

# Project overview



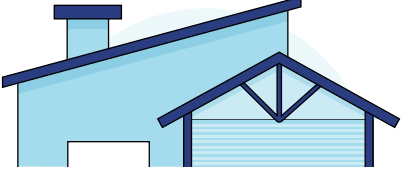
We have prepared the Draft Neighbourhood Character Study and Draft Housing Strategy for Bass Coast. Together, these two documents will ensure we can meet future housing growth and demographic change, while still ensuring new development reflects preferred character across the Shire.

## Why do we need to plan for housing growth and change?

To ensure Bass Coast Shire remains a great place to live, and our distinctive townships retain their unique character, we need to carefully plan for the future. We have limited space within our current townships, so we need to be smart with how we use our land to maintain a clear boundary between residential, environmental, and agricultural areas. This will require us to think differently about how we plan for housing. Below are just some of the key reasons why we need to plan for the future.



**47,408**  
**Population growth**  
Bass Coast’s population is projected to grow to 47,408 residents by 2036.



**8,000 - 10,000**  
**Planning for more homes**  
Over the next 15 years, Bass Coast is projected to require an additional 8,000-10,000 new dwellings.



**90%**  
**Greater housing choices**  
Currently, over 90% of houses are classified as separate houses. More housing choices are needed for our diverse community.



**40%**  
**Protecting our environment**  
By 2040, we aim to increase tree canopy cover to 40% across our townships to adapt our region to climate change.

## About the Neighbourhood Character Study

Bass Coast is a special place to live, made up of unique neighbourhoods, villages and townships, each with a distinct character. The Neighbourhood Character Study will ensure that new development appropriately responds to the valued characteristics of residential areas across Bass Coast.

### What it will do:

- ✓ Describe the characteristics of Bass Coast’s residential areas across nine identified Neighbourhood Character Precincts.
- ✓ Outline preferred character statements that identify valued features that should be respected by new development.
- ✓ Provide residential design guidance that will inform new planning controls in the Bass Coast Planning Scheme.

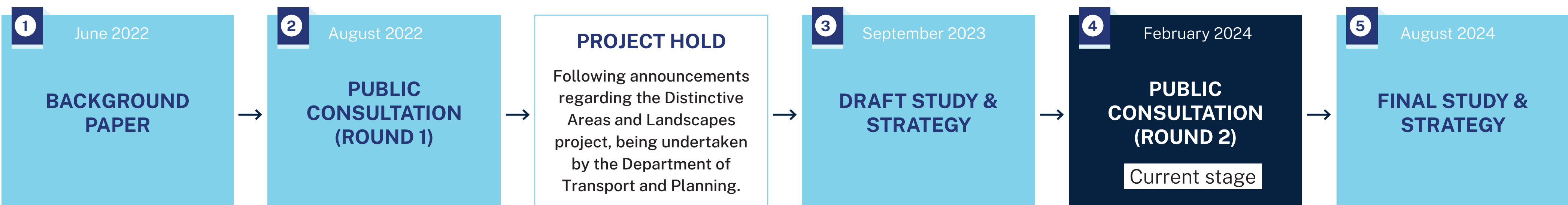
## About the Housing Strategy

The Housing Strategy will provide a 15-year plan that will guide the growth and change of residential areas within settlement boundaries across Bass Coast. It will ensure that new homes are directed to locations that have existing services and infrastructure.

### What it will do:

- ✓ Explain why planning for housing change and future growth is important.
- ✓ Guide the location of future housing growth across Bass Coast, informed by four overarching housing principles.
- ✓ Establish three housing change areas that direct where housing growth should occur or be avoided.
- ✓ Set out a list of actions to implement the strategy into the Bass Coast Planning Scheme.

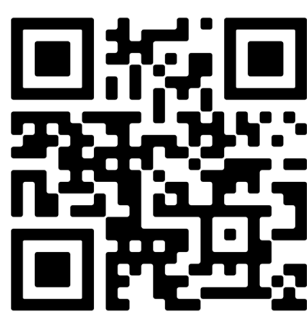
## Project timeline



HAVE YOUR SAY!

## Tell us what you think about the draft studies

Let us know what you think by scanning the QR code or visiting <https://engage.basscoast.vic.gov.au/neighbourhoodcharacterhousing>



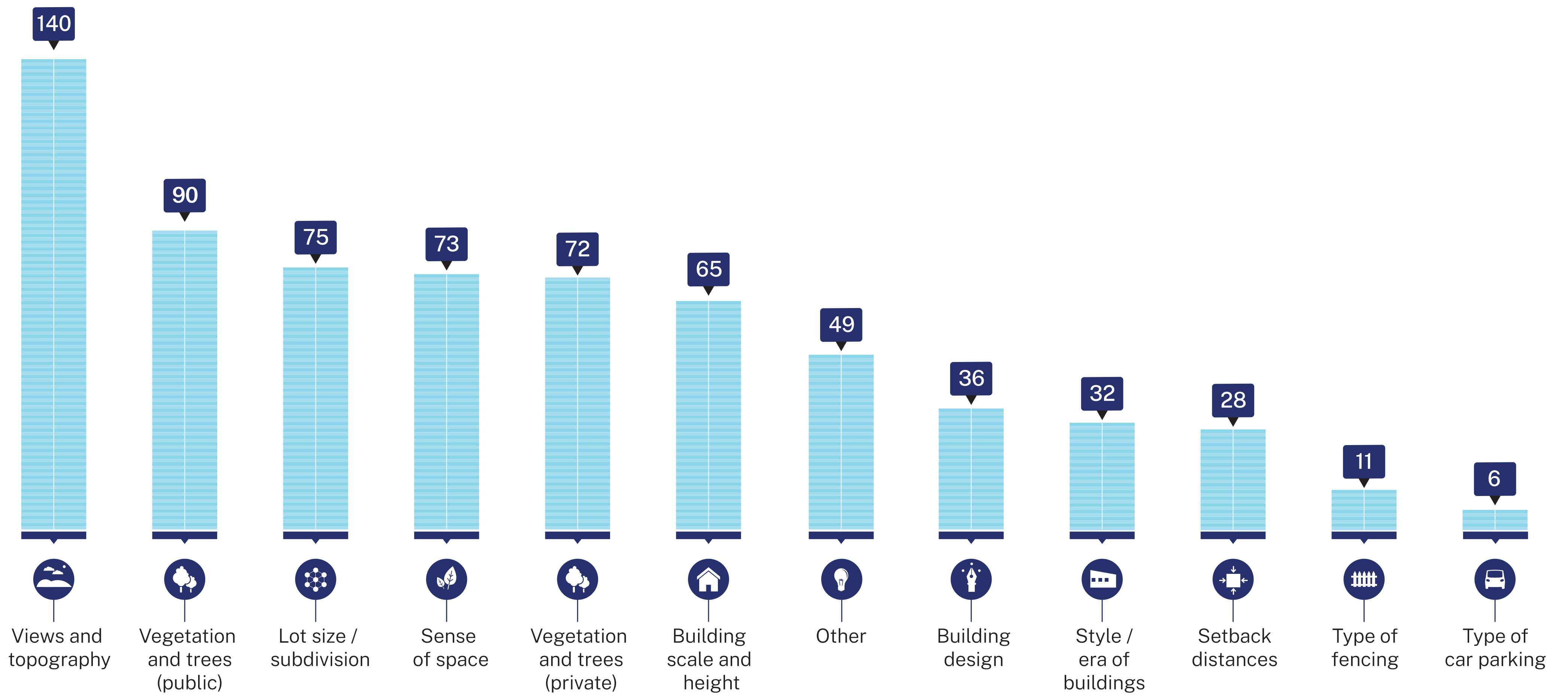


# What we've heard so far



In 2022, we asked you ‘*what makes Bass Coast a unique and special place to live*’. We also asked what is most important to consider when planning for future housing and population growth. During this first round of community consultation, more than 400 people shared their feedback and ideas. A summary of community feedback is provided below.

## What makes Bass Coast unique?



## What you told us

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

“Density OK if landscape and veg retained.

“I would like to see more small simple but well designed sustainable dwellings with more than one dwelling to a block.

“We don’t want ‘Melbourne-style’ development.

“Building materials should respond to the landscape and not stand out like a ‘sore thumb’.

“Parks [are] a great asset to our small community and provides a central hub for gatherings, children’s play and recreation.

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

### Find out more

You can read the full Consultation Summary Report online by scanning the QR code.



# Neighbourhood character



Neighbourhood character encompasses the way a neighbourhood looks and feels. It is created by a combination of landscape, vegetation, the built environment, history and culture. Nine neighbourhood character precinct profiles have been identified across Bass Coast Shire’s residential areas, outlined below.



## Bush Coastal 1

Spacious residential areas along and in close proximity to the coast, characterised by varied extents of coastal views. Features single and double storey bungalow style dwellings.



## Bush Coastal 2

Spacious residential areas along and in close proximity to the coast, characterised by varied extents of coastal views. Features Contemporary dwellings on generously sized lots.



## Bush Residential 1

Spacious residential areas defined by dense tree canopy and heavily informal vegetation in a bush setting. Features Bungalow dwellings with gable fronted roof forms.



## Rural Residential

Primarily consists of Contemporary dwellings interspersed with Inter-war and Post-war dwellings, inconsistently sited on large residential lots within rural settings and at edges of settlements.



## Coastal Contemporary

Residential areas characterised by consistently sited 2 storey modern dwellings in private garden settings and gridded street layout.



## Bush Residential 2

Spacious residential areas defined by dense tree canopy and heavily informal vegetation in a bush setting. Features Post-war and Contemporary dwellings with hipped and flat roof forms.



## Coastal Residential

Residential areas with higher density development and a gridded street layout in coastal locations. Contemporary and modern dwellings dominate the precinct, interspersed by heritage dwellings.



## Garden Residential

Residential areas characterised by consistently sited dwellings in private garden settings with modern dwelling types dominating across the precinct, interspersed by heritage dwellings.



## Garden Court

Residential areas characterised by a mix of older style and Contemporary building types which are formally sited in private garden settings and curvilinear street layout (courts / cul de-sac).



### What is proposed for your property?

Scan the QR code to visit our online PolicyScape tool to find which neighbourhood character area applies to your property.



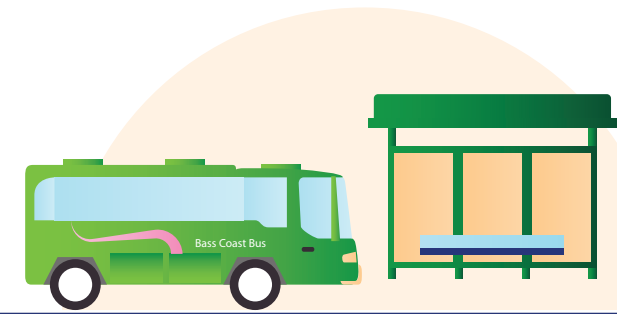


# Housing strategy



## Our principles to guide housing growth

The Draft Housing Strategy outlines a framework for managing housing growth over the next 15 years. It will be used to guide decisions about the type and location of residential development in the Shire. It is underpinned by four housing principles that have been developed based on a thorough review of existing policies and community feedback.



### PRINCIPLE 1

#### Urban infrastructure & connectivity

Aligning growth with infrastructure.



### PRINCIPLE 2

#### Environmental hazards & ecology

Building resilient communities in harmony with the environment.



### PRINCIPLE 3

#### Neighbourhood & landscape character

Celebrating the places we love.



### PRINCIPLE 4

#### Diversity & affordability

Accommodating existing and future residents.

## Housing change areas

The Draft Housing Strategy identifies three categories of ‘housing change’ that will provide certainty about where future growth will occur, or be avoided. It is important to remember that these change areas have been developed to be relative to Bass Coast’s unique context.



### Minimal change

Areas with special characteristics that distinguish them from other parts of the Shire. These areas are unsuitable for further density.

#### In Bass Coast this means:

- Avoiding development in areas with constraints relating to infrastructure, character or the environment.
- These areas include both existing areas without capacity for further change as well as greenfield development areas where services cannot be accessed without a car.
- Building scale will predominantly be single detached dwellings.
- Subdivision and multi-dwelling developments will be discouraged.



### Incremental change

Areas where housing growth will occur organically within the context of existing or preferred neighbourhood character.

#### In Bass Coast this means:

- These areas have capacity for housing growth and diversity, but are not the ‘focus’ of housing growth.
- Lots may be smaller to allow for more ‘compact’ living.
- These areas are primarily located within larger settlements, as well as part of the urban core of smaller towns.
- Some low-rise flats or shop-top housing may be appropriate.
- Housing types will be predominantly detached or semi-detached with some multi-unit developments.



### Substantial change

Areas that will experience the most housing growth as they are best located to jobs, services, facilities and public transport.

#### In Bass Coast this means:

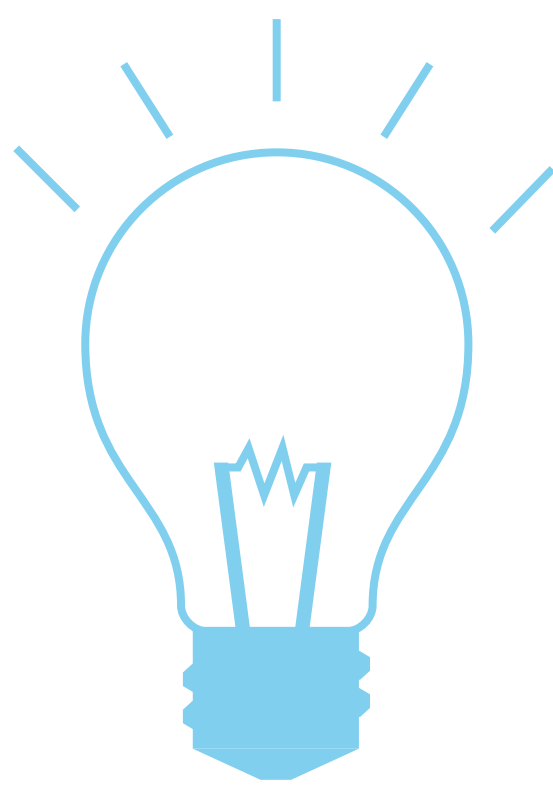
- Improved affordability and increased housing diversity.
- Increased housing supply will be directed to Cowes, San Remo, Inverloch and Wonthaggi.
- Walkable and more vibrant neighbourhoods.
- More housing choice including low and medium scale apartments, townhouses and unit developments.
- Detached housing and low-density subdivision will be discouraged.



# Share your feedback



Do you have any feedback you would like to share about the Draft Neighbourhood Character Study or the Draft Housing Strategy? Please post your feedback below!



POST YOUR IDEAS AND  
FEEDBACK HERE



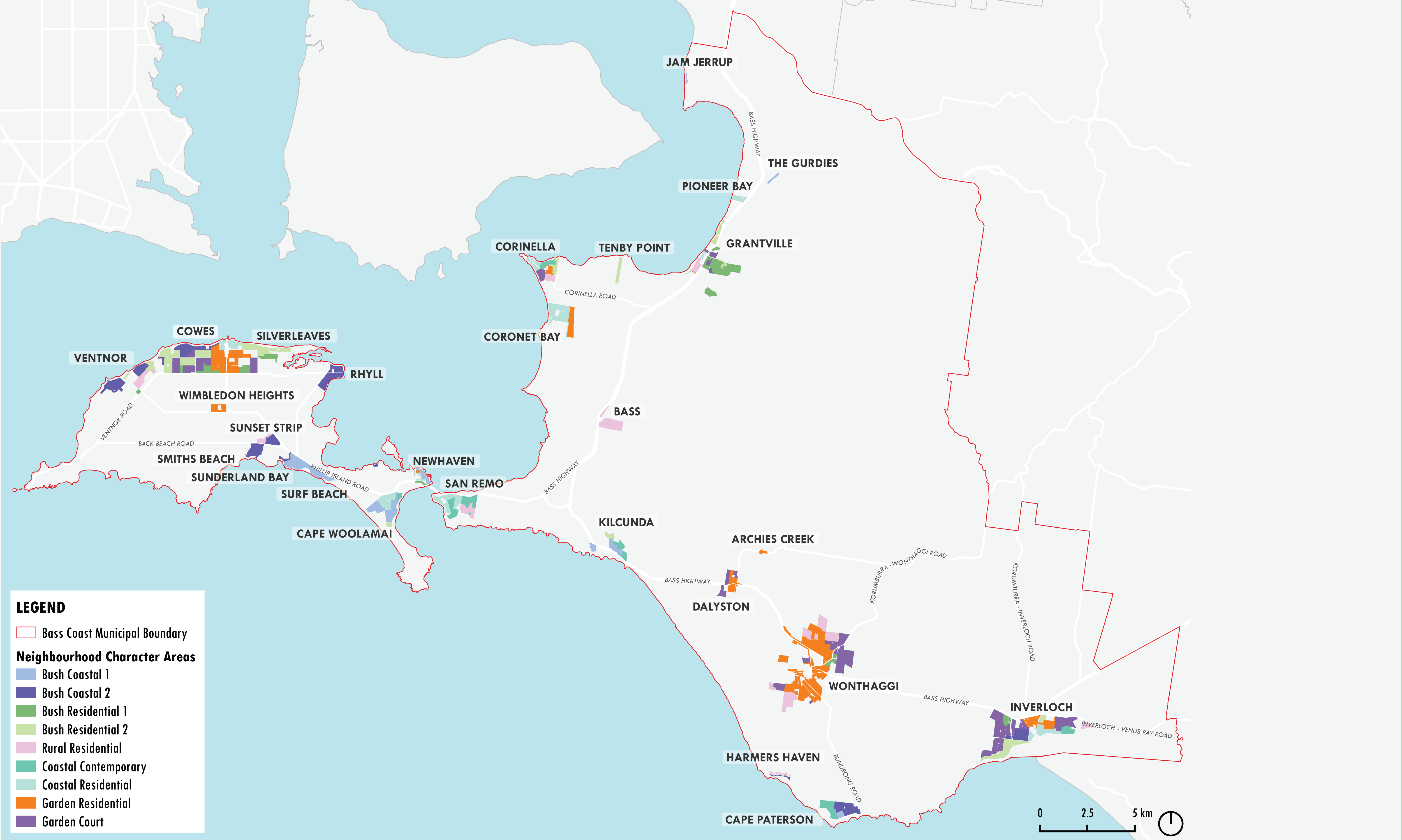
## Complete our online neighbourhood character and housing survey

Please visit Engage Bass Coast to complete a short survey, watch our explainer video, view the full draft studies or find out more about the project.





# Neighbourhood character areas





# Housing change areas

