction of Cape Paterson’s northern town boundary. • Do not support development of land north of Seaward Drive in Cape Paterson. • Makes reference to the Bass Coast Strategic Coastal Planning Framework 2011, suggesting it is outdated and expresses concern over lack of consideration for the input provided by residents and independent researchers.

NO.	SUBMITTER	KEY TOPIC RAISED
06	The Cape	<p>NEIGHBOURHOOD CHARACTER</p> <ul style="list-style-type: none"> • Use the current character to guide future growth, but a change towards a more sustainable character for Bass Coast. <p>HOUSING</p> <ul style="list-style-type: none"> • Supports the principles that guide the Housing Strategy and celebrates the character of Bass Coast settlements, but recommends further steps to address the impacts of climate change and housing affordability. • Supports urban densification through sustainable and cost-effective infill development. • Recommends that there should be further steps taken to not just ‘avoid’ environmental hazards, but also proactively reducing the risks and enhancing ecological values. • Housing diversity and equity of access should be included in the Housing Strategy to cater to diverse community needs.
07	Wonthaggi Lifestyle Precinct	<p>NEIGHBOURHOOD CHARACTER</p> <ul style="list-style-type: none"> • Outlines WLP’s desire to maintain Wonthaggi’s heritage and character through its proposed urban design. <p>HOUSING</p> <ul style="list-style-type: none"> • Outlines that WLP could add 400 lots to municipal land supply. • Expresses a desire for the Wonthaggi Lifestyle Precinct (WLP) to be included in the Neighbourhood Character Study as well as the Housing Strategy so the land desired can be rezoned to enable WLP’s vision to be achieved.

2.6 Feedback analysis: stakeholder meeting

What aspects of neighbourhood character do you like in Bass Coast?

- Surrounding landscape values
- Nature/flora and fauna in township such as wombats and koalas
- The dominance of the natural landscape.
- The openness of properties.
- The relaxed feel of streets and streetscapes.
- The form of housing is critical.
- Views through vegetation are important, sometimes even more so than plain views of the ocean.
- Need to ensure balance between built form and landscape is right.
- Important to make use of existing infrastructure.
- SCTA advocating for development that reflects the coastal character.
- Coastal buffer reserve has led to native fauna being strongly valued - koalas, wombat, coastal bird life. Important to keep and promote that in the study.

Threats to character

- Sense of townships gets lost if over developed
- Avoid coastal towns looking like outer suburbs of Melbourne.
- Issues with expansion and needing to build into rural areas. Need to understand space in its context and how we can utilise existing infrastructure.
- Issue some buildings that are constructed just for the view.
- Building up is a key concern - must keep within height limits.
- Developers are promising views which requires the removal of foreshore reserves which has led to conflict between various groups.
- Need to try and get some sort of balance but must protect the fauna of the area.
- Concerns around the absorption of rural zones into township boundaries.

Notes on specific locations

CAPE PATERSON

- Close proximity to rural land, a clearly defined boundary.
- Sense that it adds to the nature of the coastal towns and within walking distance from a rural and a coastal landscape.
- Development to the west of Cape Paterson, support the environmental contribution – wetland has enhanced the landscape. However, considered a development that ‘piggy backs’ off the existing settlement’s development which causes an amenity issue and stress on infrastructure.

RHYLL

- Struggling to maintain character and vegetation because of infill housing. The greenery is valued, and so is the rural feel. Residents have struggled to maintain greenery.

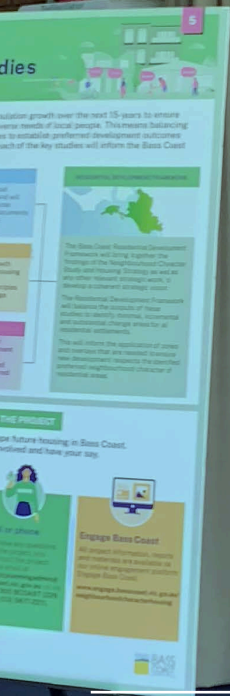
COWES

- New estates (Seagrove estate for example - built by southern sustainable developments). Like what they have done here - focused on design, liveability, value and the environment - water sensitive approach to urban design.
- A sense that when developing property you’re building communities, they want people to enjoy where they live.
- Shearwater Estate, a 31 hectare site - includes a 5 acre constructed wetland, the eastern boundary has incorporated the melaleuca swamp scrub, they have embraced what naturally grows there. Value vegetation on footpaths.

SAN REMO

- Island Views estate is an example of what happens when competing for a view (it results in higher built form) and detracts from the sense of arrival.

Next steps



3

3.1 Developing the draft studies

Neighbourhood Character Study

Following the first phase of community consultation, a range of emerging priorities for the development of the draft Neighbourhood Character Study can be identified. The outcomes from Phase 1 consultation will inform the following aspects of the Draft Neighbourhood Character Study:

- Identification of draft character areas
- Draft Character Area descriptions
- Draft Character Area attributes
- Preparation of draft Preferred Character Statements
- Preparation of draft Design Guidelines

Based on community feedback, key insights the project team will need to consider further include:

- A need to appropriately define and translate interpretations of 'coastal character' into the Bass Coast context.
- Accurately capturing and documenting shared characteristics that are valued across the Shire as well as individual characteristics that make up each of Bass Coast's neighbourhoods.
- Providing strong guidance on the environmental and landscape context and how the 'hard and soft' elements work together to contribute to existing and preferred neighbourhood character statements.

The project team have begun a detailed assessment of neighbourhood character across all residentially zoned land. This includes a street-by-street analysis of residential areas in Bass Coast as well as a detailed review of key character attributes and values in each locality across the Shire. This will inform the preparation of preferred character objectives and design guidelines.

Together, these documents will guide the character of new residential developments across Bass Coast. It is anticipated that the draft Housing Strategy will be available for public comment following the finalisation of the Statement of Planning Policy in 2023.

Housing Strategy

Following the first phase of community consultation, a range of emerging priorities for the development of the draft Housing Strategy can be identified. The outcomes from Phase 1 consultation will inform the following aspects of the Draft Housing Strategy:

- Whether the three principles (strategic context and services, environmental hazards and ecology and neighbourhood and landscape character) fully encompass the key considerations in determining locations for housing growth, and whether any should be added, removed or changed.
- The preparation of objectives and strategies that will underpin each of the proposed principles.
- Indicative locations of where housing growth (from a community preference perspective) may or may not be appropriate.

Based on community feedback, key insights the project team will need to consider further include:

- There have been some topics raised throughout Phase 1 consultation that are not within the scope of the Housing Strategy (e.g. township/settlement boundaries). The draft Strategy will need to clearly articulate where aspects of planning, land use and development can be influenced as part of this project.
- Articulating what population growth and housing change means in the Bass Coast context.
- Ensuring the principles succinctly communicate the policy embedded in the corresponding strategy (for example the various ways strategic context and services has been interpreted).

The project team have begun reviewing all of Bass Coast's residential areas to consider the appropriate level of housing change, based on the strategic principles and feedback provided by the community. This will inform the preparation of a preliminary residential development framework which will identify locations for different levels of housing change.

With consideration to community feedback, the project team have also commenced preparation of the draft Housing Strategy, including a detailed assessment of the existing policy setting for housing in Bass Coast, documenting who lives in Bass Coast and what our housing needs are over a 15 year planning horizon, and preparing objectives and strategies that articulate what is sought through each of the proposed principles and how they can be delivered in decision making.

Residential Development Framework

The Bass Coast Residential Development Framework will bring together the findings of the Neighbourhood Character Study and Housing Strategy as well as any other relevant strategic work, to develop a coherent strategic vision.

The Residential Development Framework will balance the outputs of these studies to identify minimal, incremental and substantial change areas for all residential settlements. This will inform the application of zones and overlays that are needed to ensure new development respects the identified preferred neighbourhood character of residential areas.

It is anticipated that the draft Residential Development Framework will be available for public comment following the finalisation of the Statement of Planning Policy in 2023.

Distinctive Areas and Landscapes Program and Statement of Planning Policy

On 23 October 2019, Bass Coast was declared a 'distinctive area and landscape' under the Planning and Environment Act 1987. This declaration requires the preparation of a Statement of Planning Policy (SPP) which identifies a long term vision, policy objectives and strategies, and strategic framework plan for guiding the future use and development of land within the declared area. It may also identify specific settlement boundaries and/or protected settlement boundaries in the declared area. This SPP is being prepared by the Department of Environment, Land, Water and Planning, with a draft having been released for public consultation in March 2022.

Given that the SPP seeks to make a number of major determinations on settlement boundaries across the municipality, and these will remain unresolved until the Minister of Planning has reviewed the Panel's recommendations, it will not be possible to accurately measure the future housing capacity of the municipality and determine the level of neighbourhood character protections that can be afforded until these matters have been resolved.

It has recently been announced that written public submissions to the draft Bass Coast Statement of Planning Policy and proposed Landscape Planning Controls have been referred to the Distinctive Areas and Landscapes Standing Advisory Committee, with public hearings commencing in March 2023.

As a result, the project team will continue to finalise the draft Neighbourhood Character Study, draft Housing Strategy and draft Residential Development Framework in the lead up to the public hearings and will evaluate whether any changes need to be made as a result of the Ministers decision before commencing with stage 2 community engagement on the projects.

3.2 Phase 2: consultation

Next steps

Over the coming months we will be reviewing and carefully considering all community and stakeholder feedback received to date. The project teams have begun developing the draft Neighbourhood Character Study and the draft Housing Strategy. Once complete, the following draft documents will then be made available for review and feedback by the community:

- Draft Neighbourhood Character Study
- Draft Design Guidelines
- Draft Housing Strategy
- Draft Residential Development Framework

During Phase 2 of the public consultation period, the following engagement activities are planned:

- Targeted consultation with key community stakeholder groups (e.g. the Small Coastal Township Alliance)
- A range of community engagement activities to be held at different locations across the Shire.
- An interactive mapping tool which will provide a summary of proposed neighbourhood character areas and proposed housing change areas for every residential property in Bass Coast.
- Opportunities for public feedback via survey/ feedback forms, submissions and other activities.
- Consultation with internal teams at Council and other external departments and agencies.

In addition to these consultation activities, we will be developing a range of communication materials which will explain and summarise key concepts. This will include summary materials, explainer videos and FAQs.

Ongoing dialogue

We are committed to ongoing dialogue with the community throughout the development of this project. Ahead of our second phase of engagement, we will be considering feedback and suggestions to identify further opportunities to ensure consultation remains accessible and representative of diverse demographic cohorts and perspectives.

The second phase of consultation is anticipated to launch following the finalisation of the Statement of Planning Policy in 2023.

Project updates will be provided on the Engage Bass Coast website <https://engage.basscoast.vic.gov.au>





engage.basscoast.vic.gov.au