

Bass Coast Neighbourhood Character Study

Background Report

August 2022



Acknowledgement of Country

Bass Coast Shire Council acknowledge the Bunurong as the Traditional Owners and Custodians of the lands and waters, and pays respect to their Elders past, present and emerging, for they hold the memories, the traditions, the culture and Lore.

Bass Coast Shire Council celebrates the opportunity to embrace and empower the Aboriginal and/or Torres Strait Island Communities in their diversity.

Bass Coast Shire Council will create opportunities for future recognition and respectful partnerships that will honour the Traditional Owners and Custodians, and Aboriginal and/or Torres Strait Islander Peoples.

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1.0 Introduction

1.1 Project Overview

The Bass Coast is one of Victoria's fastest growing regional municipalities. It is located approximately 130 kilometres south-east of Melbourne and covers an area of just over 800 square kilometres.

It is predominantly a coastal municipality in a landscape setting that is defined by the foreshore habitats of Bass Strait, the Bunurong Coast, Western Port and Anderson Inlet. The unique coastal areas are complemented by rural hinterland, river flats and the Strzelecki Foothills.

Within these environs are a number of different settlements, each with distinct attributes and communities. The character of these settlements and the lifestyles that they offer make them highly desirable places for people to live, work and visit. In 2016 (at the time of the last census count), the main centres, Wonthaggi, Cowes, Inverloch, San Remo and Grantville, were serving a local population of close to 32,804 residents as well as more than 3.4 million visitors who arrive in Bass Coast each year.

For these reasons, managing neighbourhood character in Bass Coast will be different and require a tailored response in comparison to metropolitan Melbourne. The Neighbourhood Character Study will seek to capture the unique values and distinctive attributes within each of Bass Coast's settlements, and to develop planning controls that will ensure new residential development is responsive to its context.

To achieve this, the Study will:

- Develop a methodology for identifying neighbourhood character areas within Bass Coast
- Identify and define the distinctive and valued attributes of neighbourhood character within Bass Coast's settlements, with consideration of broader landscape and township character attributes
- Identify and define the different neighbourhood character areas as unique to Bass Coast
- Develop preferred character statements, objectives and guidelines for all character areas within Bass Coast

Upon completion of the Study, residentially zoned areas will be supported by preferred character objectives and design guidelines, driven by the views of the local community, that can be incorporated into the Bass Coast Planning Scheme.

Bass Coast Region as a Distinctive Area and Landscape

Part 3AAB of the Planning and Environment Act 1987 came into effect on 30 May 2018 and allows for the Governor in Council to declare an area of Victoria a 'distinctive area and landscape'.

On 23 October 2019 the Governor in Council, under section 46AO(1) the Act and on the recommendation of the Minister for Planning, declared the municipal boundary of Bass Coast, including a 600 metre buffer seaward from the coast, a 'distinctive area and landscape'.

This declaration acknowledges that Bass Coast includes the majority of attributes identified in the Act, which are under significant or irreversible land use change that would affect the environmental, social or economic value of the area. These attributes include: outstanding environmental significance; significant geographical features; heritage and cultural significance; natural resources or productive land of significance; and strategic infrastructure or built form of significance.

As Bass Coast has been declared, the Act requires the preparation of a State of Planning Policy (SPP) which responsible public entities must have regard for when making decisions on land use and development within the Shire. The SPP will include a long-term vision of at least 50 years, policy objectives and strategies to achieve the vision, and a strategic framework plan for guiding the future use and development of land in the declared areas. The Draft SPP was released for public comment between Thursday 3 March 2022 and Friday 29 April 2022.

The Draft SPP (once finalised) will directly influence the location and type of residential development that can be accommodated in the municipality due to the proposed introduction of protected settlement boundaries. With the land available for greenfield development restricted, greater pressure will be placed on infill development within established settlements. This heightens the need for this study to be undertaken, to ensure that appropriate planning controls and policies are in place to protect the valued attributes within in our townships where new development is proposed.

Project Stages

This project will be undertaken over the following stages:

- 1 Project Inception
- 2 Background Report
- 3 Broader Public Consultation
- 4 Draft Residential Development Framework, Neighbourhood Character Study and Neighbourhood Character Guidelines
- 5a Targeted Consultation Sessions
- 5b Broader Public Consultation
- 6 Interrogation of Preferred Neighbourhood Character Statements and preferred design guidelines
- 7 Final Residential Development Framework, Neighbourhood Character Study and Neighbourhood Character Guidelines
- 8 Statutory Implementation Report

◀ We are here

What is a neighbourhood character study?

A neighbourhood character study is undertaken to identify, and support actions to achieve, appropriate development outcomes in the public and private realms of residential areas.

A street by street survey and desktop analysis of the street layout, built form and landscaping is undertaken as part of the Study and is used to inform the identification of character types and more detailed character areas, through consistent attributes and community input.

A Neighbourhood Character Study carefully considers character area boundaries and identifies where 'special character areas' may require further protection or investigation through planning policy and planning controls.

The identified character types and areas are then used to develop 'preferred character' statements, objectives and design guidelines that can be implemented through the Planning Scheme.

Benefits of a neighbourhood character study

The population of those living in and visiting Bass Coast is expected to continue growing, with the area forecast to have a population of close to 48,140 residents by 2036. This population growth will result in demand for more than 10,000 additional dwellings which will place pressure on infill development, given that greenfield development areas are close to being exhausted.

This means that Bass Coast Shire Council will be faced with the challenge of needing to properly plan for and accommodate population growth, whilst also ensuring that appropriate planning policies and controls are in place to protect the valued attributes within in our townships where new development is proposed.

Although Bass Coast benefits from an advanced planning framework, there is limited guidance in the Bass Coast Planning Scheme about what preferred neighbourhood character is and how new development can appropriately respond to its context.

Currently, Council relies on broad-brush local policy in its Municipal Planning Strategy and controls in the form of Design and Development Overlay (DDO) schedules to control building heights and site coverage. As policy and controls apply to vast areas across the Shire, they do not distinguish the variations in built form and landscape features that exist within individual settlements. In areas where DDOs are not applied, there is very limited neighbourhood character direction provided by planning policy. There is also a question of how these policies and controls are interpreted by decision makers and the community alike. While in essence they have been applied to areas that have been identified as requiring consideration be given to particular built form and landscaping elements, their drafting is not as clear in how new developments need respond. This makes it very difficult to argue against proposals that include high site coverage, reduced side and front setbacks and high levels of hard surfacing, despite them clearly having potential to alter the existing character in settlements. This heightens the need for responsive planning policy and controls that better manage development outcomes within settlements.

It is important that a detailed Shire-wide Neighbourhood Character Study is undertaken so that tailored direction can be provided for new residential development.

1.2 Housing and Neighbourhood Character

As Council must plan to accommodate projected population growth over at least a 15-year period, it is important to ensure that the outcomes of the Neighbourhood Character Study do not prejudice the delivery of housing required to meet the future needs of the Bass Coast Community.

To address this, Council is currently undertaking three concurrent pieces of work: a Housing Strategy, a Neighbourhood Character Study and a Residential Development Framework.

The Housing Strategy will be a long-term plan to manage housing growth and change across all residential areas in Bass Coast. It will identify what our housing needs are, where housing growth and changes to residential density can occur based on a set of clearly defined principles and will help define the degree of change within our settlements.

The Neighbourhood Character Study (for which this background report forms a part of) involves a detailed assessment of neighbourhood character in Bass Coast's residential areas and the preparation of preferred character objectives and design guidelines that will guide the character of new residential developments. Bass Coast benefits from having recently completed a Landscape Character Assessment and Township Character Assessment which will also be considered in the drafting of design guidelines and preferred character statements.

The Residential Development Framework will balance the outputs of the Housing Strategy and Neighbourhood Character Study 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.

1.3 Purpose of this Report

This report will examine the existing strategic policy context, as well as the key characteristics of residential neighbourhoods in Bass Coast. This includes identification of emerging issues and threats to the character of these areas. The analysis will be informed by a review of relevant State and local policies, strategies and plans, VCAT decisions and Panel reports and GIS mapping data.

The report will lay the groundwork for site surveys and the identification of Neighbourhood Character Areas and Design Guidelines. It is the outcome of research by both Council and Ethos Urban and is intended to help inform the community's understanding of neighbourhood character as it relates to Bass Coast.

This Background Report provides the following:

- Review of existing strategies
- Review of significant VCAT and Planning Panel decisions
- Methodology for preparing the draft Neighbourhood Character Study
- Proposed consultation process
- Key threats to character overview (shire-wide)
- Identification of settlement specific issues relating to:
 - Demographics
 - Existing conditions
 - Vegetation coverage
 - Lot analysis
 - Dwelling age
 - Planning permit activity
 - Existing built form frameworks (planning zones and overlays)

Bass Coast Snapshot



38,825 current residents



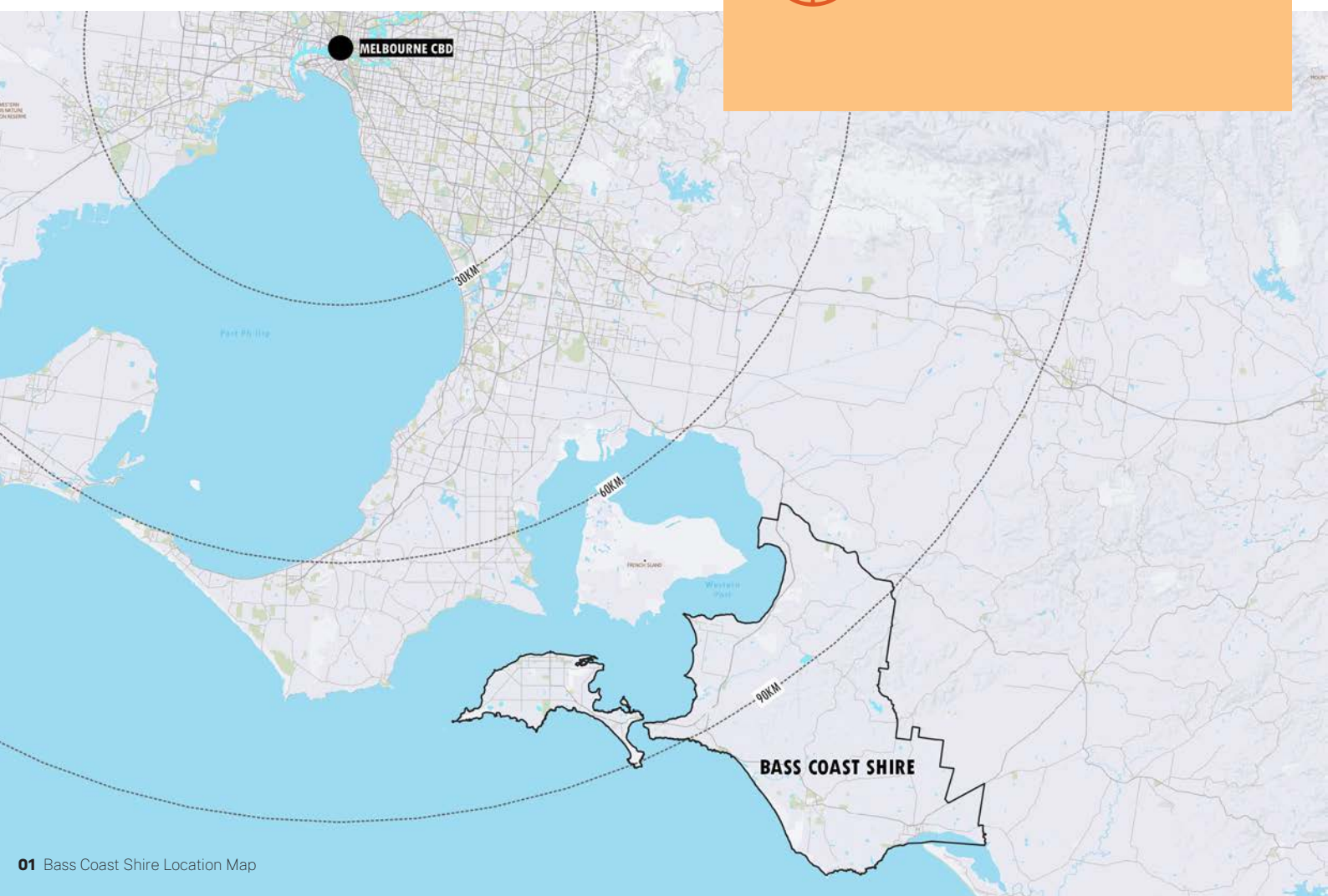
27% (10,480) projected population growth between 2021-2036



10,000 projected dwellings required by 2036



75km south-east of Melbourne CBD

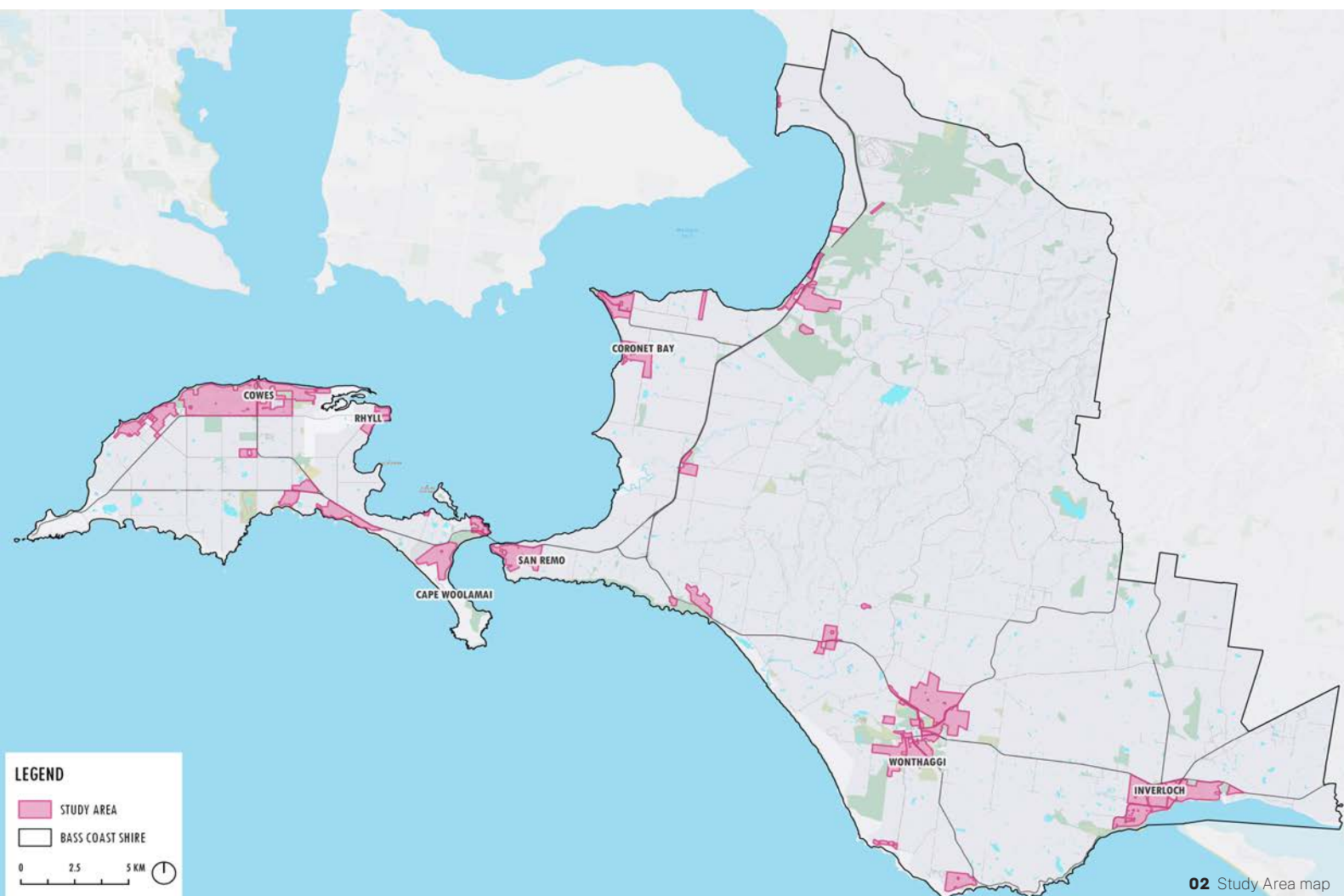


1.4 Study Area

The Study Area for the project encompasses all residentially zoned land within the Bass Coast Shire. That is, land in the General Residential Zone, Residential Growth Zone, Mixed Use Zone and Low Density Residential Zone.

The residential localities that make up Bass Coast comprise:

- Archies Creek
- Bass
- Cape Paterson
- Caper Woolamai
- Corinella
- Coronet Bay
- Cowes and Silverleaves
- Dalyston
- Grantville and Adams Estate
- Harmers Haven
- Inverloch
- Jam Jerrup
- Kilcunda
- Newhaven
- Pioneer Bay
- Rhyll
- San Remo
- Smiths Beach
- Sunderland Bay & Surf Beach
- Sunset Strip
- Tenby Point
- The Gurdies
- Ventnor
- Wimbledon Heights
- Wonthaggi



Historical Context

The Bass Coast Shire occupies the traditional country of the Bunurong people (of the Boonwurrung language group), who are one of the five tribes that make up the Kulin Nation. Ancestors of the Bunurong people have occupied the area for in excess of 35,000 years.

Bunurong people live at one with the environment and are guided by a deep spiritual connection to the land and waters. In traditional culture the Bunurong lived in small bands, moving to seasonal camps as necessary, and meeting up with other groups for purposes such as trade, marriages and meetings.

At the time the British invaded their country in the 1830s, Bunurong people occupied a large area of country, their territory covering a large part of present-day Melbourne, extending to the Werribee River in the west, as well as the Mornington Peninsula and Western Port, and including the waters of Port Phillip Bay and Western Port Bay.

There are currently 640 Aboriginal places within the area occupied by Bass Coast Shire that are recorded on the Victorian Aboriginal Heritage Register. Known places of cultural heritage significance are concentrated along the coast, and they include stone artefact scatters, shell middens, burial sites and culturally modified trees. These places are important physical evidence of the Bunurong people's long history.

Bass Coast Shire also has a richly layered post-European settlement history that dates back to some of the earliest European settlement activity in Victoria.

From at least 1798, Bunurong people saw ships passing in Bass Strait and had encounters with the strangers who came ashore. This included sealers and whalers, and British naval officers and their crews and convict servants.

The early 1800's saw the beginnings of European exploration on the south coast of Australia and the establishment of convict-era settlements. These settlements included Churchill Island, Phillip Island and Fort Dumaesq (present-day Rhyll) and Corinella.

The development of settlements in Bass Coast Shire was initially in response to pastoral settlement in the area, but also to support the early fishing and timber industries. The Bass River, which provided access to important timber resources, supported a number of small settlements in the late nineteenth century. In the late 1800s and early 1900s, the advent of the railway and the State Coal Mine influenced development patterns. The extension of the railway line to Wonthaggi in 1910 helped to establish townships at Woodleigh, Kernot, Almurta, Glen Forbes, Woolamai

and Anderson. In the inland settlements, the population was mostly concentrated around farming and grazing areas.

Early housing was generally modest, with a scattering of better-quality homes on Phillip Island. The development of housing in the 'model town' of Wonthaggi followed a slightly different course, including planned and staged development from 1910. Here, housing was designed along class lines to some extent – with simple timber cottages for miners and larger more comfortable homes for the professional class.

The development of housing at Wonthaggi was atypical for Victoria. The Victorian Government leased house blocks to miners, which were subject to various conditions in line with the model township. Within three years of securing a lease, a building of some kind needed to be erected on the site.

The satellite suburbs of Hicksborough, Dudley, and North Wonthaggi were outside the boundary of the planned township and were opened up for land speculation. They were not subject to the conditions of the model township, and many old miners' cottages from Jumbunna and Outtrim were moved by bullock wagon to be relocated in these areas.

Housing in the Bass Coast Shire has had a long history of recycling and re-use of old building material, beginning with the scavenging of bricks in the 1840s from the early convict settlement at Corinella. There is also a long tradition of making-do, and using what is available, and a long practice of house relocation: houses were moved to Wonthaggi from the surrounding area, and then later when mining was in decline they were moved from Wonthaggi to Inverloch. There have also been examples of novel use of natural materials. Shells, for example, were in abundance on Phillip Island where they were used to decorate fences and to pave make garden paths.

Housing stock in Bass Coast Shire continues to be relatively homogenous in present-day, and primarily comprises separate dwellings which in 2016 made up 91% of the housing stock.

Bass Coast has a lower average household size when compared with Regional Victoria, reflecting the high proportion of single and couple households (and older residents).

Over the past 5 years, Bass Coast has experienced an average of 648 dwelling approvals per annum. Approvals rates have been higher since the commencement of the COVID pandemic.

To date, residential development activity in Bass Coast has been heavily weighted towards greenfield housing at conventional densities in the General Residential Zone (approximately 500-800sqm lots), however, many established areas are starting to

experience infill development by way of 2-5 lot subdivisions.

Although infill and medium density housing currently makes up a small proportion of the development activity in Bass Coast (less than 6%), proposed apartment developments are emerging in certain locations such as Cowes and San Remo.



03 Miners Cottages in Wonthaggi

2.0 Strategic Context

2.1 Bass Coast Planning Scheme

Planning Scheme Policy

The Planning Policy Framework (PPF) of the Bass Coast Planning Scheme provides context and guidance on future development within the Shire. It covers a range of themes, including settlement, environmental and landscape values, environmental risks and amenity, natural resource management, built environment and heritage, housing, economic development, transport and infrastructure.

Of relevance to this project, are the directions set for neighbourhood character through state and local policy.

At a State level, Clause 15.01-5S contains an overall objective to recognise, support and protect neighbourhood character, cultural identity, and sense of place. This is reinforced at a local level through Clause 15.01-5L which contains strategies encouraging development to respect and not detract from established and valued character, as well as strategies that apply quite broadly across individual settlements.

While these are a useful starting point to encourage new residential development to consider character in their design responses, a key issue is that there is no specific policy that describes existing or preferred character within Bass Coast's settlements, or policy that guides how new development can be designed to respect it.

Planning Scheme Controls

The Bass Coast Planning Scheme contains a number of zones (to guide land use) and overlays (to identify certain areas where a special feature is present in the built or natural environment that may warrant additional protection).

Zones and overlays can set out certain requirements that must be met or matters that Council must consider before deciding to grant a planning permit for new development. These requirements and matters can apply to proposals for changing land uses, subdivision of land, construction of new buildings and other changes to the land.

Council can, through planning scheme amendments, tailor some parts of zone and overlay provisions to achieve specific built form outcomes.

The following zones and overlays are prevalent within Bass Coast's settlement boundaries, and their various requirements (for the siting and design of new buildings) can have an influence on character.

Zones

The Residential Zones applicable to the Study, include:

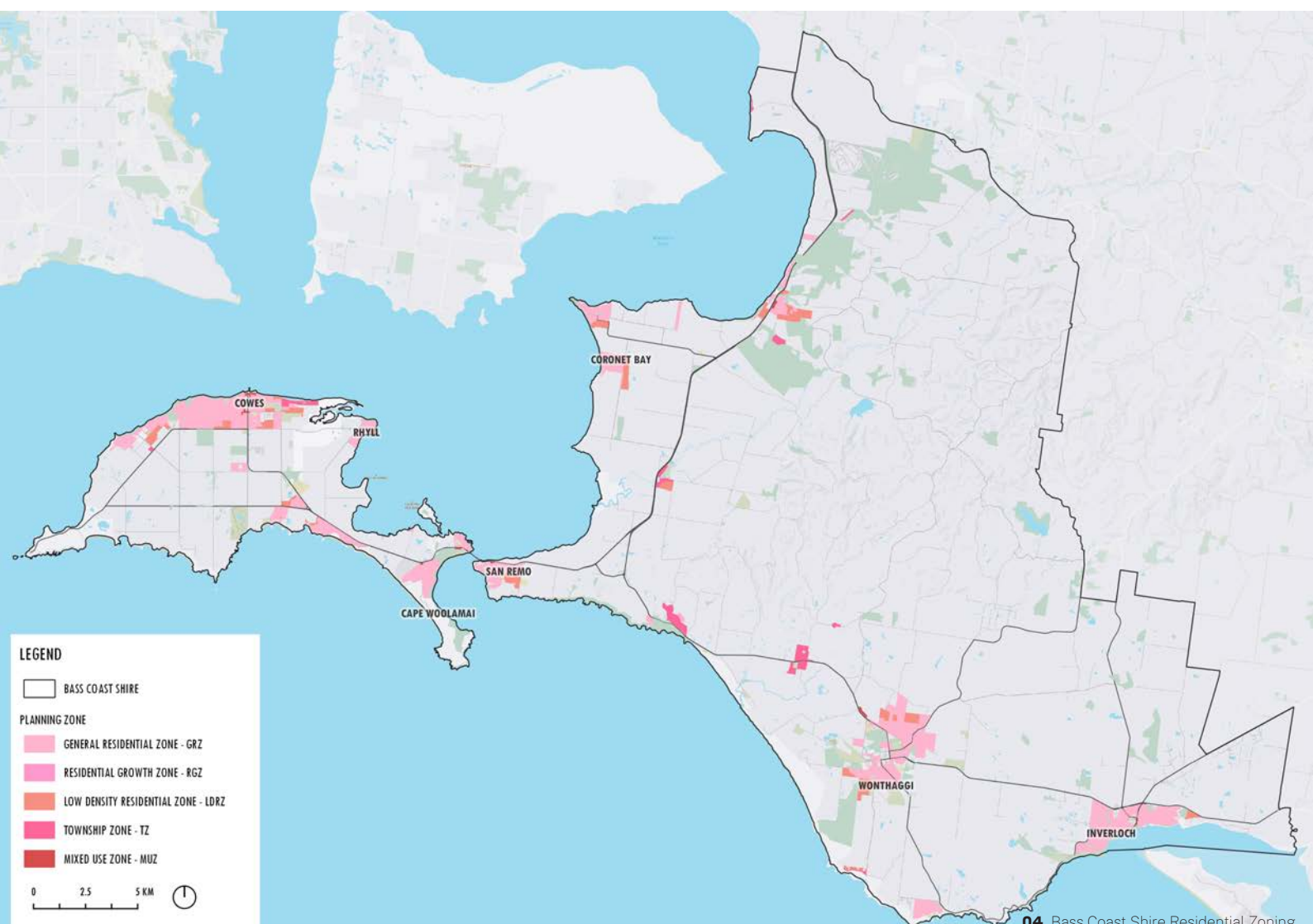
- General Residential Zone (GRZ)
- Residential Growth Zone (RGZ)
- Low Density Residential Zone (LDRZ)
- Township Zone (TZ)
- Mixed Use Zone (MUZ)

General Residential Zone (GRZ)

The predominant residential zoning within Bass Coast Shire is the General Residential Zone (GRZ). Typical housing development within the GRZ includes single detached dwellings and multi detached dwellings, with the occasional unit complex closer to town centres in the likes of Cowes and San Remo. There is a maximum mandatory building height of 11 metres and 3 storeys, unless specified otherwise in a schedule to the zone. Rescode requirements must be met for dwellings and subdivisions. There is an opportunity to introduce neighbourhood character objectives and to vary rescode requirements relating to street setback, site coverage, permeability, landscaping, side and rear setbacks, walls on boundaries, private open space and front fence height. These standard built form requirements have not been varied in Bass Coast.

Residential Growth Zone (RGZ)

The Residential Growth Zone applies to a select number of sites around the periphery of the Cowes Activity Centre, allowing for increased densities given proximity to commercial services and facilities. Typical housing development includes unit complexes and larger scale single detached dwellings. There is a maximum mandatory building height of 13.5 metres, unless specified otherwise in a schedule to the zone. Rescode requirements must be met for dwellings and subdivisions. There is an opportunity to introduce design objectives and to vary rescode requirements relating to street setback, site coverage, permeability, landscaping, side and rear setbacks, walls on boundaries, private open space and front fence height.



Low Density Residential Zone (LDRZ)

The Low Density Residential Zone (LDRZ) applies generally to areas on the periphery of the existing GRZ land. Typically the LDRZ provides for low density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater on site. Typical housing development includes single storey detached dwellings. There are no requirements for building height and building height cannot be specified in a schedule to the zone. Limited rescode requirements must be met for subdivisions. There are no opportunities to vary rescode requirements.

Township Zone (TZ)

The Township Zone applies as the predominate residential zone in the Shire's smaller settlements, particularly where separation of land uses (between residential, industrial and commercial) is not as critical to the function of town. Building height is discretionary and defaults to Clause 54 and Clause 55 standards (9 metres) if nothing is specified in the schedule. Rescode requirements must be met for dwellings and subdivisions. There is an opportunity to introduce design objectives and to vary rescode requirements relating to street setback, site coverage, permeability, landscaping, side and rear setbacks, walls on boundaries, private open space and front fence height. These standard built form requirements have not been varied in Bass Coast.

Mixed Use Zone (MUZ)

The Mixed Use Zone (MUZ) provides for a range of residential, commercial and industrial uses that complement the role and function of activity centres. There are no requirements for building height, however, a maximum building height can be specified in a schedule to the zone. Rescode requirements must be met for dwellings and subdivisions. There is an opportunity to introduce design objectives and to vary rescode requirements relating to street setback, site coverage, permeability, landscaping, side and rear setbacks, walls on boundaries, private open space and front fence height. These standard built form requirements have not been varied in Bass Coast.

Overlays

Heritage and Built Form Overlays:

- **Heritage Overlay (HO):** identifies, conserves and enhances heritage places of natural or cultural significance and to ensure development does not adversely affect the significance of heritage places.
- **Design and Development Overlay (DDO):** identifies areas which are affected by specific requirements relating to the design and built form of new development.
- **Development Plan Overlay (DPO):** identifies areas that require future use and development to be outlined on a development plan, before a permit can be granted.

Environmental and Landscape Overlays:

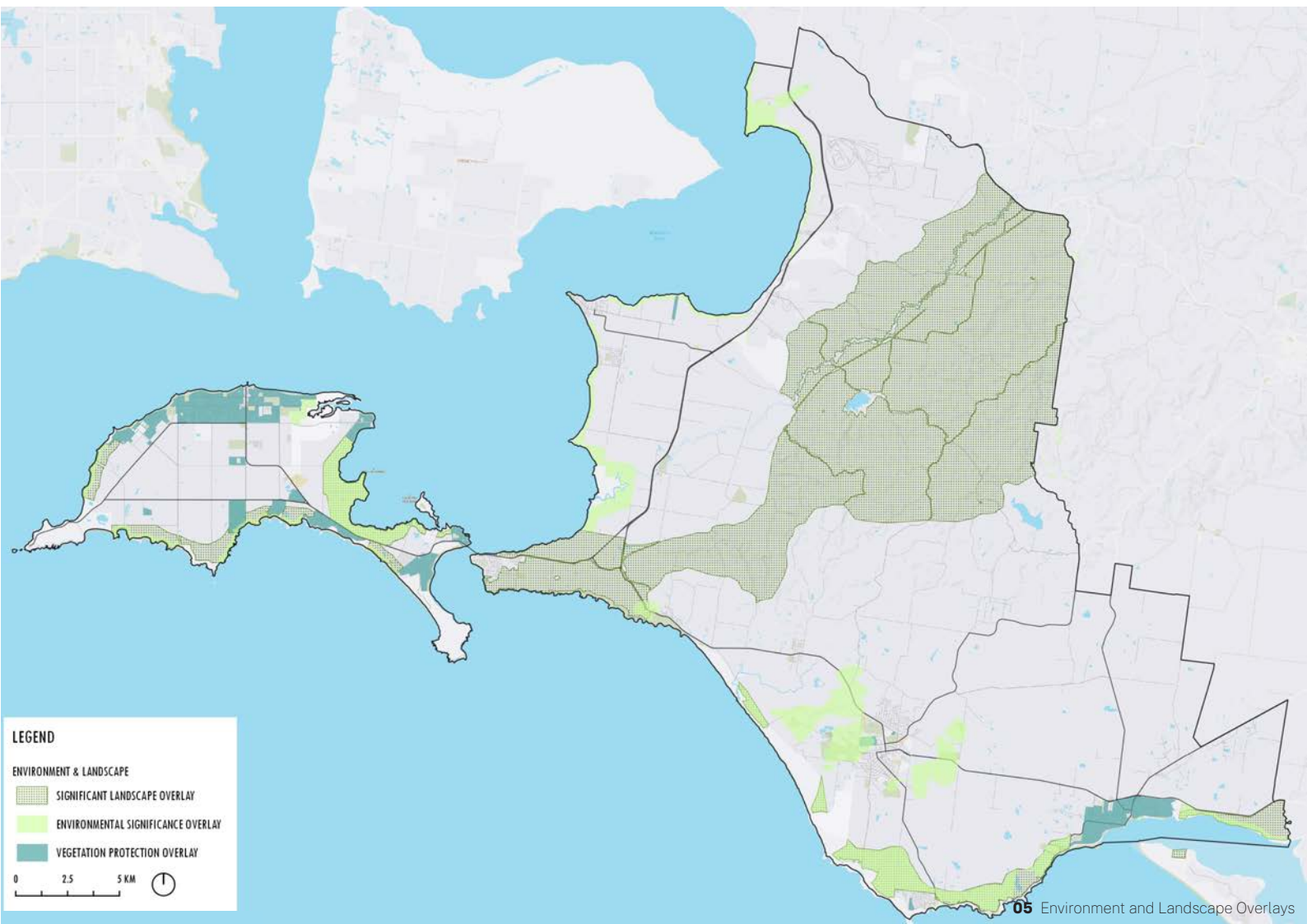
- **Environmental Significance Overlay (ESO):** identifies areas where development may be affected by environmental constraints and ensures that development is compatible with environmental values.
- **Vegetation Protection Overlay (VPO):** identifies areas of existing significant vegetation and encourages regeneration of native plants and trees.
- **Significant Landscape Overlays (SLO):** identifies and protects the character of significant landscapes.

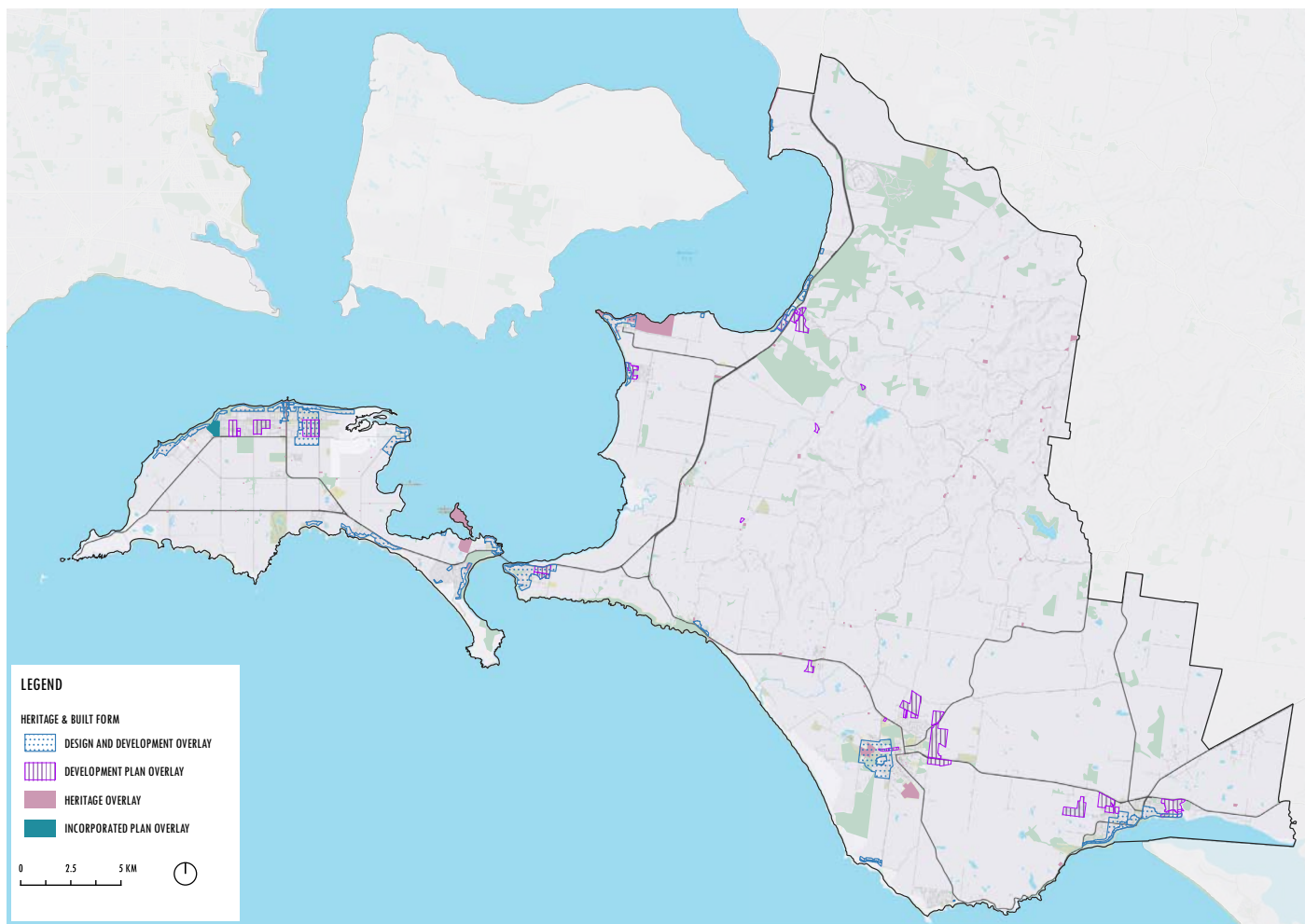
Land Management Overlays:

- **Land Subject to Inundation (LSIO):** recognises and protects riverine and coastal flood prone areas.
- **Bushfire Management Overlay (BMO):** identifies land where there is a high potential for bushfire risk.

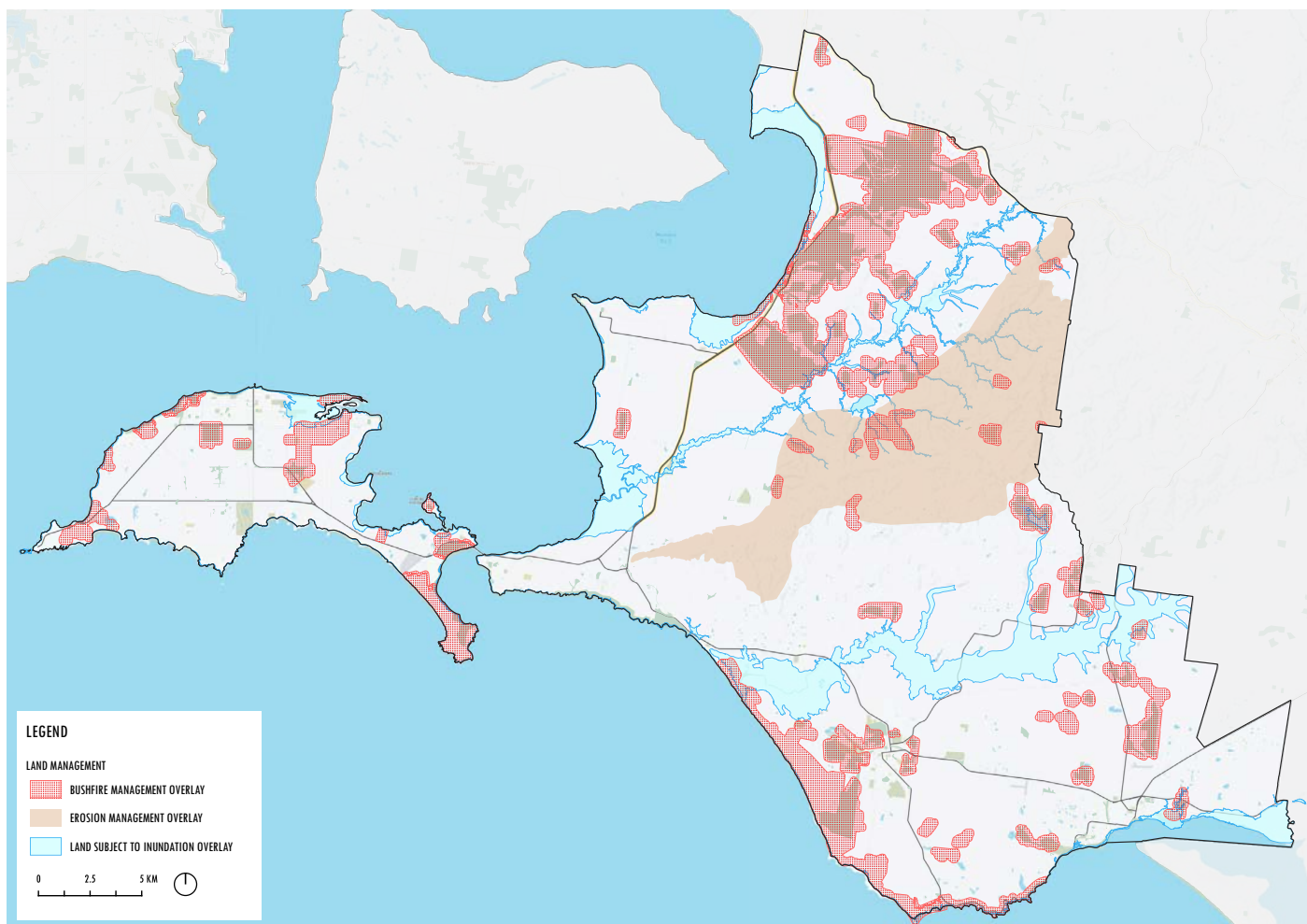
Other Overlays:

- **Restructure Overlay (RO):** identifies old and inappropriate subdivisions.





06 Heritage and Built Form Overlays



07 Land Management Overlays

Bushfire Management Overlay and the Bushfire Prone Area Designation

Much of Bass Coast is a Designated Bushfire Prone Area (BPA) under section 192A of the Building Act 1993 and sections of the Shire are also subject to a Bushfire Management overlay (BMO).

Exemptions apply to buildings built prior to 10 September 2009 and are set out in clause 52.12 (Bushfire Protection: Exemptions). The exemptions apply regardless of whether a permit is required to remove vegetation under any other provision of the planning scheme (e.g. clause 52.17: Native Vegetation, Vegetation Protection Overlay, Environmental Significance Overlay or the like). That is, the exemptions trump all other planning permit triggers, meaning that Council does not have the power to prevent the removal of vegetation covered by the exemptions.

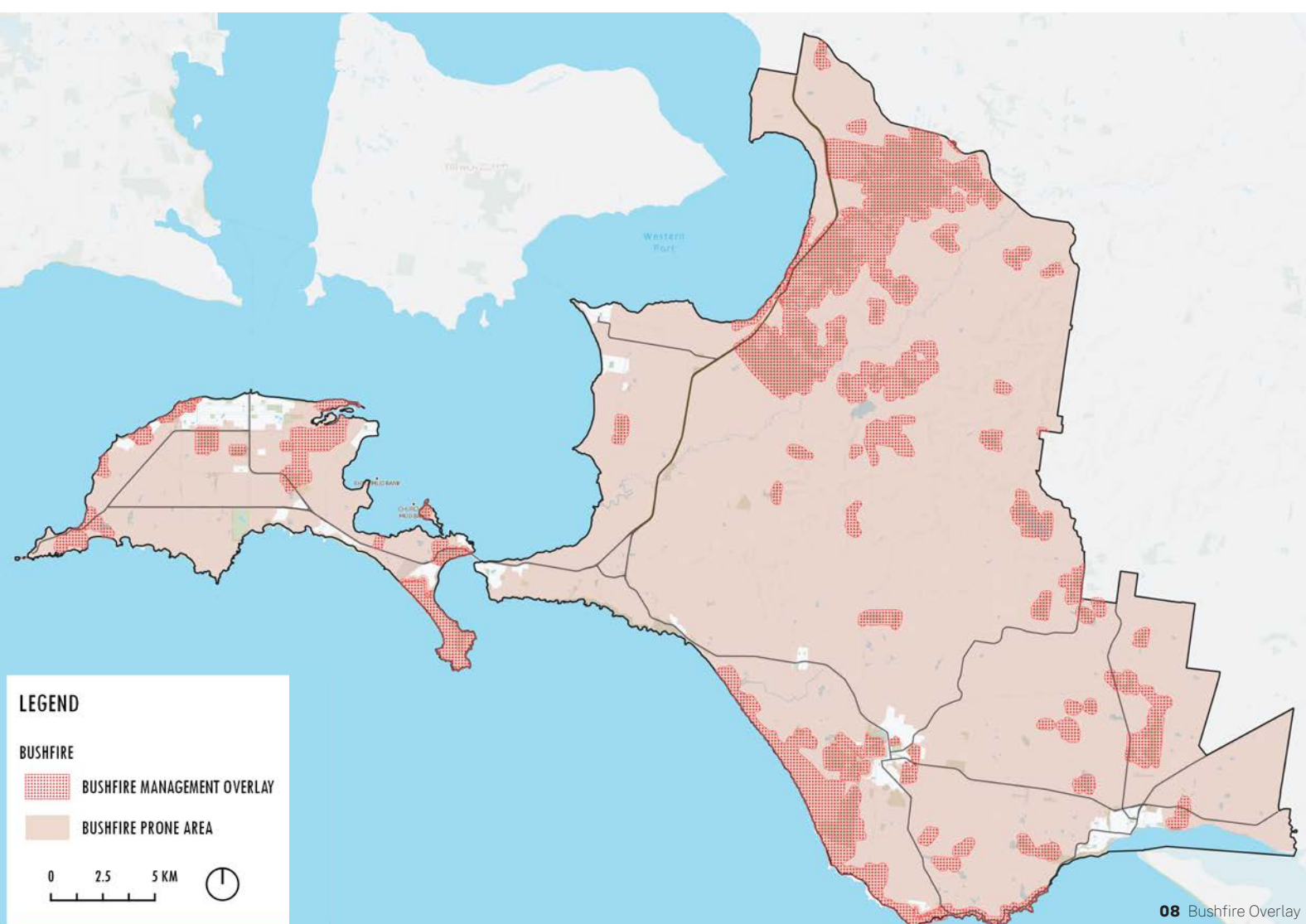
For land within the BMO, any vegetation can be cleared within 10

metres of building used for accommodation plus any vegetation (except trees) within 50 metres, provided that it was constructed or approved before September 2009.

For land mapped as BPA, vegetation can be cleared within 10 metres of a building used for accommodation plus any vegetation (except trees) within 30 metres.

Clause 52.12-2 also provides for an exemption allowing the removal of vegetation from along a fence for a combined maximum width of four metres either side.

While allowing residents to mitigate bushfire risk on their properties is integral to the protection of human life anecdotal evidence suggests that an unfortunate consequence is the impact on neighbourhood character. The cumulative impact of vegetation removal from individual properties poses a threat to the highly valued 'treed' character of Bass Coast.



2.2 Local Planning Scheme Amendments

New Format Planning Schemes

Prior to the approval of the new format Bass Coast Planning Scheme in 1999, six different planning schemes operated in the municipality, each with different height controls for residential and rural residential areas.

The New Format Planning Scheme sought to translate the height controls from these six planning schemes into a set of controls that were consistent with terminology and to remove ambiguity associated between the existing controls that referenced both heights and storeys in residential development.

Council initially proposed a schedule to the Design and Development Overlay (residential areas near the coast), and a schedule to the Environmental Significance Overlay (coastal areas) to control built form and vegetation removal within the coastal environment.

The Panel recommended that if it was built form outcomes Council wanted to influence, the Design and Development Overlay was appropriate, but if it was built form outcomes together with the protection of coastal values like vegetation, then the use of an Environmental Significance Overlay, or a combination of a Design and Development Overlay and Vegetation Protection Overlay may be appropriate.

It was decided to establish the Design and Development Overlay Schedule 1 and it was applied to land within 200 metres of the high water mark that was zoned Residential 1 and Low Density Residential. This distance was derived from the diverse coastal planning controls that applied in the former Cranbourne, Bass, Phillip Island, Wonthaggi and Woorayl Planning Schemes. This was complemented with a combination of Vegetation Protection Overlays which were to be viewed through future amendments.

Following approval of the new format Bass Coast Planning Scheme on 16 December 1999, Council determined that the location and provisions of Design and Development Overlay Schedule 1 should be reviewed. This was done through Amendment C4 which extended the control over land zoned Residential 1, Low Density Residential and Township based on updated topography, contour maps and site inspections, rather than the arbitrary 200 metres from high water mark that previously applied. It is clear from this amendment that the application of the control was intended to ensure that Council could assess the merits and visual impact any proposed development may have within proximity to the coast.

The intent of the provisions within the control remain largely the same within the most current version of the Bass Coast Planning Scheme.

It has, however, been recognised that the control lacks clear design guidelines and that there is tendency to avoid permit requirements by only building new dwellings up to 7 metres, sometimes with a consequence of poor design.

Relevant Amendments have been listed below. Further detail is provided in Appendix A.

- Amendment C005
- Amendment C046 pt.2
- Amendment C90
- Amendment C88
- Amendment C98
- Amendment C93
- Amendment C124
- Amendment C151

Key Findings

It is evident that while a multitude of strategic planning documents have been prepared to guide built form within our settlements, and the recommendations from these have largely been incorporated into the Bass Coast Planning Scheme via the aforementioned planning scheme amendments, they only discuss urban character attributes and set future directions at a high level and further detailed work needs to be done in this space to ensure adequate protection of neighbourhood character.

2.3 Neighbourhood Character Policy Context

Key Changes to Neighbourhood Character

The framework for assessing neighbourhood character, as set out by the Department of Environment, Land, Water and Planning (DELWP) continues to evolve. This influences the way neighbourhood character is assessed and implemented into Victorian Planning Schemes. The key changes affecting neighbourhood character, consist of a new methodology for assessing neighbourhood character, updates to the statutory framework and the assessment of neighbourhood character through ResCode.

Neighbourhood Character Assessment

The definition and assessment of neighbourhood character has been updated in Planning Practice Note 43. A qualitative assessment is used to assist with identifying features and characteristics of the neighbourhood character of an area. The assessment takes into account elements of the public and private realms and has informed the methodology for assessing neighbourhood character in Chapter 6 of this report.

Updates to Victorian Planning Provisions

In 2013, Amendment VC110 introduced new residential zones into the Victorian Planning Provisions. The new zones support a range of housing densities and cater to changing needs of households. Zones allow for local variations in the form of residential zone schedule to protect local neighbourhood character.

Planning Practice Note 90 highlights the interrelationship between a Housing Strategy and Neighbourhood Character Strategy. It introduced the concepts of minimal, incremental and substantial change areas, when planning for housing change. The identification of character types and areas in the Bass Coast Neighbourhood Character Study will inform and guide the location of likely housing change areas set out in the concurrent Residential Development Framework.

Assessment of Neighbourhood Character through ResCode

The operation of assessment provisions in ResCode are currently undergoing a process of reform. Clauses 54 and 55 provide Council with a template to assess applications for residential development. Updates to ResCode include the introduction of a new standard for assessing neighbourhood character.

Proposed ResCode Reforms

The Department of Environment, Land, Water and Planning (DELWP) are currently engaged in consultation in relation to the improvement and performance of the existing ResCode assessment at Clause 54 and Clause 55 of the Victorian Planning Provisions.

Changes could include providing head of power for Zone Schedules to specify performance measures for Neighbourhood Character (A1 & B1) and Detailed Design (A19 & B31). It is not yet clear how performance measures should be written for these standards.

2.4 Planning Practice Notes

This section summarises the relevant Planning Practice Notes (PPN). The PPNs define what is meant by neighbourhood character and inform the neighbourhood character methodology outlined in Section 6 of this report.

Practice Note 43 – Understanding Neighbourhood Character (DELWP, 2018)

Planning Practice Note 43 provides guidance for applicants, the community and councils about:

- Understanding what is meant by neighbourhood character; and
- Preparing or assessing a permit application for a residential development.

The PPN43 details the key attributes that cumulatively contribute to character. Importantly, PPN43 establishes that neighbourhood character is considered to be the cumulative impact of attributes in both the public and private realms. It is the relationship between these attributes, and how they physically appear on the ground, that is the most important consideration for neighbourhood character.



planning.vic.gov.au



10 Planning Practice Note 43

Practice Note 90 – Planning for Housing (DELWP, 2019)

Planning Practice Note 90 provides information and guidance about how to plan for housing growth and protect neighbourhood character.

Key points relevant to this Study include:

- Respecting character does not mean preventing change. In simple terms, respect for the character of a neighbourhood means that development should be designed in response to its context.

This report will identify qualities of the public and private realm that contribute to neighbourhood character in Bass Coast



11 Planning Practice Note 90

Practice Note 91 – Using Residential Zones (DELWP, 2019)

Planning Practice Note 91 provides information and guidance about the use of residential zones in addition to the local policies and overlays to implement strategic work and how best to make use of the key features of the residential zones.

Key points relevant to this Study include:

- Rather than specifying preferred neighbourhood character statements in local planning policy, objectives can be specified in a schedule to a residential zone to implement the preferred neighbourhood character.
- The Practice Notes suggests a DDO is also an appropriate tool particularly for managing preferred character.

Key findings of this study will consider how the existing zone schedules can be better utilised to protect and enhance neighbourhood character in Bass Coast.



2.5 VCAT Cases Summary

Appendix B provides a collation of specifically selected VCAT cases regarding neighbourhood character and built form across Bass Coast. It is not an exhaustive list of all matters that have gone to the Tribunal, but rather an indication of the common issues that have arisen over the recent years with regards to character in Bass Coast. A summary of the key issues highlighted by the cases is provided below.

Summary of Key Issues

- An identification of the lack of fine grain recognition of the elements that contribute to character or overarching neighbourhood character policy.
- In those townships where character was more defined through the local planning policy framework, this has since either been outdated due to elapse in time or has not been prepared for all areas.
- The interpretation of the relationship between Schedule 1 and Schedule 9 of the Design and Development Overlays (DDO1 and DDO9) and neighbourhood character is variable, with the degree to which each relate to character variably interpreted by all involved. Most recently, the Tribunal (*Coleman v Bass Coast SC* [2022] VCAT 295) concluded that it was incorrect to apply neighbourhood character policy where a permit is not triggered under the zone.
- It has been observed that the development of large dwellings and substantial renovations with high site coverage, reduced side setbacks, high proportion of hard surfaces and less landscaping is altering the definition of the existing character of the townships (*Ritterman v Bass Coast SC* [2020], *Lt Corporation Pty Ltd v Bass Coast SC* [2020]). Importantly, it is the development of single dwellings rather than multiple dwellings which are altering the elements. Often the development of these dwellings, unless a permit is triggered pursuant to the DDO1 or DDO9, do not require planning permits and hence these elements cannot be considered by Council.
- As an example, the change in character in Surf Beach due to the absence of neighbourhood character policy can be observed by comparing the description of the character between *Kasputtis v Bass Coast SC* [2010] and *Ritterman v Bass Coast SC* [2020].
- In the absence of specific guidance on neighbourhood character, housing policy is often relied upon as blunt instruments for density as a means of achieving character. The weight of Clause 16.01-1L (previously Clause 21.06) in determining the appropriateness of a proposal for medium density has been consistently dismissed by the Tribunal.
- Policy contains competing interests for infill development and the retention of character. The desire to retain neighbourhood character competes with the strong emphasis (see *Freedom90 Pty Ltd v Bass Coast SC* [2010] VCAT 1034) of Policy in providing for a diversity in housing through infill.

2.6 Strategic Documents

State/Regional

- Plan Melbourne 2017-2050
- Victoria's Marine and Coastal Policy 2020
- Siting and Design Guidelines for Structures on the Victorian Coast 2020
- Gippsland Regional Growth Plan, 2014

Local

- Design and Siting Guidelines for Coastal and Hinterland Areas, 1999
- Phillip Island and San Remo Design Framework 2003
- San Remo, Newhaven and Cape Woolamai Structure Plan 2010
- Cowes, Silverleaves, Ventnor and Wimbledon Heights Structure Plan, 2010
- Inverloch Design Framework 2011
- Bass Coast Strategic Coastal Planning Framework 2011
- Guidelines for building in mainland small coastal towns and Phillip Island small townships 2015
- Cowes Activity Centre Plan 2015
- Wonthaggi Structure Plan 2018 & Dalyston Structure Plan 2018
- Wonthaggi Activity Centre Plan 2021
- Bass Coast Township Character Assessment, 2021
- Bass Coast Landscape Assessment Review, Volume 1, February 2022
- Bass Coast Landscape Assessment Review, Volume 2, August 2021

State/Regional Strategies

Plan Melbourne 2017-2050

Plan Melbourne is the overarching state planning strategy for Victoria and is implemented through the Planning Policy Framework of the Bass Coast Planning Scheme. It defines the future shape of the city and state over the next 35 years. It aims to integrate long term land use, infrastructure and transport planning over the long-term, and details the strategy for supporting jobs and growth, while building on Melbourne's legacy of distinctiveness, liveability and sustainability.

Plan Melbourne identifies Wonthaggi in particular as a peri-urban town with capacity for housing and employment-generating development, that can provide an affordable and attractive alternative to metropolitan living. It emphasises that development must be in keeping with local character, attractiveness and amenity, highlighting the importance of this current work in protecting the character in Bass Coast's settlements.



14 Green Wedge and Peri-Urban Areas in Melbourne (Plan Melbourne, 2019)

Victoria's Marine and Coastal Policy 2020

Victoria's Marine and Coastal Policy provides the overarching principles for use and development on the coast. It applies to the planning and management of matters relating to, and affecting, the marine and coastal environment on both public and private land. This includes all land and waters between the outer limit of Victorian coastal water and five kilometres inland of the high-water mark of the sea.

It establishes an integrated and coordinated whole-of-government approach to work with Traditional Owners, industry and the community to protect and manage Victoria's marine and coastal environment. The Policy includes an intended outcome for buildings and structures in the marine and coastal environment to exhibit excellence in siting and design that is sympathetic to the landscape context and minimises impacts on the environment. To achieve this, a number of fundamental considerations have been outlined in the supporting implementation document, the Siting and Design Guidelines for Structures on the Victorian Coast 2020.

Siting and Design Guidelines for Structures on the Victorian Coast 2020

The Siting and Design Guidelines for Structures on the Victorian Coast were prepared to support the implementation of the Marine and Coastal Policy 2020. The Guidelines recognise that the coastline is one of Victoria's greatest natural assets and that its fragile, dynamic and changeable nature is in high demand for a large range of uses. To address this, the document provides a clear set of guidelines that consider siting and design challenges in response to pressures of population growth and climate change.

The Guidelines apply to all development on Victoria's coast, whether on public or private land and provide a set of fundamental considerations that underpin best practice for future use and development of structures and facilities on the coast.

The Guidelines provide 15 fundamentals that guide the siting and design of every structure, to ensure that new built form is sympathetic to the coastal and marine landscape, and helps improve the natural environment and coastal character. Of relevance are those relating to morphology, vegetation and ecology, views, local character and sense of place, sustainability and materials and finishes.

Gippsland Regional Growth Plan, 2014

The Gippsland Regional Growth Plan was developed alongside seven other regional growth plans to provide broad direction for land use and development across regional Victoria. It considers the implications of growing the Gippsland region to a population of 386,000 by 2041, an increase of 116,000 people.

While the plan has largely been designed to provide high level directions for growth, it does highlight the dispersed nature of the region's towns and settlements, the attraction of their unique characteristics, and the importance of protecting local character within the settlements. The plan includes a specific strategy to 'support ... urban design initiatives to strengthen liveability and identity'.

Local Strategies

Design and Siting Guidelines for Coastal and Hinterland Areas, 1999

The design and siting guidelines apply to the development of land along the coastline and in the rural hinterland affected by a Design and Development Overlay, Environmental Significance Overlay or Significant Landscape Overlay in the Bass Coast Planning Scheme.

The design and siting guidelines were prepared to be read in conjunction with the 1998 Siting and Design Guidelines for Structures on the Victorian Coast. They are to assist landowners and Council in achieving the most appropriate and suitable form of development for a particular locality given:

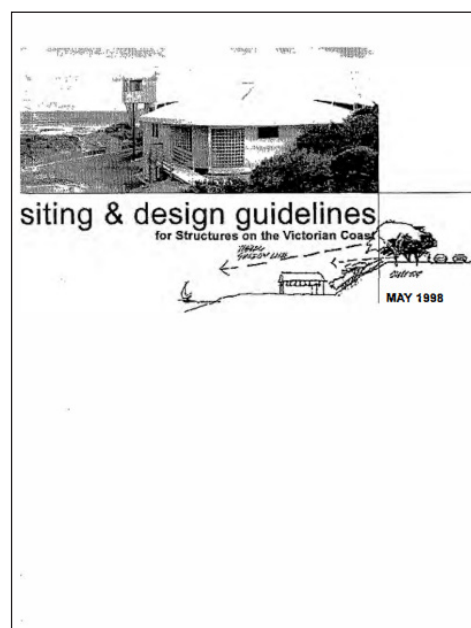
- The physical and environmental characteristics of a site and adjacent area.
- The type and level of development in the proximity to the site.
- The objectives and guidelines for each area.

The guidelines were prepared on the premise that the prime consideration in the design and siting of residential development in these areas is taking best advantage of a range of coastal

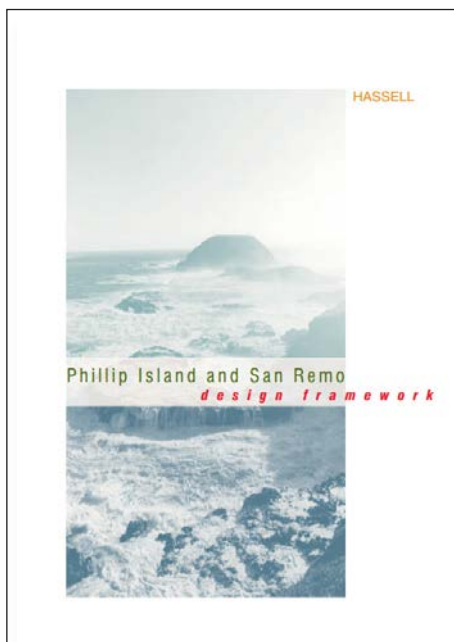
and/or rural views. These guidelines recognise this, and attempt to encourage development that allows for the sharing of views from urban areas, as well as minimising the impact of such development as seen from vantage points, particularly the foreshore, major tourist routes and coastal walks.

They were designed to be read in conjunction with zone and overlay provisions in the planning scheme and the Siting and Design Guidelines for Structures on the Victorian Coast.

The guidelines provide an overview of key features within each of the Overlay areas, set an objective and provide guidance on the siting and design of new buildings.



15 Design and Siting Guidelines for Coastal and Hinterland Areas



16 Phillip Island and San Remo Design Framework 2003

Phillip Island and San Remo Design Framework 2003

The Phillip Island and San Remo Design Framework was prepared circa 2003 and establishes a vision, strategies and guidelines that will help shape the structure, function and appearance of Phillip Island and San Remo over a twenty year period. It builds on the Urban Design Report for Cowes Foreshore Precinct which was first prepared in 2000 to set height controls for the Cowes Foreshore area. This framework was revised and is now included as appendix to this Framework.

With regards to built form, it provides overarching strategies for the design of new residential development and subdivision in the study area, as well as township specific strategies.

The recommended building heights for Cowes Foreshore and commercial areas of Cowes and San Remo that were stipulated in this framework have been translated into the Planning Scheme through the use of the Design and Development Overlay.



17 San Remo, Newhaven and Cape Woolamai Structure Plan 2010

San Remo, Newhaven and Cape Woolamai Structure Plan 2010

In 2006, it was recognised that Bass Coast was experiencing intense development and population pressures, and that there was strong strategic support for the preparation of a Structure Plan for San Remo, Newhaven and Cape Woolamai to ensure that growth and development could be managed in a planned and sustainable manner.

The Structure Plan investigated and identified existing conditions, policy context, supply and demand of land for various uses, relevant opportunities and constraints for land use and development, and future growth and development opportunities for each of the three towns.

With regards to built form strategies, it relied on the existing urban design framework for Phillip Island and San Remo:

Development is to respond to the prevailing neighbourhood and landscape character of the area and incorporate a sympathetic material palette that reflects the typical beachside character consistent with the objectives of Council's Phillip Island and San Remo Design Framework.



18 Cowes, Silverleaves, Ventnor and Wimbleton Heights Structure Plan 2010

Cowes, Silverleaves, Ventnor and Wimbleton Heights Structure Plan, 2010

In 2007, it was recognised that Phillip Island was experiencing unprecedented levels of residential growth and that there was strong strategic support for the preparation of a Structure Plan for Cowes, Silverleaves, Ventnor and Wimbleton Heights to ensure that growth and development could be managed in a planned and sustainable manner.

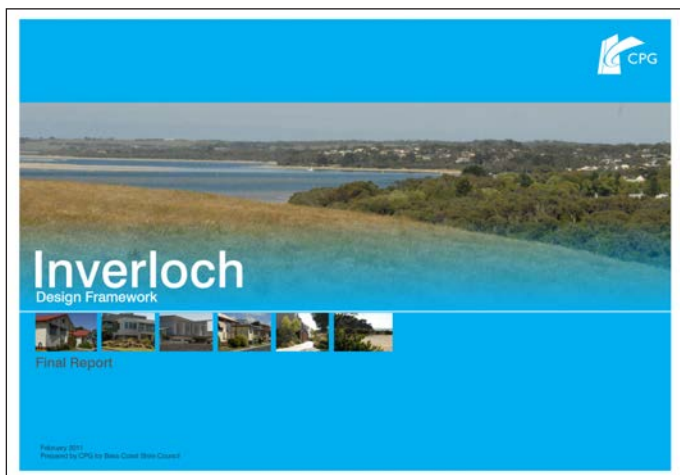
The Structure Plan sets out strategies for residential growth and also provide guidance in terms of the settlement of these towns, the environment, economic development and infrastructure.

The foundation report to this Structure Plan recognises that the study area contains a diverse range of built form and urban character and that a number of specific locations within the settlements present very similar form and character attributes, whilst other areas are less cohesive. To this effect, it starts to identify “precincts” where specific design controls and guidelines should be put in place to ensure new development outcomes respect their character.

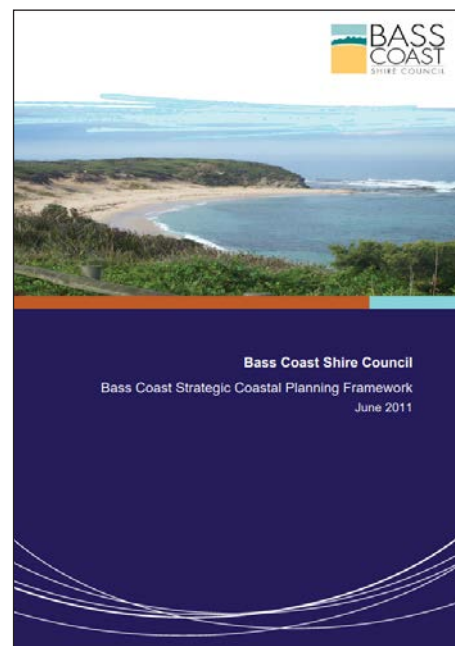
It also acknowledges that there was a clear desire within the community at the time to ensure that the character of established residential areas were protected and improved, in particular the character of Silverleaves and Ventnor.

To address this, identifying preferred locations for medium density / multi storey development was seen as one key action that could help achieve this outcome. As a result, it introduced directions for “change areas” in the four settlements. That is, areas of more substantial change (areas within 400 metres walking distance from the central activities area, where apartments and medium density development will be encouraged), areas of more incremental change (mainly infill and greenfield sites where higher densities may be appropriate), and areas of more minimal change (areas of established housing where values and characteristics would be diminished by inappropriate and isolated medium density projects).

While the Foundation Report provided a high level character assessment of existing conditions in each of the four settlements, and the Structure Plan started to initiate ways to protect character through the designation of “change areas”, it was recognised that further work needed to be done in this space, and as a result a specific direction was outlined to develop Urban Design Guidelines for each identified residential precinct.



19 Inverloch Design Framework 2011



20 Bass Coast Strategic Coastal Planning Framework 2011

Inverloch Design Framework 2011

The Inverloch Design Framework was first prepared circa 2003 in response to significant development pressure experienced in the area and to ensure that future development occurs in an appropriate manner. The Plan establishes a vision, strategies and guidelines that help shape the structure, function and appearance of Inverloch over a twenty year period.

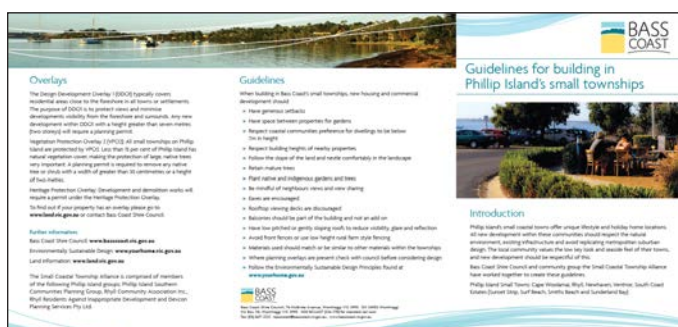
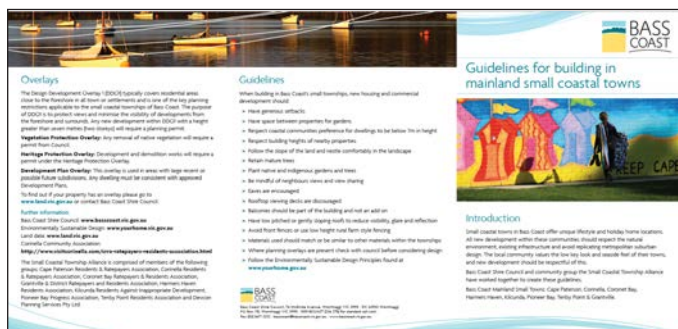
While the first iteration of the plan recommended a number of overlays and strategies be included in the Planning Scheme to support medium density residential land use in particular locations, and to protect environmentally sensitive residential areas, it was not until the plan was revised in 2011 that these were properly implemented.

The 2011 revision of the plan allowed for the division of the broader residential area of Inverloch into four “character types” being, town centre, established residential hinterland, restricted environmental residential and emerging residential hinterland. These have been introduced into local policy at Clause 15.01-5L of the Planning Scheme.

Bass Coast Strategic Coastal Planning Framework 2011

The Bass Coast Strategic Coastal Planning Framework was first prepared circa 2004 and provides strategic direction and recommendations for the future development of coastal towns on the mainland (except for Wonthaggi, Inverloch and San Remo) and the rural hinterland to within 5km of the coastline.

The Framework is divided into three principal elements: 1. Activity Nodes (i.e. settlements) 2. Areas between Activity Nodes 3. Siting and Design Guidelines. Where possible, the Siting and Design Guidelines were informed by any existing guidelines already adopted by Council (for eg. Urban Design Frameworks). Guidelines specific to each activity node have been identified in the Analysis of Existing Conditions (Section 3 of this report).



Guidelines for Building in Mainland Small Coastal Towns and Phillip Island Small Townships 2015

In 2014, a study was undertaken by Council with the purpose of identifying which towns, if any, in Bass Coast would benefit from a township character study to justify the application of additional planning policy or controls to guide development.

The study found that at the time Bass Coast benefited from a relatively advanced planning policy framework which incorporated a number of Design Frameworks, adopted Structure Plans and a comprehensive suite of Design and Development Overlays.

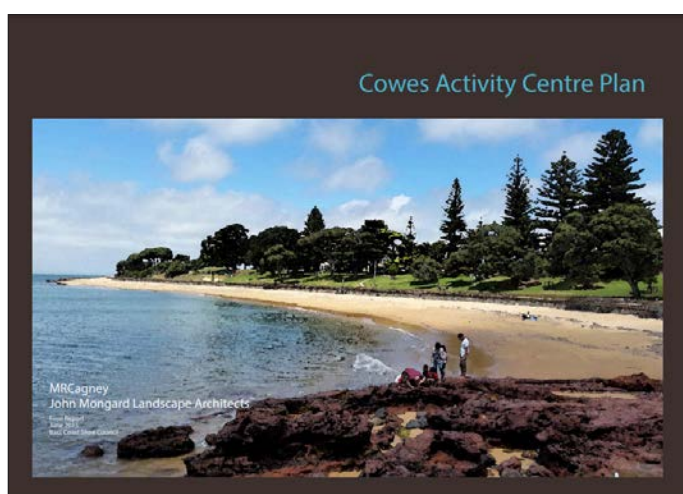
While it was found that the Planning Scheme was doing an adequate job in facilitating decisions regarding new residential development, it was recognised that further guidance could be provided for the benefit of the community and developers who were looking at building in Bass Coast's townships. As such, Council and community group the Small Coastal Township Alliance worked together to create two sets of guidelines (one for Phillip Island and one for the mainland), to encourage new developments in coastal settlements to respect the natural environment, existing infrastructure and avoid replicating metropolitan suburban design.

The guidelines building in mainland small coastal towns were prepared for Cape Paterson, Corinella, Coronet Bay, Harmers Haven, Kilcunda, Pioneer Bay, Tenby Point & Grantville.

The guidelines Phillip Island small townships were prepared for Cape Woolamai, Rhyll, Newhaven, Ventnor, South Coast Estates (Sunset Strip, Surf Beach, Smiths Beach and Sunderland Bay).

Both focus on residential and commercial built form siting and design, encouraging amongst others:

- Generous setbacks and spacious open landscape setting,
- Low building heights,
- Vegetation retention and native planting,
- Avoiding roof decks and protruding balconies.



21 Cowes Activity Centre Plan 2015

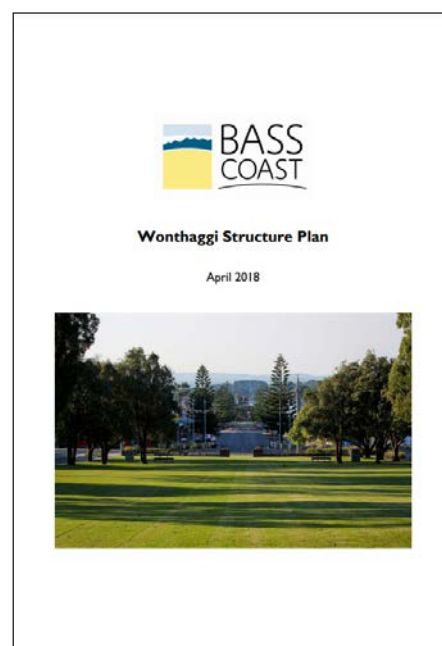
Cowes Activity Centre Plan 2015

Council committed to preparing a Cowes Activity Centre Plan as part of the development of the Council Plan 2013-2017 to establish a vision for Cowes, particularly in relation to activities, buildings, access and open spaces.

The Cowes Activity Centre Plan 2015 was prepared and recognised that there was no consistency in building heights, setbacks, site coverage, active frontages, building styles and awnings in the broader commercial area of Cowes.

An Urban Structure Plan was established within it, and identified appropriate building heights and setbacks for land within the activity centre boundary, and earmarked a number of key redevelopment sites including the former Isle of Wight site and the former Warley Hospital site.

The built form outcomes recommended by the Cowes Activity Centre Plan have been introduced into the planning scheme via Amendment C151 and have been included in DDO10, DDO11 and DDO12.



22 Wonthaggi Structure Plan 2018 & Dalyston Structure Plan 2018

Wonthaggi Structure Plan 2018 & Dalyston Structure Plan 2018

The Wonthaggi and Dalyston Structure Plans were initially prepared as one Structure Plan in 2006 in response to the unprecedented level of residential and commercial growth in Wonthaggi and Dalyston, and the emerging role of Wonthaggi as the major urban centre in the South West Gippsland region.

The structure plans have undergone significant review in the years since, and were separated into their own individual plans in 2018.

The Structure Plans set broad directions for urban development in Wonthaggi and Dalyston through the investigation and identification of the existing conditions, policy context, supply and demand of land for various uses, relevant opportunities and constraints for land use and development, and future growth and development opportunities for each town.

The structure plans do not include any overarching strategies relating to built form, or any siting and design guidelines for new residential development.



23 Wonthaggi Activity Centre Plan 2021

Wonthaggi Activity Centre Plan 2021

The Wonthaggi Activity Centre Plan was prepared to guide decision making regarding the future development of the Wonthaggi Activity Centre for the next 20 years. It provides high level directions for land use and activity, access and movement, built form and public realm improvements. It also identifies specific issues and opportunities for four key sites in the study area. The plan recommends further work be undertaken to apply maximum building heights in the activity centre area.

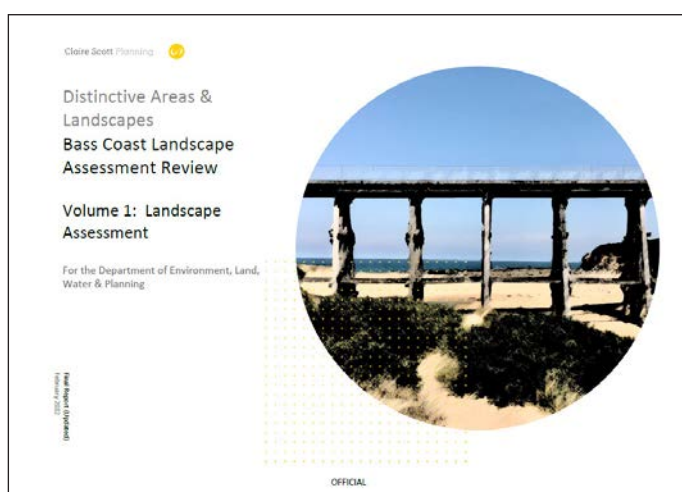


24 Bass Coast Township Character Assessment, 2021

Bass Coast Township Character Assessment, 2021

The Bass Coast Township Character Assessment was prepared as an input into the draft Bass Coast Statement of Planning Policy. It identifies the values and distinctive attributes of 21 of Bass Coast's residential settlements.

The Assessment provides an important distinction between Township Character and Neighbourhood Character, and acknowledges that township character considers the role that the township serves for its residents, the way it physically organises itself around a centre, key movement corridors and / or its landscape setting, and the physical built form characteristics that contribute to an understanding of place.



25 Bass Coast Landscape Assessment Review, Volume 1, February 2022

Bass Coast Landscape Assessment Review, Volume 1, February 2022

The Bass Coast Landscape Assessment Review (Volume 1) was prepared as an input into the draft Bass Coast Statement of Planning Policy, which is required under the declaration of Bass Coast a 'distinctive area and landscape' under section 46AO of the Planning and Environment Act 1987.

The landscape assessment review updates the landscape characterisation work undertaken as part of the Coastal Spaces Landscape Assessment Study (2006); identifies the most significant landscapes and views; evaluates the key townships and their relationship to the broader natural landscape; and recommends how the findings of the review are best translated into the draft Bass Coast Statement of Planning Policy.



26 Bass Coast Landscape Assessment Review, Volume 2, August 2021

Bass Coast Landscape Assessment Review, Volume 2, August 2021

The Bass Coast Landscape Assessment Review (Volume 2) is a statutory implementation package which translates the findings of the Landscape Assessment Review (Volume 1) into planning provisions for the identified significant landscapes, which are directly implementable through the Bass Coast Planning Scheme.

Other

In addition to State, regional and local planning policies and reports that emphasise the importance of recognising character and considering site context in the design and facilitation of new residential development, there is significant interest from the community on this issue.

Small Coastal Township Alliance

Established in 2014, the Small Coastal Townships Alliance (SCTA) is a community alliance group comprising 16 small coastal towns in Bass Coast. It includes representatives from the following community groups:

- Cape Paterson Residents' & Ratepayers' Association.
- Corinella Ratepayers' & Residents' Association.
- Coronet Bay Ratepayers' & Residents' Association.
- Grantville & District Ratepayers' & Residents' Assoc.
- Harmers Haven Residents Association.
- Kilcunda Residents Against Inappropriate Development.
- Newhaven Residents' Group Inc.
- Phillip Island Southern Estates Planning Group including Cape Woolamai, Sunset Strip, Surf Beach and Smiths Beach.
- Pioneer Bay Progress Association.
- Rhyll Community Association Inc.
- Rhyll Residents Against Inappropriate Development.
- Silverleaves Conservation Association.
- Smiths Beachcomber Association.
- Tenby Point Residents' Association.

The SCTA has worked closely with Bass Coast Shire Council over the past number of years with a view of strengthening planning controls for small coastal towns. The SCTA was pivotal in the preparation of guidelines for building in mainland small coastal towns and Phillip Island small townships.



27 Coastal Development in the Bass Coast

3.0 Locality Profiles

Appendix C contains Locality Profiles for each of the localities included within this Strategy's study area. The Locality Profiles provide an overview of the existing planning, built form and landscape context based on a desktop review. The findings are distilled into preliminary issues and opportunities that will inform the street by street survey to be conducted during the next stage of this Study.

Bass Coast Localities

- Archies Creek
- Bass
- Cape Paterson
- Cape Woolamai
- Corinella
- Coronet Bay
- Cowes and Silverleaves
- Dalyston
- Grantville and Adams Estate
- Harmers Haven
- Inverloch
- Jam Jerrup
- Kilcunda
- Newhaven
- Pioneer Bay
- Rhyll
- San Remo
- Smiths Beach
- Sunderland Bay & Surf Beach
- Sunset Strip
- Tenby Point
- The Gurdies
- Ventnor
- Wimbledon Heights
- Wonthaggi



28 Wonthaggi

4.0 What is Neighbourhood Character?

4.1 Concept of Character

Character in town planning is a term often associated with words such as Landscape ('landscape character'), Township ('township character') and Neighbourhood ('neighbourhood character'). It is used to describe defining features in the built and natural environment, and how these features come together to give places a particular "look and feel".

The relationships between defining features will often vary at different scales, and sometimes the intricate features that define neighbourhoods at a street-by-street level, may not be as prevalent when looking at the area at a larger scale. All types of character are important to consider in town planning, and various tools exist in the Victorian Planning System that can be used to ensure that new development is respectful of preferred character and designed in response to its context.

4.2 Neighbourhood Character

Neighbourhood Character is what visually differentiates a neighbourhood from another, and is the measure of a local identity. It encompasses the way a neighbourhood looks and feels. It is created by a combination of landscape, vegetation, the built environment, history and culture, and how they interact.

Local character is distinctive. It influences the sense of belonging a person feels to that place, the way people respond to ambience, how it influences their mood, their emotional response, and the stories that come out of their relationship with that place.

Neighbourhood character contains many different facets. It is important to understand character in a holistic way, which involves examining the relationship between people and the social, environmental and economic characteristics of place. Local character should guide how to manage a changing urban environment so that any changes are sympathetic to the valued characteristics and ultimately shape a preferred future character.

Neighbourhood character is underpinned by the following core concepts:

- Character is a combination of the public and private realms and how they relate to one another.
- Every property, public place or piece of infrastructure makes a contribution, whether great or small.
- It is the cumulative impact of all these contributions that establishes neighbourhood character.
- The key to understanding character is being able to describe how the features of an area come together to give that area its own particular character.
- All areas have a character in the same way that all people have a personality. In some areas the character may be more obvious, more unusual, or more attractive, but no area can be described as having no character.
- The understanding of the key components of neighbourhood character ultimately informs the definition of preferred future character statements.

4.3 Neighbourhood Character and Amenity

Amenity is about the pleasantness, ambience and liveability of an area. Neighbourhood character is about sense of place and community value. Regardless of the character of an area there are standards of residential amenity that apply to all residential development.

These basic amenity standards include overlooking, overshadowing and solar access. Sometimes, these amenity standards can have an effect on neighbourhood character, but as a general principle, neighbourhood character and amenity should be treated separately.

4.4 Neighbourhood Character and Heritage

In defining neighbourhood character, it is important to understand the differences between neighbourhood character and places of heritage significance that are generally recognised in the planning scheme.

While all areas have a history, not all areas are heritage significant. Heritage significance is determined by recognised criteria set by Commonwealth, State and local agencies, with reference to the Burra Charter. In Victoria, heritage places and areas are recognised by application of the Heritage Overlay in planning schemes or inclusion on the Victorian Heritage Register. Cultural heritage is largely embodied in the underlying values and the broader physical context of a building and place. It is important to manage and retain this fabric and setting to retain the cultural significance of a place. Heritage significance can't be improved, but the fabric of a place can be improved, restored or reinterpreted.

In many areas building style is important to setting the character of the area. This includes not just typical form and massing, but may also include details, materials and colours. Buildings do not need to be old or historically significant to have a character that is important to people's understanding and enjoyment of an area.

4.5 Landscape Character

Landscape Character is generally accepted as being the interplay of geology, landform, vegetation, waterform and other natural features, combined with the effects of land use and built development that makes one landscape different from another. As such it is generally assessed at a larger scale and is defined by features in the natural environment, and how built form nestles within it. A Landscape Character Assessment was prepared as input into the State Government's Distinctive Areas and Landscapes project to identify significant landscapes and views, evaluate the townships of Cape Paterson, Cowes, Grantville, Inverloch, San Remo and Wonthaggi and their relationship to the broader natural landscape, and to recommend how the findings of the review could be translated into planning policy and controls. The Assessment emphasises that development within and at the edges of townships has the potential to significantly alter the character of a wider landscape and impact on a landscape's significance. It begins to look at how elements such as lot size, permeability, building site coverage, and landscaping can impact on the built form-to-landscape relationship. Of particular importance is the notion that the visibility of development within townships that are set within significant natural landscapes can become a negative visual impact when the balance between open space and vegetation on sites is tipped in favour of built elements.

It is important to note that the Neighbourhood Character Study will consider the findings of the Landscape Character Assessment and incorporate recommendations into preferred character statements, objectives and guidelines where relevant.

4.6 Township Character

Township Character looks more closely at urban settlements as distinct geographical units within the surrounding landscape. Township Character considers the role that the township serves for its residents, the way it physically organises itself around a centre, key movement corridors and / or its landscape setting, and the physical built form characteristics that contribute to an understanding of place. A Township Character Assessment was prepared as input into the State Government's Distinctive Areas and Landscapes project to identify values and distinctive attributes at a township level.

Although the findings of the Township Character Assessment is a useful starting point to inform the identification of character areas in Bass Coast, the Neighbourhood Character Study will take a more fine grained approach to the assessment of character in residential areas, therefore it will be assessed using first principles.

5.0 Threats to Character

In order to determine how neighbourhood character can best be managed through the planning scheme, the key character issues applicable to the study area need to be considered. These are summarised below based on initial research and analysis. This is a preliminary analysis that will be updated upon completion of the site survey and community consultation activities.

Coastal Views

Many of Bass Coast's settlements have a strong relationship with and influence from the water (be it the Bay or Ocean) which has largely defined their overall development layout and orientation. This is further entrenched into the built form fabric with the development of individual sites often centred on competing for the best water view. While this broadly reflects in the siting and orientation of new dwellings, it is also very apparent in the height of new dwellings in locations close to the foreshore.

The DDO1 serves to manage the reasonable and practicable protection of shared views to and from the coast, however, in the absence of specific built form requirements and instead a blanket permit trigger for any buildings over a particular height, it is resulting in sub-par built form outcomes that are retained within a building envelope but often feature a large scale dwelling accompanied by a flat roof.



Density

Most land within settlements has been subdivided and developed with lots of sufficient space for a detached dwelling, outbuildings and garden space. They generally sit on lots of 500 square metres and over, providing a sense of spaciousness and separation between built form.

However, there is a growing trend of some of the more generously sized lots being redeveloped as additional land supply within settlement boundaries becomes scarcer.

This can have an impact on neighbourhood character when it is carried out with vegetation removal (to maximise development yield on site), introduction of formalised common driveways in areas where soft ground surfaces are prevalent, repetitive reliance on building styles and materials in new dwellings and reduced building separation and setbacks to make way for lavish sized dwellings.



31 Sunset Strip



30 Dalyston

Greenfield Development

The growing demand for housing in Bass Coast and regional areas can place pressure on the release of land for residential development, particularly near coastal edges and adjacent to rural landscapes. This can fundamentally change the size and perception of settlements, making the manner in which these areas are developed critical to future character.

Without appropriate controls in place, greenfield development can often default to replicating the lot sizes and layouts, street design and treatments, and built form outcomes that are more closely aligned with metropolitan growth fronts. While this style of development may response to a perceived housing market, they sit awkwardly in the context and character of established coastal and regional communities.



32 Bass Coast Occasional Housing

Occasional Housing

The character of coastal settlements has largely grown under the influence of occasional visitation and affordability which tend to lean toward functionality in built form and siting over style and substance.

Older style holiday houses often present with modestly styled landscaping, with large areas of grass in front setbacks favoured over formal planting due to its low maintenance requirements and the space it offers to provide storage for boats, caravans and parking during the peak holiday periods.

Newer style holiday houses are often large scale contemporary dwellings which have maximised site coverage, lavish balconies and minimal setbacks and minimal vegetation retention.

In both instances, the desire to capture a water view has influenced the siting and orientation of dwellings on lots, and creates inconsistent boundary setbacks.

Fencing

The treatment of front and side boundaries varies across settlements, and even within particular estates. Many areas have no front fencing or use landscaping to separate the public and private realms, while other areas are seeing the introduction of more dominant fencing styles that block views to front gardens and create inconsistent walls along the street. While this may be used as a method to reduce noise and improve privacy, this can detract from the character of an area.

Further to this issue, as there are no controls in place through the planning scheme to guide fencing styles, design guidelines are often being added to land titles post permit through the use of restrictive covenants. This is particularly an issue in larger scaled subdivisions.



33 Fencing

Ageing Demographic

There is an increasing pressure for alternate forms of residential development in the major activity centres in Bass Coast in the form of retirement and lifestyle villages and aged care centres.

While it cannot be ignored that they are addressing a need, these styles of development are often of a greater scale and form than surrounding residential dwellings and tend to use solid walls and fencing evoke a sense of privacy which can impact the rhythm of the street. Further, the issue of the repetitive reliance on building style and material is often magnified due to the sheer number of dwellings that need to be accommodated on any one site.



34 Bass Coast Aged Care Housing

Infrastructure Upgrades

The layout and presentation of streets and roads can have a major influence on neighbourhood character. While the safe and orderly function of the transport network is critical, it is important to recognise that in areas where landscaping is the predominant and defining feature of the streetscape, overly engineered outcomes can have a significant impact on character.

In these locations, nature strips are often generously grassed and are in effect an extension of front gardens. Drainage is often managed through grassed swales, and there are no or limited footpaths, kerb and channel treatments. These features are what reinforce the difference between coastal and country towns and more intensely developed urban settlements.



35 Ventnor Concrete Crossover

Loss of vegetation

Mature vegetation is a significant contributor to neighbourhood character in regional areas, therefore its removal is considered a significant threat to the character of Bass Coast's settlements.

Vegetation in the study area is predominantly informally planted native trees and shrubs, canopy trees and low lying bush, however, there is also a mix of formal and informal gardens with exotic vegetation and wide grassy lawns or low maintenance gardens with limited vegetation.

The type of vegetation found across settlements often depends on the role it plays. In exposed locations near to the ocean, vegetation is often hardier and impenetrable as it plays an important role in providing shelter, whereas in established areas it plays an important role in distinguishing individuality of the street or neighbourhood.

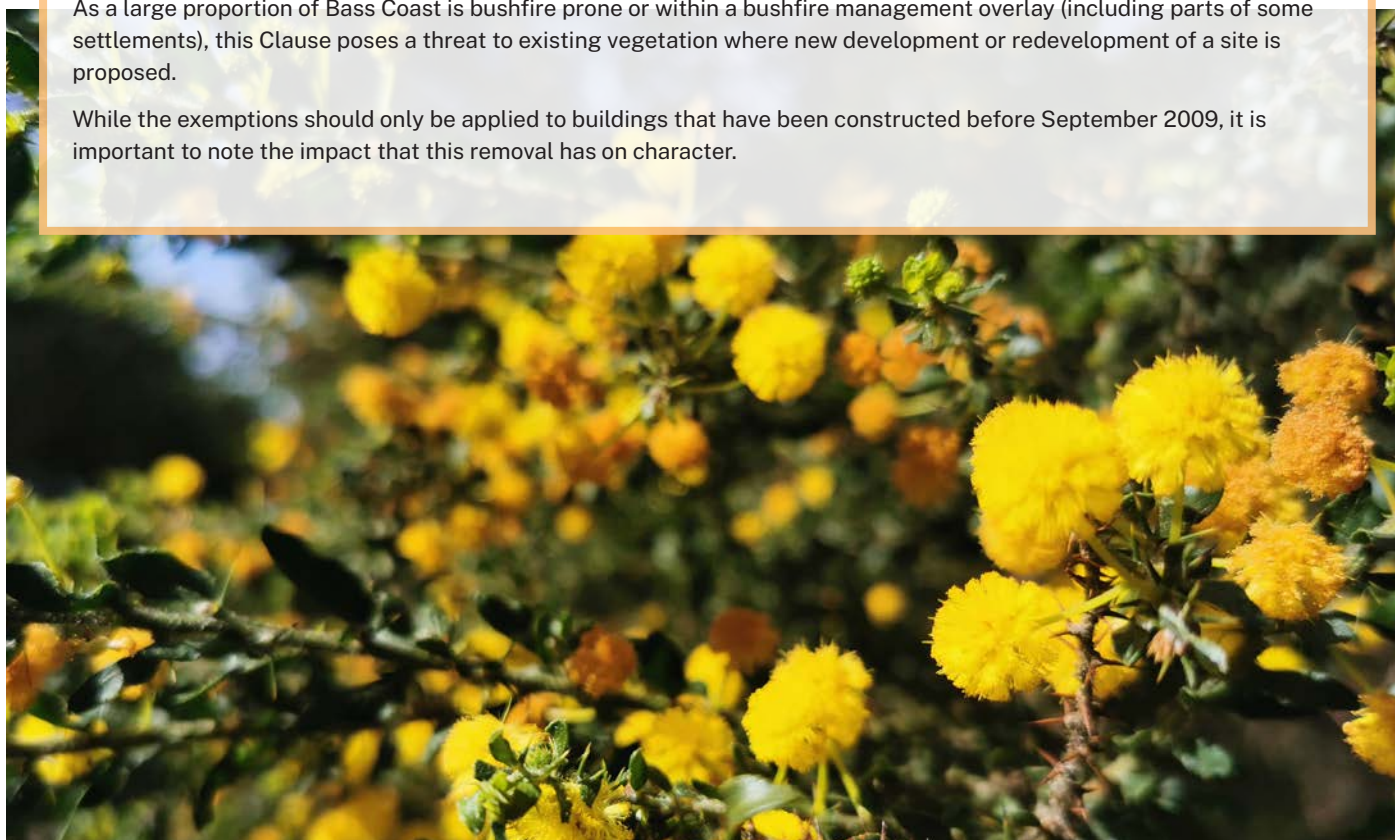
Loss of vegetation is largely occurring for two reasons; 1) redevelopment of older dwellings with large scale development (which reduces the space to retain, plant and sustain vegetation) or development that favours non-permeable landscaping such as paving and 2) under planning scheme exemptions for the purposes of bushfire management.

Recognising the role of indigenous planting in providing a sense of place, the Shire has produced the Indigenous Plants of Bass Coast Shire, a detailed guide that contains a comprehensive list of species and planting guidance. Further, work is being undertaken to develop an Urban Forest Strategy, to help plan how we will grow and look after our urban forests.

This issue of removing vegetation for bushfire management purposes does need to be handled sensitively, as there is clear policy within the Planning Scheme to protect human life over all other matters. For example, Clause 52.12 of the Bass Coast Planning Scheme exempts any requirement for a planning permit that prohibits the removal, destruction or lopping of vegetation in order to create a defensible space around buildings that are used for accommodation and around fencelines (provided it meets the criteria set out in the provision).

As a large proportion of Bass Coast is bushfire prone or within a bushfire management overlay (including parts of some settlements), this Clause poses a threat to existing vegetation where new development or redevelopment of a site is proposed.

While the exemptions should only be applied to buildings that have been constructed before September 2009, it is important to note the impact that this removal has on character.



36 Native Vegetation

6.0 Methodology

6.1 Site Survey

The identification of character areas is informed by an initial desktop assessment followed by a street by street site survey. The site survey will verify and ground truth desktop analysis of the identification of preliminary character areas. This stage involves driving to these areas, taking photos and noting attributes.

The site survey will determine the cumulative impact of all these contributions as seen from the street. It takes into account various aspects of the private and public realms, including the attributes from Table 1.



Character Attributes	
	Architectural Style, form and layout <ul style="list-style-type: none"> • Era of buildings • Existing building quality • Primary materials • Roof form • Roof material • Scale of existing development • Dominant residential form • Dominant residential typology
	Setbacks and Siting <ul style="list-style-type: none"> • Front setback • Side setback • Consistency of setbacks • Dominance of parking structures
	Front fencing and Footpaths <ul style="list-style-type: none"> • Front fence height • Front fence type • Footpath presence
	Vegetation <ul style="list-style-type: none"> • Public and private landscaping • Private garden type • Street tree types
	Viewlines and Topography <ul style="list-style-type: none"> • Views • Topography
	Road Network <ul style="list-style-type: none"> • Road layout • Road surface • Drainage

Table 1 – Character Attributes

6.2 Neighbourhood Character Profiles

Neighbourhood character profiles are used to document the key attributes of a character area, and are a major component of the Neighbourhood Character Study. The profiles comprise of precinct maps, character statements, character elements, and issues and threats, as described below.

- **Character Description**

The statement summarises the key attributes identified in the character area, as observed through desktop analysis and confirmed through the site survey and community consultation.

- **Character Area Maps**

A map is used to delineate the boundaries of the character area, as based on the desktop analysis and confirmation of the boundaries through the site survey and community consultation.

- **Photos**

Photos of each area and character type are documented during the site survey. Photos are included in the profile to depict the most prominent attributes of each character area.

- **Key Attributes**

The attributes include the contributing aspects of the public and private realms, as shown in Table 1. The list of key attributes form part of the assessment of neighbourhood character and are referred to during the site survey to determine precinct boundaries.

- **Threats to Character**

The site visit will confirm existing issues identified during the desktop analysis and will be documented in the character profile.

- **Preferred Character Statement**

A preferred neighbourhood character statement articulates the valued features and characteristics of an area to be respected by new development. There is no prescribed format for a preferred neighbourhood character statement. Its form will depend on several factors including the features and characteristics of an area or municipality, the housing outcomes sought, and the views of the local community.

- **Preferred Character Objectives**

A preferred character statement must be translated into no more than five neighbourhood character objectives that will sit in a Schedule to a Zone or Overlay and should specify the preferred design and built form outcomes for new residential development. Design objectives or overlays can specify matters related to built form and urban design.

- **Design Guidelines**

Design Guidelines are prepared for varying character elements, depending on the character area attributes, and where relevant will be used to vary clause 54 and clause 55 standards in the schedule to the zone.

7.0 Proposed Consultation Process

Community engagement is a significant part of this project. It is important to understand what residents value most about the areas that they live and what character elements they would like to see protected or enhanced in the future.

To capture this, there will be two phases of Community Engagement held over the duration of the project.

1

Phase 1 of engagement is to publicly launch the project and to allow the community to have input into and inform the preparation of the draft Neighbourhood Character Study, draft Neighbourhood Character Guidelines and draft Residential Development Framework.

The purpose of the information sessions in Phase 1 is to:

- Launch and promote the NCS and HS to the community.
- Educate and test key themes/topics arising from the Background Paper including:
 - What is a NCS? What is its role/purpose
 - How it's being developed and what's involved
 - Key issues and opportunities
- Collect initial thoughts, feedback from stakeholders and local communities to inform the development of the preliminary character areas and typologies such as:
 - Threats and opportunities to neighbourhood character in Bass Coast (focus on physical/built form aspects)
 - Feedback on what residents think makes their local neighbourhood unique from others in the municipality

A summary of feedback collected from Stage 1 engagement will be shared with the community on the Engage Bass Coast webpage.

2

Phase 2 of engagement is to gather feedback on the draft Neighbourhood Character Study, draft Neighbourhood Character Guidelines and draft Residential Development Framework.

The purpose of the information sessions in Phase 2 is to:

- Share a summary of 'what we heard' and explain how feedback has (or has not) be integrated into the draft documents.
- Introduce the draft Neighbourhood Character Study (including draft Neighbourhood Character Guidelines) and the draft Residential Development Framework and explain their role/ purpose.
- Explain the rationale behind the application of the character areas and housing change areas.
- Collect feedback/submissions on the draft documents prior to their finalisation.

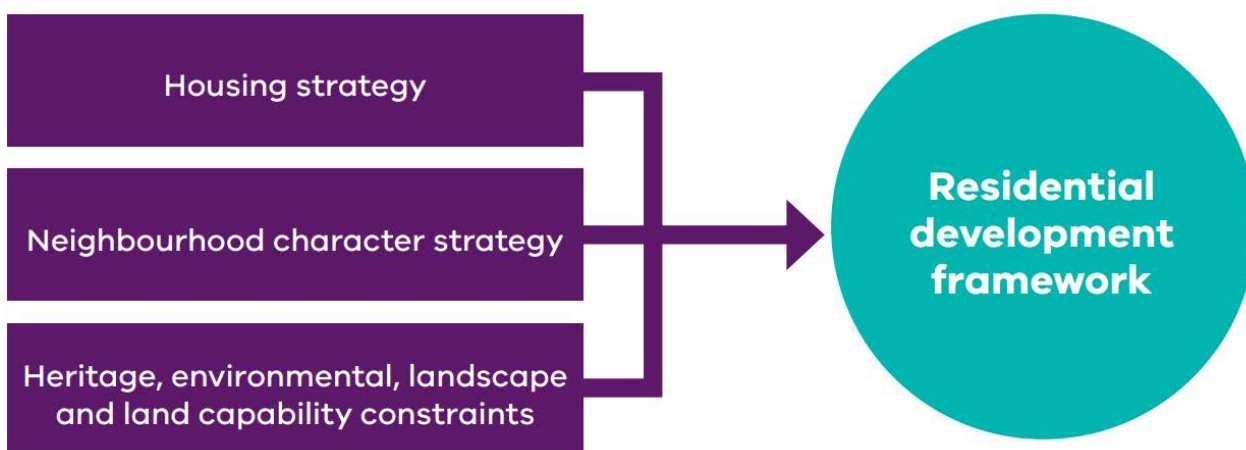
A summary of feedback collected from Phase 2 engagement will be shared with the community on the Engage Bass Coast webpage.

8.0 Next Steps

8.1 Strategic Overview

In alignment with Planning Practice Note 90 (PPN90), the Neighbourhood Character Study will inform the preparation of a Residential Development Framework. As noted in PPN90:

"A residential development framework provides a means to balance the outputs of a housing strategy and neighbourhood character strategy by enabling a planning authority to holistically plan for housing change over 15 years to meet their obligations under clause 11.02-1S of the PPF. A residential development framework will normally comprise the outputs of the strategic work undertaken through the development of a local housing strategy and/or a local neighbourhood character strategy and any other pieces of strategic work such as a heritage, landscape, environmental or land capability study. Creating a residential development framework can help to bring all these issues together into a coherent strategic vision containing a plan, or plans, that balances competing objectives by prioritising preferred development outcomes for different areas."



37 Residential Development Framework Components (Planning Practice Note 90)

8.2 Project Stages

This Background Report provides an overview of the study area that will be used to inform upcoming stages of the project. The information gathered at this stage will inform the desktop assessment of residential areas in Bass Coast to identify preliminary character areas.

The next step is to undertake community and stakeholder consultation (Phase 1), to educate and up-skill the community and other stakeholders with an understanding of the purpose and role of neighbourhood character in planning decision-making.

Consultation will play a crucial role in informing the following stages. Input from the community regarding what they value most about their neighbourhoods and how they would like to see new development managed will feed directly into the preparation of the draft Neighbourhood Character Study.



38 Bass Coast Shire Council Community Van

Appendix A - Local Planning Scheme Amendments

Amendment C005

This amendment was introduced into the Bass Coast Planning Scheme on the 3 August 2000. Of relevance, it made the following changes:

- Introduced the Cowes Foreshore Precinct Urban Design Report as a reference document.
- Introduced Schedule 3 to the Design and Development Overlay to introduce height controls to the Cowes Foreshore area.

These controls have since been superseded by those introduced through Amendment C151.

Amendment C046pt2

This amendment was introduced into the Bass Coast Planning Scheme on the 17 April 2008. Of relevance, it made the following changes:

- Refined the schedule and application area for the Vegetation Protection Overlay Schedule 2 so that it only applied to residential areas.
- Amended the existing Design and Development Overlay Schedule 3 (that applied to Cowes foreshore) to include height controls and improved provisions as per directions in the Phillip Island and San Remo Design Framework 2003.
- Introduced a new Design and Development Overlay Schedule 4 (that applied to the commercial areas of Cowes and San Remo) to include height controls as per directions in the Phillip Island and San Remo Design Framework 2003.
- Introduced strategic framework plans (including identification of settlement boundaries) and local planning policies (which set out high level built form directions) for: Inverloch, San Remo, Rhyll, Newhaven, Cowes, Ventnor, Smiths Beach, Sunderland Bay, Sunset Strip, Surf Beach and Cape Woolamai.
- Included the Phillip Island and San Remo Design Framework 2003 and the Inverloch Design Framework Plan 2003 as Reference Documents.

The Planning Panel that reviewed this amendment provided the following discussion points on urban character and the proposed built form framework for managing it:

- While the Urban Design Framework (for Phillip Island and San Remo) establishes sound directions for future built form that can be included in local policy, and Council has made a good start in modifying its planning regime for township growth by

introducing settlement boundaries, much more targeted work would still be required address recurrent township issues such as density, character, height and amenity.

- It was also the view of Panel that the implementation of the Inverloch Design Framework had only been partially completed. While the amendment set a settlement boundary for Inverloch, there was a level of disregard to the built form directions identified in the Design Framework due to no statutory controls (zoning or overlay) being proposed to distinguish the two special character and change areas that had been identified. The Strategic Framework Plan for Inverloch identified an Environmental Residential Area (with directions to maintain the lower density character in this part of Inverloch which is influenced primarily by vegetation cover; larger front and side setbacks of dwellings; smaller building footprints; and lower (or no) front fence) and a Medium Density Area (in which it would be considered appropriate to encourage medium density housing due to the proximity to the Inverloch commercial centre and the lesser vegetation coverage), but these were left untouched in a zoning and overlay sense, with the same statutory controls applying to these areas, as applied to the remainder of Inverloch.

Amendment C90

This amendment was introduced into the Bass Coast Planning Scheme on the 8 July 2010. Of relevance, it made the following changes:

- Introduced the San Remo, Newhaven and Cape Woolamai Structure Plan 2010 as a reference document.
- Introduced new local policy to support the land use and development recommendations of the San Remo, Newhaven and Cape Woolamai Structure Plan 2010.
- Extended the settlement boundary for San Remo and identified future growth to the east of the proposed boundary.
- Extended the settlement boundary for Newhaven.

The Planning Panel responded to community concern that a neighbourhood character study be undertaken before the structure plan be adopted, given its emphasis on infill development.

To this, the Panel was confident that generally speaking the strategies to be introduced relating to infill development across the three settlements contained suitable caveat that increased densities need to be compatible with established landscape,

environmental and residential character. It was noted that the provisions for Newhaven in particular were relatively quiet on housing and character issues and as such it was recommended that the provisions be revised in the following way: 'Increased residential densities via urban consolidation that respects established character will be encouraged within the residential areas of Newhaven.'

Amendment C88

This amendment was introduced into the Bass Coast Planning Scheme on the 26 August 2010. Of relevance, it made the following changes:

- Introduced the Cowes, Silverleaves, Ventnor and Wimbledon Heights Structure Plan 2010 as a reference document.
- Defined the change areas and strategic directions for land use and direction for the four settlements through local policy, as identified in the Cowes, Silverleaves, Ventnor and Wimbledon Heights Structure Plan.
- Extended the settlement boundary in Cowes and Ventnor.
- Included a settlement boundary around Wimbledon Heights.

There was some concern from the community about the impact of increasing residential development (through the identification of "change areas") on the urban character of Cowes, Silverleaves and Ventnor in particular. This concern was raised as the Structure Plan had not established existing or preferred character or specific urban design guidelines for the four residential settlements.

To this, the panel responded that general policy regarding densities in proximity to activities centres had been established through the approval of Amendment C85 in August 2009 and that it could reasonably be expected that additional population growth could occur within established urban areas which may have some impact on urban character. While it acknowledged that the amendment was not seeking to include specific design guidelines to address this, it did note that the amendment was setting such guidelines for key individual redevelopment sites and areas, and that further work should be done for the remaining areas that have been identified as having highly valued neighbourhood character.

The panel recommended that Council prepare and implement neighbourhood character studies for urban areas.

Amendment C98

This amendment was introduced into the Bass Coast Planning Scheme on the 3 March 2011. Of relevance, it made the following changes:

- Introduced new local policy directions for the six ecologically distinct character areas across the shire, identified through the Coastal Spaces Landscape Assessment Study.
- Introduced the Coastal Spaces Landscape Assessment Study and the Coastal Spaces Landscape Assessment Study, Municipal Toolkit as reference documents.
- Applied Significant Landscape Overlay Schedules 2-5 to landscapes of regional and state significance.

This amendment was particularly important in defining the unique landscape character areas that exist across the entire municipality. While the schedules to the Significant Landscape Overlays were put in place to protect landscapes where built form was a subordinate feature of a regionally or state significant landscape area, local policy was introduced to provide high level strategies on how to manage development in any identified character area, particularly when it was to be established at a coastal or hinterland edge.

The Planning Panel that reviewed this amendment responded to concerns regarding whether it was appropriate to include land under an SLO that may be identified for future urban expansion but not yet zoned for such use, due to community perception that the SLO may have adverse impact on achieving the future residential use of the land.

It was recommended that the controls should be put in place to manage interim development uses until such a time that the land is rezoned for urban use.

Amendment C93

This amendment was introduced into the Bass Coast Planning Scheme on the 19 January 2012. Of relevance, it made the following changes:

- Introduced the Bass Coast Strategic Coastal Planning Framework 2011 as a reference document.
- Defined settlement boundaries and introduced new local policy for Bass, Corinella, Coronet Bay, Kilcunda, Grantville, Pioneer Bay and The Gurdies, Harmers Haven, Cape Paterson, Tenby Point and Jam Jerrup.
- Revised Design and Development Overlay Schedule 1 in response to climate change-induced coastal hazards by introducing new design objectives and a requirement for a Coastal Hazard Vulnerability Assessment in Pioneer Bay, Grantville and Coronet Bay.
- The amendment also rezoned land within the new settlement boundaries.

While not specifically introduced into local planning policy at the time, the Bass Coast Strategic Coastal Planning Framework 2011 as a reference document provided an overview of settlement character as well as character objectives and siting and design guidelines for Bass, Corinella, Coronet Bay, Kilcunda, Grantville, Pioneer Bay and The Gurdies, Harmers Haven, Cape Paterson, Tenby Point and Jam Jerrup.

Amendment C124

This amendment was introduced into the Bass Coast Planning Scheme on the 4 April 2014. Of relevance, it made the following changes to implement the recommendations of the Inverloch Design Framework 2011:

- Introduced the Inverloch Design Framework 2011 as a reference document.
- Amended local policy to reflect the updated vision and objectives for Inverloch.
- Rezoned various parcels of land in Inverloch to the GRZ, C1Z & MUZ.
- Applied the DPO24 to manage development across areas that are being rezoned to the GRZ in the north west of the settlement.
- Applied the DDO9 land bounded by Ramsey Boulevard and Surf Parade, Lohr and Florida Avenues, Halford, Cashin, Dixon, Freda and Venus Streets to protect environmental

values, and visual amenity, as well as minimises the impact of development in residential areas that have been identified as Character Area 3 “Areas with environmental value” in the Inverloch Design Framework, 2011.

- Applied the DDO10 to 2-4 The Esplanade, Inverloch (Inverloch Marine site) to minimise the impact of development, protect and enhance visual permeability of the Inverloch Marine site and encourages a high quality design outcome within the foreshore precinct.

In the time that passed since the introduction of the original Inverloch Design Framework into the planning scheme (through C46p2), the Inverloch Design Framework underwent significant peer review and revision. Of relevance to this project, one of the more significant changes made to the Framework was division of the broader residential area in the town into four “character types” being 1) town centre 2) established residential hinterland 3) restricted environmental residential 4) emerging residential hinterland.

To assist in protecting the land identified as “restricted environmental residential” which was seen to be the most sensitive to change, the Design and Development Overlay Schedule 9 was introduced.

While some concern was raised by submitted that the provision was excessive, would increase fire hazard, would prevent capital improvement of properties and restrict development, the Planning Panel accepted that the Design and Development Overlay Schedule 9 provided a permit trigger to allow the consideration of objectives derived from the Inverloch Design Framework.

Amendment C124 also applied the Design and Development Overlay Schedule 10 to 2-4 The Esplanade, Inverloch to encourage high quality design outcome within the foreshore precinct. With regards to this, the Panel accepted that the site is a key site in the town centre and that any development of it should be carefully managed given its abuttal to the foreshore reserve.

Amendment C151

This amendment was introduced into the Bass Coast Planning Scheme on the 4 July 2019. Of relevance, it made the following changes to implement the recommendations of the Cowes Activity Centre Plan 2015:

- Amended local policy to introduce new objectives and strategies for land use and built form for the commercial core based on the Cowes Activity Centre Plan 2015
- Rezoned various parcels of land in Cowes to the GRZ, RGZ, Mixed Use Zone (Clause 32.04) and C1Z, and introduced Schedules 1 and 2 to the RGZ.
- Introduces new Schedules 1 and 2 to the GRZ to various parcels of land.
- Deleted DDO3 in its entirety and removed references to Cowes in the DDO4.
- Introduced DDO11 to guide built form in the activity centre.
- Introduced DDO12 and DDO13 to guide the development of the former Isle of Wight landmark site and the Warley Hospital landmark site.

The Planning Panel that reviewed this amendment recognised that its purpose was to provide certainty in relation to where growth should occur and the built form expectations for the Cowes activity centre.

It was recognised through the development of the Cowes Activity Centre Plan 2015 that the character along Thompson Avenue changes dramatically from the north to the south and there is no consistency in heights, setbacks, site coverage, active frontages, building styles and awnings in the broader commercial area of Cowes.

As such, the Panel supported the use of the Residential Growth Zone with varied height and street setbacks scheduled in to allow for higher scale development in areas of the centre that have access to public transport and retail and community offerings, as it would provide clarity for the scale of development and intent of built form for the properties it applies to.

The Panel also supported the use of amended Design and Development Overlays to clearly articulate the desired vision for built form in the activity centre. It was acknowledged that this was the preferred planning instrument for implementing discretionary height and setback controls and was of the view that the proposed controls were appropriate in this context and consistent with the Planning Policy Framework that encourages activity centres to be a focus for land uses and services, and

Appendix B - VCAT Cases

36 Venus Street, Inverloch	
Date	21 March 2022
VCAT Citation	Coleman v Bass Coast SC [2022] VCAT 295 (21 March 2022)
Nature of proceeding	Application under section 77 of the Planning and Environment Act 1987 – to review the refusal to grant a permit.
Description of proposal	Single dwelling
Council decision upheld at VCAT	No – set aside Directed a permit be granted
Applicable policies and provisions	<ul style="list-style-type: none"> • General Residential Zone Schedule 1 • Design and Development Overlay Schedule 1 ('DDO1') • Design and Development Overlay Schedule 9 ('DDO9') • Vegetation Protection Overlay Schedule 3 • The permit trigger DDO1 and DD09 • Clauses 02, 11, 15, 16, 32.08, 42.02, 43.02, 65 & 71.02.
Key points	<ul style="list-style-type: none"> • Council refused an application to construct a single dwelling on the grounds that the dwelling did not meet the design objectives of Schedules 1 and 9 to the Design and Development Overlay • The decision was appealed by the Applicant • The Tribunal found the proposal would achieve an acceptable outcome

Implications	<p>Regarding neighbourhood character, the Member found that it was inappropriate to apply neighbourhood character policy where a permit was not required under the zone. “The Council errs in raising general character issues when no permit is triggered under the General Residential Zone. Planning policy that is relevant to the permit triggers must be considered and, in this case, it is policy that relates to the design objectives of the Design and Development Overlay.’ The Member considered that the overarching thrust of the policies (DDO1 and DDO9) focuses on the relationship of the built form and the coast, and that these policies seek building design that is sympathetic to context and character and landscaping that responds to the coastal character.</p> <p>The member found that the dwellings height relative to the surrounding dwellings and streetscape was not relevant to the design objectives of the DDO1, as the objective refers to the impact to the coast not on adjoining properties or streetscape.</p> <p>The Member also considered that Council’s definition of character of the surrounding area of low-level redevelopment and low density detached housing was not correct, as it ignores the fact that this part of Inverloch is characterised by large, two-storey dwellings that occupy most of their sites.</p> <p>A gap in the description of the area in Policy was highlighted, with the Inverloch Design Framework providing only a broad-brush description of Inverloch’s residential areas prior to 2011. This description does not reflect the built form in the area surrounding the review site. The Member found that the dominant character of the immediate area is not one of ‘low density, detached housing’ and consider it inappropriate to impose this objective on the proposed dwelling.</p> <p>The dwelling was considered by the Member to be an acceptable outcome, finding that it was not an overdevelopment nor would have a significant visual impact on the coastline due to the scale. It was also highlighted that while the architecture of the dwelling may vary from other styles in the surrounding area, the DDO1 and DDO9 do not specify architectural styles but instead seek to retain a sense of coastal character.</p>
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6 Charmandene Court, Cowes	
Date	29 November 2021
VCAT Citation	Meglyn Pty Ltd v Bass Coast SC [2021] VCAT 1433 (29 November 2021)
Nature of proceeding	Section 79 of the Planning and Environment Act 1987 – to review the failure to grant a permit within the prescribed time
Description of proposal	Construction of two dwellings
Council decision upheld at VCAT	Yes <i>No permit granted</i>

Applicable policies and provisions	<ul style="list-style-type: none"> • General Residential Zone • Design and Development Overlay 1 • Vegetation Protection Overlay 2 • Permit triggered under the GRZ and DDO1 • Clauses 2, 11, 12, 15, 16, 18, 19, 32.08, 43.02, 52.06, 55, 65 and 71.02.
Key points	<ul style="list-style-type: none"> • Council refused the application • Council's grounds of refusal raise concern with the impact of the proposal on the surrounding neighbourhood character, and the adjacent foreshore reserve, by virtue of the scale and mass of the proposal, the setbacks to boundaries, and the extent of landscaping proposed for the site.
Implications	<p>The Member found that a permit should not be granted based on neighbourhood character and built form considerations, as the dwelling would be prominent and stand out which would be in contrast to policy.</p> <p>Notably, the Member described the policy guidance as 'clear' in relation to the appropriate and reasonable development of the site. The policies specifically mentioned are the Cowes and Silverleaves strategic framework plan at Clause 11.01-1L-03, Clause 02.03-2, Clause 02.03-2 Significant environment and landscapes, Clause 02.03-5 Landscape and built form, Clause 12.05-2L-01 Landscapes. This decision differs from others which often identified a lack or gap of clear policy in relation to the outcome sought by policy. The context of this proposal differs from others as the site immediately abuts the foreshore and policies which relate to coastal landscapes were of more relevance than they may be in other applications.</p>

23 Dunvegan Crescent, Surf Beach	
Date	29 June 2020
VCAT Citation	Ritterman v Bass Coast SC [2020] VCAT 713 (29 June 2020)
Nature of proceeding	Application under section 77 of the Planning and Environment Act 1987 – to review the refusal to grant a permit.
Description of proposal	Construction of a double storey dwelling behind the existing dwelling and a two lot subdivision.
Council decision upheld at VCAT	No – set aside <i>Permit granted</i>
Applicable policies and provisions	<ul style="list-style-type: none"> • General Residential Zone 1 (GRZ1). • Design and Development Overlay – Schedule 1 (DDO1). • Vegetation Protection Overlay – Schedule 2 (VPO2). • Clause 32.08-3 (subdivision of the land in GRZ1).32.08-6 (Construct two or more dwellings on a lot in GRZ1). • Clause 43.02.02 (construct a building or construct or carry out works with a height which exceeds 7m from Natural Ground Level (NGL) in DDO1). • Clauses 11, 12, 15, 16, 18, 21.01, 21.02, 21.05, 21.09, 22.01, 32.08, 43.02, 55, 56, 65, 71.02.

Key points	<ul style="list-style-type: none"> • Council staff recommended that a permit be granted but Council decided to refuse the application on 5 grounds. • The decision was appealed to the Tribunal who determined the proposal is acceptable
Implications	<p>This decision highlights an absence in neighbourhood character policy:</p> <p>Paragraph 24 - In assessing neighbourhood character, it is important to note that the Bass Coast Planning Scheme does not contain a separate neighbourhood character policy outlining existing or preferred future character for different areas in the municipality, including design objectives and design objectives to guide future development. The Member noted that Clause 21.09-4 does contain landscape and built form guidelines.</p> <p>The changing character of Surf Beach was highlighted, with higher site coverage and more hard surfaces becoming more common, large open rear yards are gradually disappearing as buildings and other structures extend further towards rear boundaries. Examples can be found in nearby streets, including in The Esplanade and Stradbroke Crescent.</p> <p>The Member noted that as single dwellings do not require a planning permit, the construction of large single dwellings will have more of an impact than two separate, but smaller dwellings constructed on one lot.</p>

9-11 Lock Road, Rhyll	
Date	6 April 2020
VCAT Citation	Lt Corporation Pty Ltd v Bass Coast SC [2020] VCAT 442 (6 April 2020)
Nature of proceeding	Application under section 77 of the Planning and Environment Act 1987 – to review the refusal to grant a permit.
Description of proposal	Construction of 15 dwellings (six, two storey and nine, single storey) and vegetation removal.
Council decision upheld at VCAT	<p><i>No – set aside</i></p> <p><i>A permit is granted</i></p>
Applicable policies and provisions	<ul style="list-style-type: none"> • Mixed Use Zone [MUZ] • Vegetation Protection Overlay – Schedule 2 Phillip Island [VPO2] • Lock Road is a Road Zone Category 2 • Permit requirements, Clause 32.04 – to construct two or more dwellings on a lot. Clause 42.01 – to remove vegetation. • Relevant scheme policies and provisions, Clauses 11, 12, 13, 15, 16, 21, 22.01, 32.04, 42.02, 52.06, 53.18, 55, 65 and 71.

Key points	<ul style="list-style-type: none"> • Following the Council's refusal to grant a permit, the permit applicant has asked the Tribunal to review that decision. • In the hearing, a key matter of to be determined by the Tribunal was whether the design response in this development respects neighbourhood character and contributes to the preferred character of Rhyll • The Tribunal found that the development was acceptable
Implications	<p>The Tribunal observed that key elements that contribute to the strong coastal character include the wide roadside reserves, some without footpaths, and informal but often mature landscaping. There is a mix of fencing styles and forms but many properties have no front fence.</p> <p>The Tribunal noted that the development of large single and double storey detached homes, often with limited space for, or provision of small and large canopy trees and attached building forms are evident which are altering the above outlined coastal character.</p> <p>The emerging character of higher site coverage, limited or no landscaping, and reduced separation meant that the proposed development of 15 dwellings on the lot did not result in an outcome that was necessarily very different to the character that has been emerging by recent development.</p>

4 Grossard Point Road, Ventnor	
Date	21 January 2010
VCAT Citation	Finch & Ors v Bass Coast SC [2010] VCAT 67 (21 January 2010)
Nature of proceeding	Objector appeal
Description of proposal	Development of two dwellings on a lot and vegetation removal.
Council decision upheld at VCAT	Yes – conditions varied
Applicable policies and provisions	<ul style="list-style-type: none"> • Residential 1 Zone • Vegetation Protection Overlay – Schedule 2 • Design and Development Overlay – Schedule 1, • Reason(s) Permit Required, Cl.32.01-4, Cl. 42.02, Cl. 43.02 • Cl. 21.10-6 – Ventnor Housing • Cl. 21.06-1- Housing
Key points	<ul style="list-style-type: none"> • Council issued NOD • Objector appealed • VCAT determined to vary the decision minor modification to the screen on the balcony and the location of the driveway to ensure that the existing crossover is utilised rather than placing existing verge vegetation under pressure.

Implications	<p>The Member highlighted a gap in the description of the elements that contribute to the character of Ventnor, as outlined:</p> <p>Paragraph 44. 'I can understand the apprehension objectors may have about a repeat form of development and loss of vegetation. Having regard to the planning controls and policies, but more particularly the thrust of the DDO and policy imperatives in VPO2 there seems to have been a lack of attention to detail concerning the elements that contribute to the character of the area in any meaningful way.'</p> <p>This decision offers this attention to detail, with the Member detailing the key elements of character of the surrounding area with an emphasis placed on vegetation. The trend of emergence of larger dwellings and substantial renovations and upgrading of existing dwellings was noted.</p>
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2 Bayview Avenue, Surf Beach	
Date	15 October 2010
VCAT Citation	Kasputtis v Bass Coast SC [2010] VCAT 1702 (15 October 2010)
Nature of proceeding	S77
Description of proposal	Construction of three, two-dwellings
Council decision upheld at VCAT	Yes No permit issued
Applicable policies and provisions	<ul style="list-style-type: none"> • Residential 1 Zone (R1Z) • Design and Development Overlay (DDO1) • Vegetation Protection Overlay (VPO2). • Clauses 10, 15.01, 16.01, 21, 55 and 65.
Key points	<ul style="list-style-type: none"> • Council's decision to refuse was affirmed on neighbourhood character grounds

Implications

In general terms, the Tribunal has not supported the use of the density criteria as a means of preventing development in the smaller settlements. The Tribunal has made particular comment of the need to read the policy framework as a whole, rather than considering density in isolation. The Member found the observations and conclusions of the Tribunal in *Omanovic* useful in this respect. That application concerned the proposed construction of two dwellings in Coronet Bay. As is the case with Surf Beach, increased densities are discouraged in this settlement. In that case the Tribunal noted:

- The policy framework of the Planning Scheme must be read in its totality in order to determine whether any one proposal is consistent with that framework.
- A balancing of competing policies is required. A focus on individual policies to the exclusion of all other policies leads to a restrictive view of the outcomes sought to be achieved by the policy framework as a whole.
- The State Planning Policy Framework supports urban consolidation; and well designed medium density housing that respects neighbourhood character, improves housing choice and makes better use of existing infrastructure.
- The Local Planning Policy Framework (LPPF) places emphasis on containing urban development within existing settlement boundaries. It supports the provision of diversity in housing types and more affordable housing options.
- The purpose of the Residential 1 Zone includes providing a range of housing densities and dwelling types to meet the housing needs of all households. Development which respects neighbourhood character is also encouraged.

This decision recognised the 'low-key' nature of Surf Beach - There is an overall sense of spaciousness and of a quiet, seaside location characterised by holiday houses. The 'low-key' nature of this hamlet is in part reflected by the fact that its sole commercial facility is the local general store. This alone does not mean that medium density development should not be allowed, but is a factor that would indicate that the scale and number of dwellings should be tempered.

The Member determined to affirm the Council's decision on policy and neighbourhood character grounds, as:

It is at odds with the detached houses on the surrounding and nearby lots, and with the established pattern of development characterised by set backs from all property boundaries, open rear yard areas, some with low profile outbuildings, limited paved areas, and the large areas of lots that are devoted to garden and/or lawn.

The proposal does not sufficiently acknowledge or respond to these elements of the neighbourhood. Its design, siting, scale and overall appearance are not dissimilar to that of medium density housing that exists in larger urban centres or, indeed, in the suburban area of metropolitan Melbourne. Surf Beach has a character which differs significantly from more densely developed areas. This character is reflective of its status as a lower order settlement, and requires a less intensive form of development in order to achieve a respectful outcome.

31-33 Park Street, Inverloch	
Date	23 June 2010
VCAT Citation	Freedom90 Pty Ltd v Bass Coast SC [2010] VCAT 1034 (23 June 2010)
Nature of proceeding	S79 Planning and Environment Act 1987
Description of proposal	Develop five double storey dwellings on two lots
Council decision upheld at VCAT	<p>No jurisdiction</p> <p>Had the Tribunal had jurisdiction in this matter, it would have refused the planning application as an overdevelopment of the site that is contrary to the planning policy framework and the character of the neighbourhood.</p>
Applicable policies and provisions	<ul style="list-style-type: none"> • Clause 11 – Introduction, goals and principles • Clause 12 – Metropolitan development • Clause 14 – Settlement • Clause 15.08 – Coastal areas • Clause 15.12 – Environment -energy efficiency • Clause 16.02 – Medium density housing • Clause 19.03 – Design and built form • Clause 21.04 – Council's vision • Clause 21.05 – Settlement • Clause 21.06 – Housing • Clause 21.08-2 – Design and built form • Clause 21.10 – Local areas.
Key points	<ul style="list-style-type: none"> • Tribunal considered that excessive amount of built form and lack of landscaping opportunities would not result in an acceptable outcome

Implications

Paragraph 15.

I refer to the development density policy at clause 21.06 with great caution. There is a temptation to apply a simple density calculation as a blunt design test rather than consider the entirety of the planning policy framework and the design objectives and standards of clause 55. The proper test is not whether the development complies with a somewhat arbitrary density calculation, but whether the development fits into the existing neighbourhood character. It is also important to consider whether opportunities are being made available to provide a more diverse housing stock close to commercial centres and existing infrastructure. The density calculation should be used only as a guide to neighbourhood character.

The Member appeared to give weight to the Inverloch Framework Plan, in which the prevailing neighbourhood character is described in the Inverloch framework plan as being an environmental residential area with lower density, spacious and landscaped, comprising largely single dwellings with low site coverage

The proposal was determined to be inconsistent with the prevailing neighbourhood character by attempting to place five dwellings on one lot. The site coverage and building mass would appear to be significantly more dense, with much greater visual bulk and lesser landscaping than the prevailing character of the neighbourhood. The proposed development would have failed to fit in because it proposed an excessive amount of built form on the site and insufficient opportunities for landscaping and screening of the new built form.

Appendix C - Locality Profiles



ARCHIES CREEK

Archies Creek is a very small, one street town, located 2 kilometres north of Dalyston. The town has minimal services, comprising of a town hall, a church, the Archies Creek Hotel and a post box. Half of the town is used for industrial or commercial purposes. The rolling hills surrounding the town contribute to its character.

Demographics



Population
25



Age Profile
49 (Median Age)



Median Household Size
1.3



Median Household Income
\$575 (Weekly)

Dwelling Pressure



Predominate Dwelling Typology



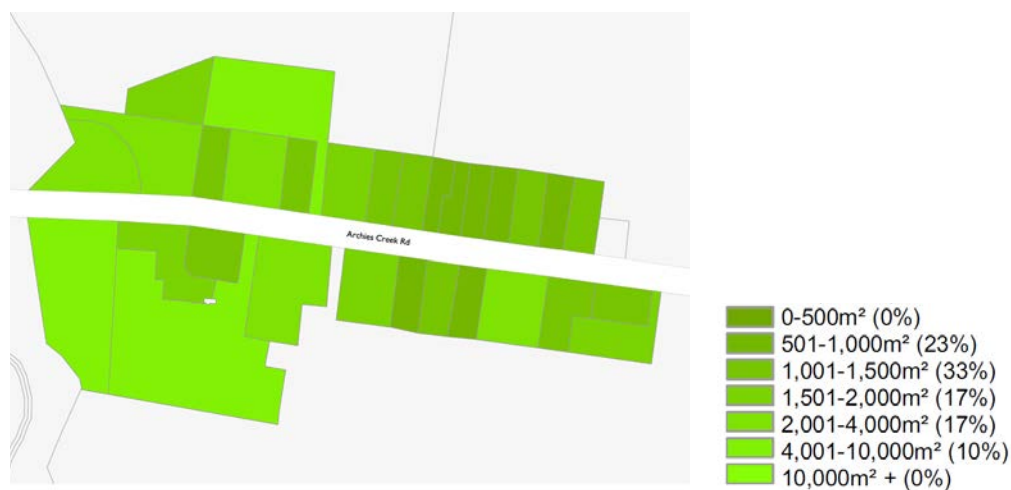
Detached, single storey

Dwelling Age Analysis

The age of dwellings in Archies Creek is variable, with very few remaining from the late 19th or early 20th century. Most dwellings are post-war.

Lot Analysis

The residential land within Archies Creek follow a generally consistent size and layout on the north and south side of Archies Creek Road. Lots are generally within a range of between 500 square metres and 1,500 square metres.



39 Archies Creek Land Zoning

Landscape and Vegetation

There is a low level of vegetation cover in the settlement. There are limited street trees, with European plantings more prominent than native species. Some properties have established vegetation and landscaping, and others are fairly bare.



40 Archies Creek Overlays

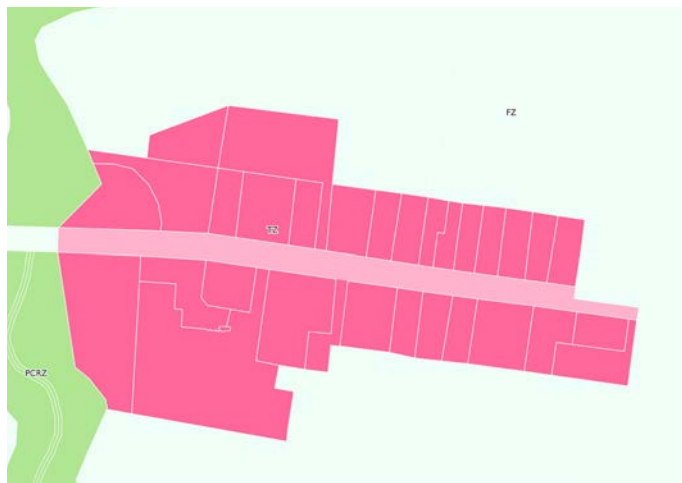
Landscape Character

Archies Creek is located within Landscape Area 3.1: Bass Hills and Kilcunda Coast.*

*as identified in the Bass Coast Distinctive Areas & Landscapes - Landscape Assessment Review

Existing Zones

All land in Archies Creek is zoned Township Zone



41 Archies Creek Overlays

- FZ - Farming Zone
- PCRZ - Public Conservation & Resource Zone
- TZ - Township Zone

Existing Overlays

There is a Heritage Overlay that applies to the former Archies Creek Butter Factory.



42 Archies Creek Overlays

- EAO - Environmental Audit Overlay
- HO - Heritage Overlay

BASS

Bass is a small historic settlement, located at the junction of the Bass River and the Bass Highway. The settlement has a cultural and historical character and potential for additional residential development to the east.

Bass River forms an attractive feature passing through the settlement and plays an important role in acting as a focal point. The bridge over the Bass River also provides a scenic entry to the centre.

Open spaces (including the recreation reserve) integrate with existing vegetation along river's edge.

Essential and community services include a general store/post office, sporting grounds, a CFA station and a pub.

Development Pressure



Development pressures are generally low, however, there has been an emergence of subdivisions as land to the east starts to establish

Predominate Dwelling Typology

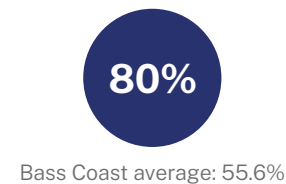


Detached, single storey

Housing Tenure



Occupancy Rate



Dwelling Age Analysis

Bass features a number of older dwellings within the settlements centre. Where building age is known, they date back to the early 1900's. There are a number of new dwellings emerging in the Low Density Residential areas in the south-east of the town.

Demographics



Population
7357



Age Profile
Empty nesters and retirees
(60-69 age bracket)



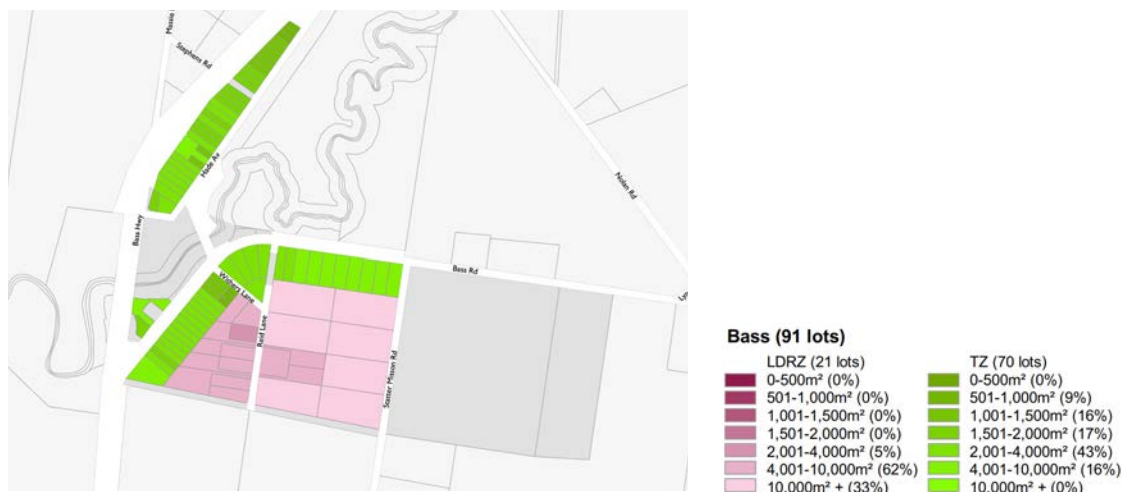
Median Household Size
2.4



Median Household Income
\$811 weekly

Lot Analysis

Lots within Bass follow a generally consistent size and layout where in the Township Zone, they tend to follow a pattern of long and narrow lots and range between 500 square metres and 10,000 square metres. Lots in the Low Density Residential Zone vary in size and layout, and there appears to be a growing trend in battle-axe style allotments.



43 Bass Lot Sizes

Landscape and Vegetation

Access routes into and out of Bass are enhanced by rows of established cypress trees, which makes a valuable contribution to the settlements overall character.

Vegetation is dense along the river bank, with a medium to sparse level of cover throughout the remainder of the settlement. Within the private realm, there are generally low to moderate levels of planting within front property setbacks. Cyprus trees do, however, line front and rear property boundaries and exist within road reserves, adding to streetscape quality.



44 Bass Landscape and Vegetation

Landscape Character

Bass is located within Landscape Area 1.1: Westernport and Bass River Lowlands*.

*as identified in the Bass Coast Distinctive Areas & Landscapes - Landscape Assessment Review

Existing Zones

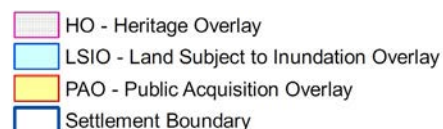
Land within the centre of Bass is generally zoned Township Zone. There is also a pocket of Low Density Residential land to the east.



45 Bass Land Zoning

Existing Overlays

- The Land Subject to Inundation Overlay applies to land adjoining the Bass River.
- The Heritage Overlay applies to four local heritage listed buildings in the settlement.
- The Significant Landscape Overlay is proposed to be extended into the settlement boundary of Bass through the Distinctive Areas and Landscapes project.



46 Bass Overlays

Existing Policy References to Character for Bass

There are no statutory controls in the Bass Coast Planning Scheme that guide existing or preferred neighbourhood character in Bass.

The Bass Coast Strategic Coastal Planning Framework 2011 does however start to identify character objectives and siting and design guidelines that can be used as a reference point for new developments.

Bass Coast Strategic Coastal Planning Framework 2011

- Character Objectives
 - To protect and enhance the built form and heritage character of the town.
 - To protect and enhance the heritage and environmental values of the Bass River and river valley.
 - To re-direct the focus of the town towards the traditional main street and river reserve and away from the Bass Highway realignment bypass.
 - To strengthen connections to the Bass River to enhance the town's heritage and cultural assets and improve visual presentation and identity of the town from its western boundary and entrances.
 - To encourage development that complements heritage, tourism and low-key community based activities -outcomes.
 - To encourage development of new commercial/ retail buildings on the main street to consolidate the existing street character.
 - To improve the visual amenity of the built township edge along the Bass Highway.
- Preferred Neighbourhood Character
 - New development should integrate with the existing grid pattern of the settlement. A higher urban density is encouraged along
 - Hade Avenue, especially north of the Bass River. Development in the remaining areas should create an overall open, township, rural character.
- Siting and Design Guidelines (Subdivision)
 - Subdivision should be predominantly grid or semi-grid in pattern.
 - Additional open space to be oriented towards or connected to the Bass River.
 - New subdivision should have generous vegetated setbacks/buffers from adjacent rural landscapes, the Bass River and the Bass Highway.
- Siting and Design Guidelines (Dwellings)
 - Development should not impact detrimentally on the views to and from the Bass Highway Scenic Drive and surrounding rural landscape.
 - Encourage a variation of historic, formal and indigenous planting.

CAPE PATERSON

Cape Paterson is a small to medium sized settlement, nestled between rural landscapes and the Cape Paterson Foreshore Reserve and Bunurong Marine Park. Traditionally a holiday/recreational coastal village, it now has an increasing permanent population. It has a generous foreshore reserve that includes the caravan park set among native coastal vegetation and some mature exotic vegetation.

Community facilities are limited, but include a playground, surf life saving club, general store and a community hall with tennis courts.

Development Pressure



Development pressures over the last ten years are increasing, and are occurring as a result of the construction of new residential areas in the Eco Village and along Blue Water Circle, Marine Street and Surf Beach Road. The pressures generally comprise of new dwelling approvals in Bushfire Management Overlay areas, vegetation removal and small scale subdivisions.

Demographics



Population
885



Age Profile
Empty nesters and retirees
(60-69 bracket)



Median Household Size
2.1



Median Household Income
\$897 weekly

Predominate Dwelling Typology



Detached, single and double storey

Housing Tenure

41.2%

Owned

22.9%

In process of purchasing

24.8%

Renting

Occupancy Rate

80%

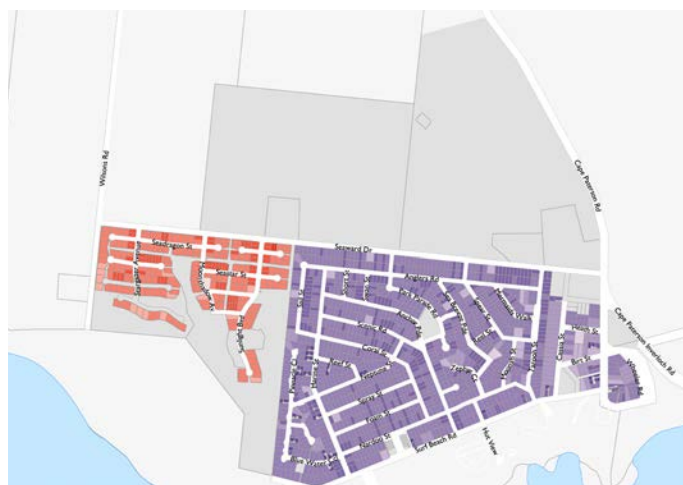
Bass Coast average: 55.6%

Dwelling Age Analysis

Cape Paterson features dwellings across a number of different eras, with at least a quarter having been built in the 1980's. New dwellings are dispersed throughout the township, and are particularly prevalent in the recently constructed Eco Village in the west of the settlement and along the southern ends of Blue Water Circle and Marine Street.

Lot Analysis

Lots within Cape Paterson follow a generally consistent size and layout, with the majority between 501 square metres and 800 square metres.



47 Cape Paterson Lot Sizes

Landscape and Vegetation

Vegetation in foreshore reserves and around public open spaces is dense, and there is a high prevalence of canopy trees and coastal shrub dispersed throughout the private and public realms of the settlement.

Vegetation is a predominant feature of the streetscape in the older parts of the town, with limited demarcation between the public and private realm. As more generous homes are established as part of a gentrification movement closer to the waterfront, coastal vegetation is beginning to complement rather than dominate the urban landscape.



48 Cape Paterson Landscape and Vegetation

Landscape Character

Cape Paterson is located within Landscape Area 1.3: Bunurong Coast and Powlett River Lowlands.*

*as identified in the Bass Coast Distinctive Areas & Landscapes - Landscape Assessment Review

Existing Zones

Residential land within Cape Paterson is largely within the General Residential Zone, with the exception of the Cape Eco Village which is within the Comprehensive Development Zone. There is small pocket of Commercial 1 Zoned land along Surf Beach Road featuring a cluster of shops and food and drink premises.



- C1Z - Commercial 1 Zone
- CDZ1 - Comprehensive Development Zone - Schedule 1
- FZ - Farming Zone
- GRZ1 - General Residential Zone - Schedule 1
- PCRZ - Public Conservation & Resource Zone
- PPRZ - Public Park & Recreation Zone
- PUZ1 - Public Use Zone - Service & Utility
- TRZ2 - Transport Zone 2 - Principal Road Network
- Settlement Boundary

49 Cape Paterson Land Zoning

Existing Overlays

- The Bushfire Management Overlay is prevalent along the southern boundary of the settlement, due to the dense foreshore vegetation.
- The Vegetation Protection Overlay exists in a small pocket along Blue Water Circle. There is one local heritage listed building.
- Part of the land encompassed by Wheeler Road in the south-east contains the Design and Development Overlay Schedule 1 due to its proximity to the coast.
- The Environmental Significance Overlay Schedule 1 applies to land north of Seaward Drive, as does the Significant Landscape Overlay.
- The Significant Landscape Overlay is proposed to be extended into the settlement as part of the Distinctive Areas and Landscapes project.
- Another small pocket of land is impacted by the Environmental Significance Overlay Schedule 4 due to its potential for land subsidence.



- BMO - Bushfire Management Overlay
- DDO - Design & Development Overlay
- ESO - Environmental Significance Overlay
- HO - Heritage Overlay
- LSIO - Land Subject to Inundation Overlay
- SLO - Significant Landscape Overlay
- VPO - Vegetation Protection Overlay
- Settlement Boundary

50 Cape Paterson Overlays

Existing Policy References to Character for Cape Paterson

There are limited statutory controls in the Bass Coast Planning Scheme that guide existing or preferred neighbourhood character in Cape Paterson. Although the Design and Development Overlay Schedule 1 and Significant Landscape Overlay Schedule 4 apply to part of the settlement, they do not seek to serve the purpose of a neighbourhood character control.

The Bass Coast Strategic Coastal Planning Framework 2011 does however start to identify character objectives and siting and design guidelines that can be used as a reference point for new developments.

Bass Coast Strategic Coastal Planning Framework 2011

- Character Objectives
 - To consolidate existing and new residential areas as a series of well vegetated grid pattern streets connecting with existing roads.
 - To consolidate the residential character of the central town area through infill residential development, where opportunities are presented through vacant lots.
 - To focus development and recreational activity on community, heritage and nature based activities connected to the foreshore.
 - To protect and retain existing mature vegetation.
 - To create a dominant natural visual character through indigenous or native planting.
 - To enhance the amenity of Surf Beach Road and the visual presentation of adjacent commercial premises.
- Preferred Neighbourhood Character
 - Unobtrusive, intimate scaled buildings nestled among mature vegetation with generous street setbacks, well landscaped to reduce, but not obscure visibility of dwellings from the main road. Development should create an overall coastal, semi-natural village character.
- Siting and Design Guidelines
 - Development should be complementary to the existing coastal and natural setting.
 - Encourage buildings of appropriate form with generous setbacks and well-landscaped surrounds.
 - Take advantage of steep topography and reduce cut and fill to a minimum (eg. split level housing is preferred to minimise and, where required, balance cut and fill).
 - Incorporate view-sharing principles in dwelling design, especially for dwellings higher on the hillside.
 - Sufficient and well-positioned setbacks between dwellings are encouraged for increased landscaping

and indigenous tree planting opportunities.

- It is preferred to use a combination of construction materials, such as weatherboard (or similar), timber or other cladding materials, in conjunction with brick or natural stone.
- Low pitched or gently sloping roofs are preferred, to reduce visibility, glare and reflection.
- Dwellings on the town fringe should have additional vegetation screening to rural areas.
- Indigenous vegetation is preferred.

CAPE WOOLAMAI

Cape Woolamai is located at the southern end of Phillip Island positioned between coastal reserves to the east and west with its southern boundary defined by Phillip Island Nature Park. While it is predominantly a well-established residential estate characterised by detached single and double storey dwellings, a small town centre is developing at the entry to the settlement. Services within the settlement include a playground, general store, food and drink premises, small scale retail premises and a surf life saving club.

The significant coastal reserves and prevalence of coastal vegetation, as well as the established 'suburban' streets, contribute to its character. The recent completion of the roundabout at the main entrance of the settlement has created a prominent entrance to the settlement.

Development Pressure



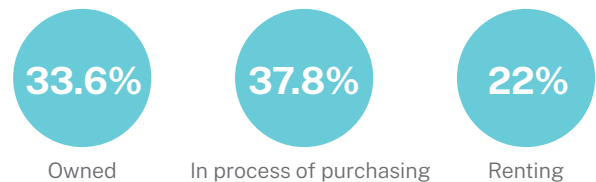
There has been a moderate level of development pressure over the last ten years, largely due to new dwelling approvals in areas affected by either the Bushfire Management Overlay or Design and Development Overlay Schedule 1, and vegetation removal.

Predominate Dwelling Typology

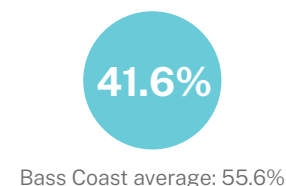


Detached, double storey

Housing Tenure



Occupancy Rate



Dwelling Age Analysis

Cape Woolamai features dwellings across a number of different eras, the majority having been constructed between the 1970's and 1990's. Newer dwellings are generally evenly dispersed throughout the township, with an agglomeration in the recently developed estate around Woolamai House in the north-east. Older dwellings comprise of weatherboard beach houses, which offers a stark contrast against the more modern architectural designs.

Demographics



Population
1,675



Age Profile
Parents and homebuilders
(35-49 bracket)



Median Household Size
2.4



Median Household Income
\$1,131 weekly

CAPE WOOLAMAI

Lot Analysis



51 Cape Woolamai Lot Sizes

Lots within Cape Woolamai are consistently sized, in the vicinity of 501 square metres and 800 square metres. They are generally arranged in a north south alignment, capitalising on both the Bay and Ocean.

Landscape and Vegetation



52 Cape Woolamai Landscape and Vegetation

The settlement is highly concealed by vegetation on approach along Phillip Island Road. Within the settlement, vegetation is a defining feature of both the public realm (within nature strips) and private realm (within front property setbacks). This is particularly the case on the eastern side of the settlement (east of Woolamai Beach Road) where vegetation varies between medium tree cover, and dense tree cover closer to the coastal reserves.

Landscape Character

Cape Woolamai is located within Landscape Area 2.1: Phillip Island Coastal Cliffs.*

*as identified in the Bass Coast Distinctive Areas & Landscapes - Landscape Assessment Review

CAPE WOOLAMAI

Existing Zones

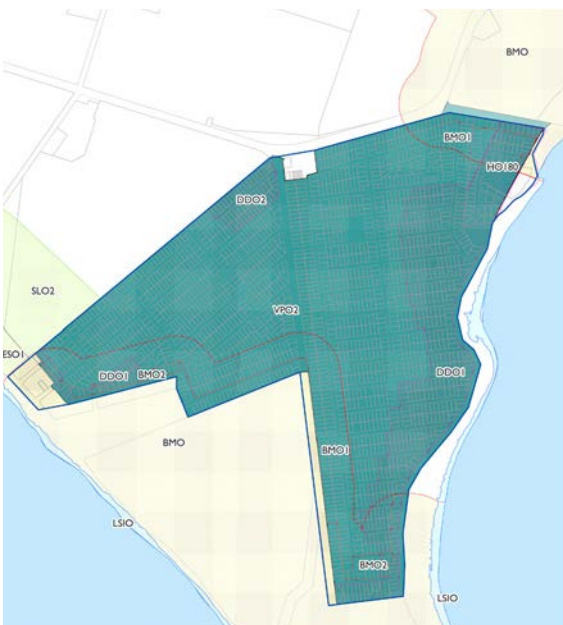


53 Cape Woolamai Land Zoning

Residential land within Cape Woolamai is all within the General Residential Zone and the small pocket of Mixed Use Zone at the entry of the township.

- FZ - Farming Zone
- GRZ1 - General Residential Zone - Schedule 1
- MUZ - Mixed Use Zone
- PCRZ - Public Conservation & Resource Zone
- PPRZ - Public Park & Recreation Zone
- TRZ2 - Transport Zone 2 - Principal Road Network
- Settlement Boundary

Existing Overlays



54 Cape Woolamai Overlays

- The Heritage Overlay applies to one local heritage listed site.
- The Vegetation Protection Overlay Schedule 2 applies to almost the whole of the settlement.
- The Bushfire Management Overlay applies around the southern and western perimeter of the settlement, as well as the north-eastern corner due to proximity to the heavily vegetation foreshore environment.
- The Design and Development Overlay Schedule 1 applies to land along the eastern coastal side of the settlement, in an effort to protect views to and from the coast, and to minimise the visual impact of development along the coastline.
- The Design and Development Overlay Schedule 2 applies to land around the airfield environs.

- BMO - Bushfire Management Overlay
- DDO - Design & Development Overlay
- ESO - Environmental Significance Overlay
- HO - Heritage Overlay
- LSIO - Land Subject to Inundation Overlay
- SLO - Significant Landscape Overlay
- VPO - Vegetation Protection Overlay
- Settlement Boundary

Existing Policy References to Character for Cape Woolamai

There are limited statutory controls in the Bass Coast Planning Scheme that guide existing or preferred neighbourhood character in Cape Woolamai. Although the Design and Development Overlay Schedule 1 applies to part of the settlement, it does not seek to serve the purpose of a neighbourhood character control.

The Design and Siting Guidelines for Coastal and Hinterland Areas, 1999 and the Phillip Island and San Remo Design Framework 2003 start to identify character objectives and siting and design guidelines that can be used as a reference point for new developments.

Design and Siting Guidelines for Coastal and Hinterland Areas, 1999

These particular guidelines apply to that part of Cape Woolamai East affected by Design and Development Overlay 1 – Residential areas near the coast (DDO1).

- Objectives:
 - To minimise the visual impact of development on the streetscape and surrounding coastal area.
 - To maintain and enhance the environmental quality of the Cape Woolamai East foreshore
 - hinterland.
- Guidelines:
 - The height of new buildings should be consistent with the height of surrounding development, the slope and elevation of the land, and the extent and type of vegetation cover on the site. Their height should also be below the existing tree canopy of the locality. Generally, the height of a building should not exceed that of its immediate neighbours by more than one storey.
 - The size, bulk, building materials and colour of new buildings should be responsive to the streetscape and surrounding area. They should not dominate or stand out.
 - The colour of roofing materials of new buildings should be subdued and of a nonreflective material to blend in with the surrounding natural environment and minimise the visual impact and glare from the roof when viewed from beyond the site.
 - All dwellings should be designed and oriented to optimise energy efficiency.
 - All new buildings should be set back from all boundaries to allow adequate separation between buildings and to facilitate landscaping, particularly the retention and planting of indigenous trees and shrubs.

- Existing indigenous vegetation should be retained as much as possible. New planting and landscaping should screen new development from vantage points, such as the beach and foreshore reserves. Landscaping should complement and enhance the streetscape and character of the coastal area. This should be achieved using suitable indigenous vegetation.

Phillip Island and San Remo Design Framework 2003

- Future Development and Infrastructure
 - Develop a street tree planting program -concentrate on streets where overhead powerlines have previously restricted the planting of trees.
 - Limit residential and commercial buildings to two storeys (7 metres to top of wall and 8 metres to the ridgeline) in height.
 - Underground all powerlines along Woolamai Beach Road and Vista Place. Elsewhere, replace existing overhead powerlines with aerial bundle cabling.
 - New residential developments to include landscaping using indigenous plants of local significance.
 - Use planting and wildlife corridors as a buffer between the rural land residential development.
 - Pave unmade roads west of Woolamai Beach Road to reduce dust, improve safety for vehicles and pedestrians and to improve the appearance of the streetscape. Use materials that will not visually dominate the streetscape.
 - Use water sensitive urban design practices and techniques, eg grass swales, for stormwater management.
- Built Form
 - Ensure that all new built form is developed and designed in accordance with the design principles of section five to achieve design excellence.
 - Encourage new built form to be designed to reflect the more rugged, dynamic landscape of the southern part of Phillip Island.
 - Ensure that the design and development of all new built form incorporates ESD principles.
- Residential
 - Limit residential development to infill within the existing zone boundaries.
 - Ensure the interface of residential development with the State faunal reserves and shearwaters rookeries is sensitive to the environmental significance of these areas. This is best achieved with screening of indigenous vegetation.
 - Limit new buildings east of Woolamai Beach Road to a maximum of two storeys (7 metres to

top of wall and 8 metres to the ridgeline).

- Continue to promote the use of indigenous plants within residential landscapes, building settings and for streetscapes.
- Restrict the use of known pest plants, eg *Agapanthus* sp.
- Encourage fewer and lower front fences to open up the streetscape and allow visual permeability.

CORINELLA

Corinella is situated on a small peninsula along the coast of Westernport Bay. It is established on higher grounds than the surrounding Bass Valley, affording it good connections to the surrounding landscape. The settlement is bound by expansive farming land to the east and south, a steep cliff system to the west and rocky foreshore to the north.

The settlement is known for having historical significance as the first European Victorian settlement. The settlement has two distinct urban areas: the well-established wide grid streets of the east, and the residential area around Settlement Point in the west.

The focal points for the settlement comprise the park, the caravan park and pier at Settlement Point. An informal town centre is focused on land along Smythe Street, containing the general store/post office and community centre. A secondary centre of activity is located around the caravan park and pier in the north west of the settlement.

Demographics



Population
1,675



Age Profile
Parents and homebuilders
(35-49 bracket)



Median Household Size
2.4



Median Household Income
\$1,131 weekly

Development Pressure



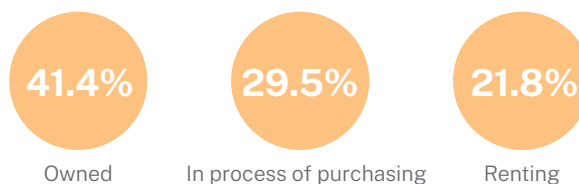
There has been a moderate level of development pressure over the last ten years, connected to vegetation removal, new dwelling approvals (including single dwellings and multiple dwellings) and subdivisions.

Predominate Dwelling Typology

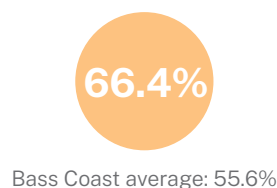


Detached, single and double storey

Housing Tenure



Occupancy Rate



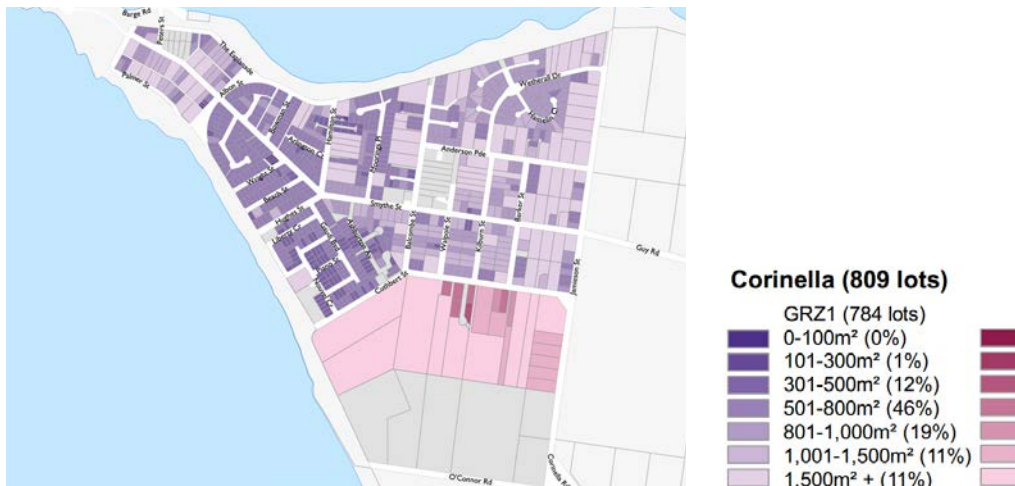
Dwelling Age Analysis

Even though Corinella is recognised as being the first European Victorian settlement, the dwelling stock is significantly new, with just over 50% of known dwellings having been constructed in the last 20 years.

CORINELLA

Lot Analysis

There is considerable variety in lots sizes, orientation and shape depending on the era of the subdivision. Sizes range from 300 square metres to over 4000 square metres across the settlement. Smaller lots tend to have formed on the western part of the settlement in proximity to the coast.



55 Corinella Lot Sizes

Landscape and Vegetation

Vegetation cover is dense around foreshore reserves along the northern and western boundaries. Vegetation throughout the settlement itself is sparse to medium in cover, and landscaping of private properties within the older central areas of the settlement tends to be informal and inconsistent ranging from open yards to established gardens.



56 Corinella Landscape and Vegetation

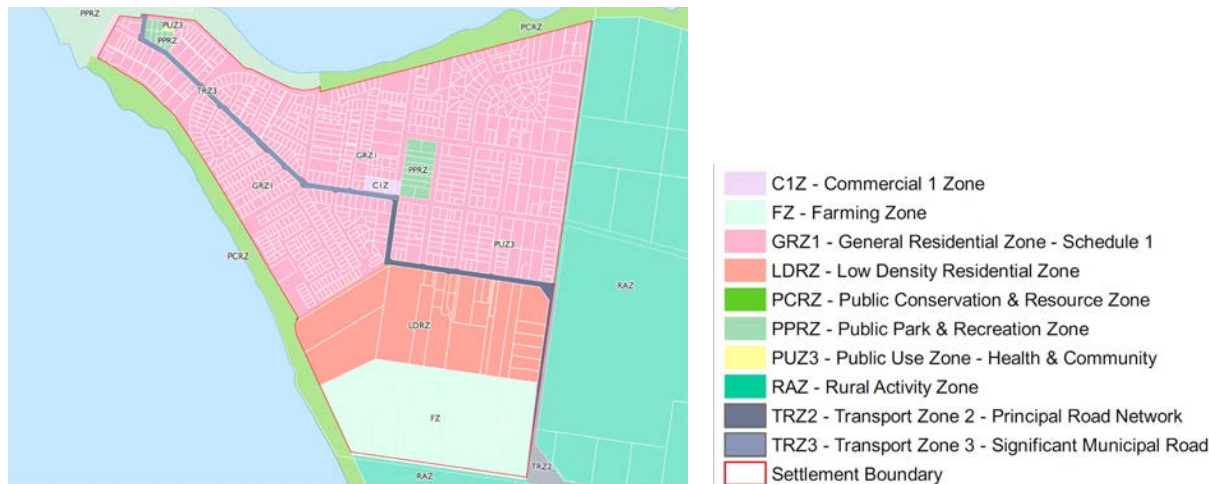
Landscape Character

Corinella is located within Landscape Area 1.1: Westernport and Bass River Lowlands.*

*as identified in the Bass Coast Distinctive Areas & Landscapes - Landscape Assessment Review

Existing Zones

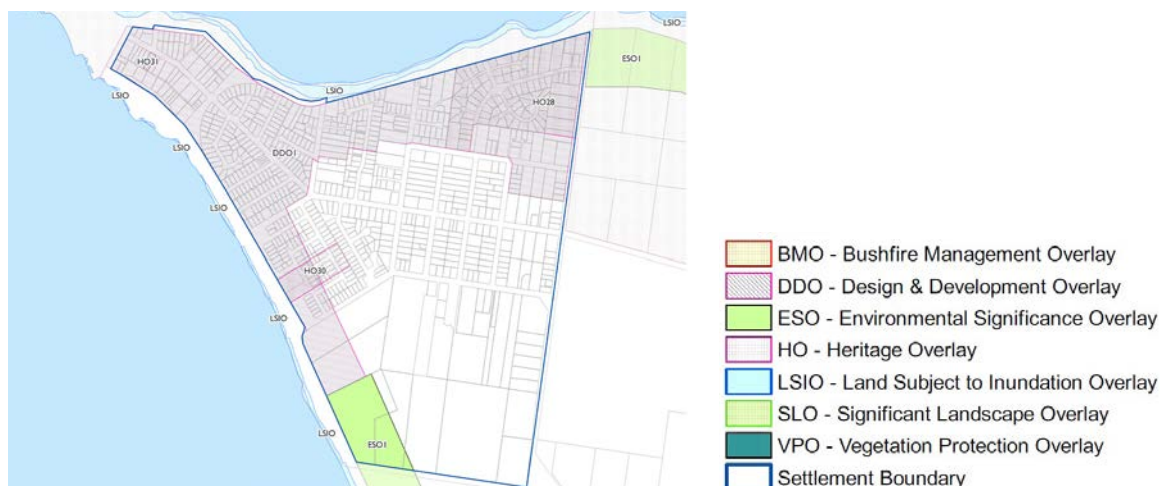
Residential land within Corinella is largely within the General Residential Zone, with some larger parcels of land in the south in the Low Density Residential Zone. There is a small pocket of Commercially Zoned land in the centre of the settlement. There is a significant pocket of land just north of Oconnor Road in the Farming Zone.



57 Corinella Land Zoning

Existing Overlays

- The Heritage Overlay applies to three local heritage listed sites
- The Design and Development Overlay Schedule 1 applies to land along the eastern coastal side of the settlement, in an effort to protect views to and from the coast, and to minimise the visual impact of development along the coastline.
- The Land Subject to Inundation Overlay applies to land adjoining the waterfront on the northern and western boundaries of the settlement.



58 Corinella Overlays

Existing Policy References to Character for Corinella

There are limited statutory controls in the Bass Coast Planning Scheme that guide existing or preferred neighbourhood character in Corinella. Although the Design and Development Overlay Schedule 1 applies to part of the settlement, it does not seek to serve the purpose of a neighbourhood character control.

The Design and Siting Guidelines for Coastal and Hinterland Areas, 1999 and the Bass Coast Strategic Coastal Planning Framework 2011 start to identify character objectives and siting and design guidelines that can be used as a reference point for new developments.

Design and Siting Guidelines for Coastal and Hinterland Areas, 1999

These particular guidelines apply to that part of Corinella affected by Design and Development Overlay 1 – Residential areas near the coast (DDO1).

- Objectives:
 - To minimise the visual impact of development on the streetscape and surrounding coastal area.
 - To enhance the character and visual quality of the Corinella foreshore hinterland.
- Guidelines:
 - The height of new buildings should be consistent with the height of surrounding development, the slope and elevation of the land, and the extent and type of vegetation cover on the site. Their height should be below the existing tree canopy of the locality. Generally, the height of a building should not exceed that of its immediate neighbours by more than one storey.
 - The size, bulk, building materials and colour of new buildings should be responsive to the streetscape and surrounding area. They should not dominate or stand out.
 - All dwellings should be designed and oriented to optimise energy efficiency.
 - The profile of a building, including roof pitches and architectural features, should not unreasonably diminish the views enjoyed by neighbouring properties.
 - The colour of roofing materials of new buildings should be subdued and of a nonreflective material to blend in with the surrounding natural environment and minimise the visual impact and glare from the roof when viewed from beyond the site.
 - All new buildings should be set back from all boundaries to allow adequate separation between buildings and to facilitate landscaping, particularly the retention and planting of indigenous trees and shrubs.

- Existing indigenous vegetation should be retained as much as possible. New planting and landscaping should screen new development from vantage points, such as the jetty, boat ramp and car park. Landscaping should complement and enhance the streetscape and character of the foreshore hinterland. This should be achieved using suitable indigenous vegetation.

Bass Coast Strategic Coastal Planning Framework 2011

- Character Objectives
 - To protect and enhance the existing heritage and built character of Corinella.
 - To protect the existing foreshore environs and vegetation, which is essential to maintaining the environmental and visual amenity of the town.
 - To consolidate the existing residential fabric through infill development provided it responds to the traditional residential character of the settlement.
 - To integrate street tree planting to create new precincts of indigenous or native species while retaining existing plantings.
 - To encourage development that complements heritage, tourism and low-key community outcomes.
- Preferred Neighbourhood Character
 - Integrate development into the historical street pattern and traditional built form of the township. New dwellings should interpret the traditional scale and form of dwellings. The following two types of neighbourhood character apply:

Central Township Character

- Residential development within the centre of town should be more urban in character (eg. grid road patterns, more dense urban form and more formal landscaping).
- Development should contribute to an overall “coastal, traditional village” character.

Outlying Residential Character

- Residential development should be well vegetated and in keeping with the surrounding rural and natural character.
- Development should contribute to an overall open, natural character.
- Siting and Design Guidelines (subdivisions)
 - Encourage traditional road and building patterns, not suburban road patterns.
 - New street patterns should be predominantly grid or semi-grid pattern.
 - New subdivision should reflect the existing street pattern, neighbourhood character, and urban

structure and lot sizes west of Balcombe Street.

- Foreshore reserves adjacent to new subdivision should be wider to improve the buffer between the coast and residential development.
- Use vegetation buffers or larger lots along township boundaries to develop a vegetated edge to the town.
- Siting and Design Guidelines (dwellings)
 - Building design should be in keeping with either the two preferred character types, depending on location.
 - Dwellings of a suburban character (eg. full brick, minimal or no eaves, steep pitched and tiled roofs) are not encouraged.
 - Dwellings should be designed and landscaped to minimise their full visibility from the foreshore and Western Port.
 - Low pitched or gently sloping roofs are preferred, to reduce visibility, glare and reflection.
 - Incorporate view-sharing principles in the siting and design of dwellings located on the hillside.

CORONET BAY

Coronet Bay is a small residential settlement surrounded by farming land on the coast of Western Port Bay. Coronet Bay was established in the 1970s as a new greenfield subdivision. It has a general store/post office, a community hall and a reserve located centrally in town that contains netball/basketball court and a BMX track. The foreshore area of the settlement provides a high level of amenity with open park land.

Demographics



Population

794



Age Profile

Empty nesters and retirees
(60-69 age bracket)



Median Household Size

1.9



Median Household Income

\$730 weekly

Development Pressure



Other than the establishing residential estates to the north of the recreation reserve, and to the east of Agar Road, there has been a low level of development pressure over the last ten years. Development activity to the west of Champ Elysees Esplanade has largely been attributed to new dwellings in the Design and Development Overlay Schedule 1, and there have been some small scale subdivisions on the eastern side of the settlement between Gellibrand Street and Agar Road.

Predominate Dwelling Typology



Detached, one to two storey

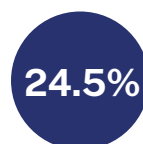
Housing Tenure



Owned

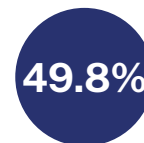


In process of purchasing



Renting

Occupancy Rate



Bass Coast average: 55.6%

Dwelling Age Analysis

Housing stock is predominantly older with the majority of dwellings having been constructed between the 1970s and 1990s. There is an emergence of newer dwellings in the estate west of Gellibrand Street and north of the recreation reserve, and on the eastern side of Agar Road in the establishing low density residential zoned land.

CORONET BAY

Lot Analysis

Lots are generally consistent in size, between 500-800 square metres, with varying orientations.



59 Coronet Bay Lot Sizes

Coronet Bay (1159 lots)

GRZ1 (1043 lots)	LDRZ (116 lots)
0-100m ² (<1%)	0-500m ² (0%)
101-300m ² (1%)	501-1,000m ² (0%)
301-500m ² (10%)	1,001-1,500m ² (0%)
501-800m ² (84%)	1,501-2,000m ² (14%)
801-1,000m ² (2%)	2,001-4,000m ² (80%)
1,001-1,500m ² (2%)	4,001-10,000m ² (3%)
1,500m ² + (<1%)	10,000m ² + (3%)

Landscape and Vegetation

Vegetation cover is generally sparse to medium, however, there are some large trees along a number of streets. Denser vegetation cover (consisting of Coastal Banksia) is found in the coastal reserve to the north of the settlement, around the recreation reserve and to the east of the low-density zoned land in the south-east of the settlement. Some residential lots contain open sparse gardens, while others contain substantial tree cover.



60 Coronet Bay Landscape and Vegetation

■	Dense Tree Cover
■	Medium Tree Cover
■	Sparse Tree Cover
□	Settlement Boundary

Landscape Character

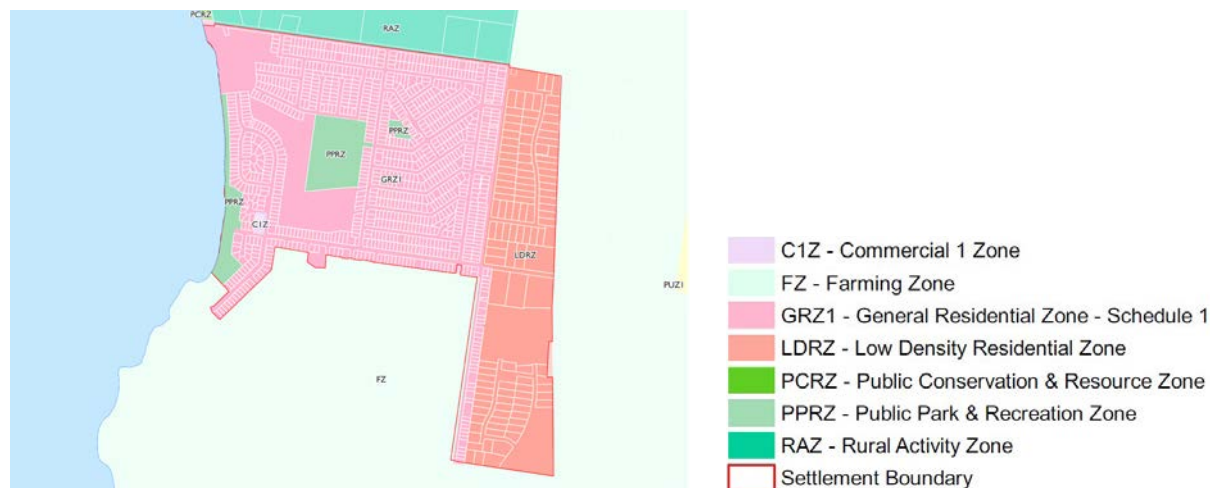
Coronet Bay is located within Landscape Area 1.1: Westernport and Bass River Lowlands.*

*as identified in the Bass Coast Distinctive Areas & Landscapes - Landscape Assessment Review

CORONET BAY

Existing Zones

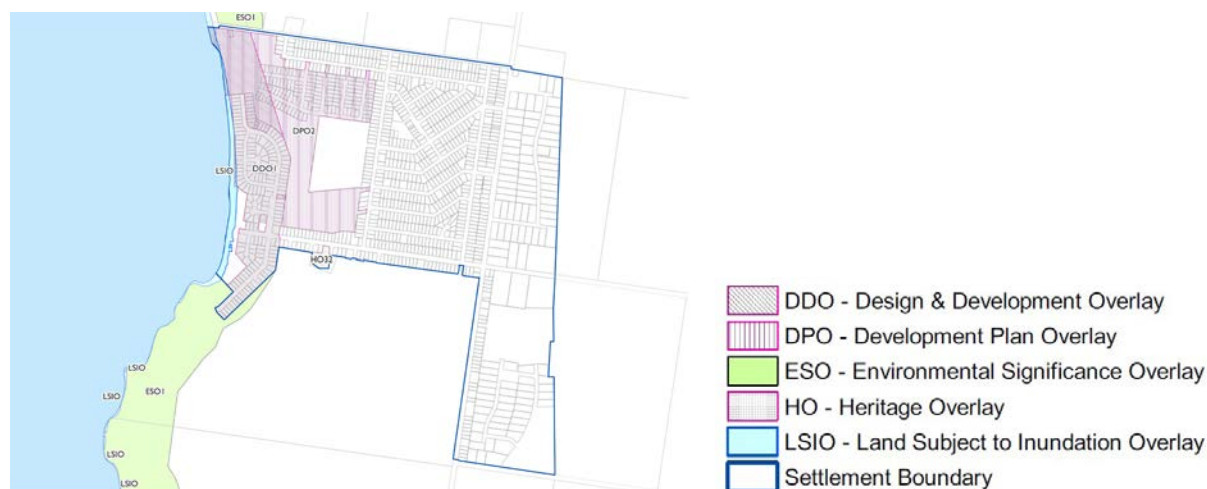
Residential land within Coronet Bay is mostly within the General Residential Zone, with land east of Agar Road in the Low Density Residential Zone. There is a small pocket of Commercially Zoned land near the foreshore on Cutty Sark Road which hosts the general store.



61 Coronet Bay Land Zoning

Existing Overlays

- The Heritage Overlay applies to one local heritage listed site.
- The Design and Development Overlay Schedule 1 applies to land along the western side of the settlement, in an effort to protect views to and from the coast, and to minimise the visual impact of development along the coastline.
- The Land Subject to Inundation Overlay applies to land adjoining the waterfront.
- A Development Plan Overlay applies to land in the centre of town to guide the new use and development of the residential estate.



62 Coronet Bay Overlays

Existing Policy References to Character for Coronet Bay

There are limited statutory controls in the Bass Coast Planning Scheme that guide existing or preferred neighbourhood character in Coronet Bay. Although the Design and Development Overlay Schedule 1 applies to part of the settlement, it does not seek to serve the purpose of a neighbourhood character control.

The Design and Siting Guidelines for Coastal and Hinterland Areas, 1999 and the Bass Coast Strategic Coastal Planning Framework 2011 start to identify character objectives and siting and design guidelines that can be used as a reference point for new developments.

Design and Siting Guidelines for Coastal and Hinterland Areas, 1999

These particular guidelines apply to that part of Coronet Bay affected by Design and Development Overlay 1 – Residential areas near the coast (DDO1).

- Objectives:
 - To minimise the visual impact of development on the streetscape and surrounding coastal area.
 - To enhance the character and visual quality of the Coronet Bay foreshore hinterland.
- Guidelines:
 - The height of new buildings should be consistent with the height of surrounding development, the slope and elevation of the land, and the extent and type of vegetation cover on the site. Their height should be below the existing tree canopy of the locality. Generally, the height of a building should not exceed that of its immediate neighbours by more than one storey.
 - The size, bulk, building materials and colour of new buildings should be responsive to the streetscape and surrounding area. They should not dominate or stand out.
 - All dwellings should be designed and oriented to optimise energy efficiency.
 - The profile of a building, including roof pitches and architectural features, should not unreasonably diminish the views enjoyed by neighbouring properties.
 - The colour of roofing materials of new buildings should be subdued and of a nonreflective material to blend in with the surrounding natural environment and minimise the visual impact and glare from the roof when viewed from beyond the site.
 - All new buildings should be set back from all boundaries to allow adequate separation between buildings and to facilitate landscaping, particularly the retention and planting of indigenous trees and shrubs.

- Existing indigenous vegetation should be retained as much as possible. New planting and landscaping should screen new development from vantage points, such as the beach and car park at the end of Cutty Sark Road, and, southern end of Champ Elysees Esplanade. Landscaping should complement and enhance the streetscape and character of the foreshore hinterland. This should be achieved using suitable indigenous vegetation.

Bass Coast Strategic Coastal Planning Framework 2011

- Character Objectives
 - To protect, enhance and increase the foreshore reserve and remaining indigenous vegetation.
 - To protect remnant vegetation and foreshore landscapes from inappropriate subdivision, building location and alterations to the existing landscape and vegetation.
 - To protect and retain open view lines to and from Western Port.
 - To enhance and improve connections to existing open space and community facilities.
 - To ensure that infill residential development and new subdivision layout, built form, landscape and open space enhances existing open spaces and adjacent reserves, including the foreshore, Banksia stands and ecological values.
 - To ensure future development does not extend the current suburban character of the township but rather subdues it and enhances the surrounding topography and rural/natural surroundings.
 - To improve existing streetscapes and reduce the exposed character of the town.
- Preferred Neighbourhood Character
 - The built form and landscape character should improve the existing, but limited natural coastal setting, through more sensitive architectural design of dwellings and increased landscaping, particularly along the foreshore and settlement edges. Development should create an overall open, semi-natural coastal character.

Siting and Design Guidelines

- Subdivision
 - Encourage traditional road and building patterns, not suburban road patterns.
 - Integrate new streets with the existing grid street layouts.
 - Use vegetation buffers or larger lots along township boundaries to develop a vegetated edge to development.
- Dwellings
 - Design dwellings and landscapes to minimise their

full visibility from the foreshore and Western Port.

- Building design should be consistent with the preferred character. Dwellings of a suburban character (eg. full brick, minimal or no eaves, steeply pitched or tiled roofs) are not encouraged.
- Weatherboard, (or similar), timber or other cladding materials are preferred.
- Use brick or natural stone only in combination with other preferred materials as feature elements.
- Low pitched or gently sloping roofs are preferred, to reduce visibility impacts and non-reflective roofing materials to reduce sun glare.
- Incorporate view-sharing principles in the siting and design of dwellings located on the hillside.
- Indigenous or native tree planting is encouraged in front and rear gardens.
- Indigenous vegetation is preferred, especially for properties adjacent to the foreshore reserve.
- Sufficient and well-positioned setbacks between dwellings are encouraged for increased landscape and indigenous tree planting opportunities.



COWES & SILVERLEAVES

Cowes is the largest settlement on Phillip Island, fulfilling dual roles as both regional service centre and popular tourist destination. It contains a diverse mix of land uses including clearly defined residential, commercial and industrial precincts as well as pockets of tourist accommodation. Larger scale tourist developments are generally located close to the Cowes foreshore.

Vegetation plays an important role in defining the character of the settlement, in particular, the Gold Cypress trees which line Thompson Avenue.

Thompson Avenue is an important central axis through the Cowes Activity Centre and the location for the majority of commercial, retail, community, tourism and health services. The expansion of the Cowes Activity Centre has resulted in vacancies, a disconnect between the foreshore and the southern end of the Centre, and a lack of consistent character. A suite of measures has been put in place to reverse this trend.

Notable facilities in the settlement include sporting grounds, playgrounds, skatepark, transit centre, library, medical services, primary schools, CFA station, police station, ambulance station, local government office, library, tourist information centre, multiple supermarkets, multiple retail and food and drink premises, post office and centrelink office.

Silverleaves is a small, beachfront settlement located east of Cowes on Phillip Island. It incorporates a large proportion of holiday homes along with some modest tourist accommodation, mostly in the form of bed and breakfasts. A general store caters to the local community as well as being a popular spot for visitors. A key character element of the town is it's 'hideaway' feel and the high presence of vegetation relative to built form.

Development is nestled amongst mature vegetation. The existing urban area is located below 2.5 meters AHD and vulnerable to anticipated impacts of Climate Change. The scale of Silverleaves is constrained by it's inability to provide reticulated sewerage.

Demographics



Population
4,839



Age Profile
Seniors (70-84 age bracket)



Median Household Size
2.1



Median Household Income
\$840 (weekly)

Development Pressure



Development pressures are moderate in the settlement.

Predominate Dwelling Typology

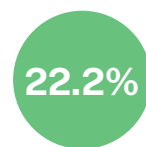


Detached, one to two storey

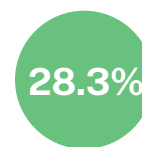
Housing Tenure



Owned

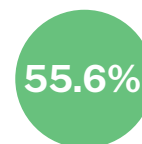


In process of purchasing



Renting

Occupancy Rate



Bass Coast average: 55.6%

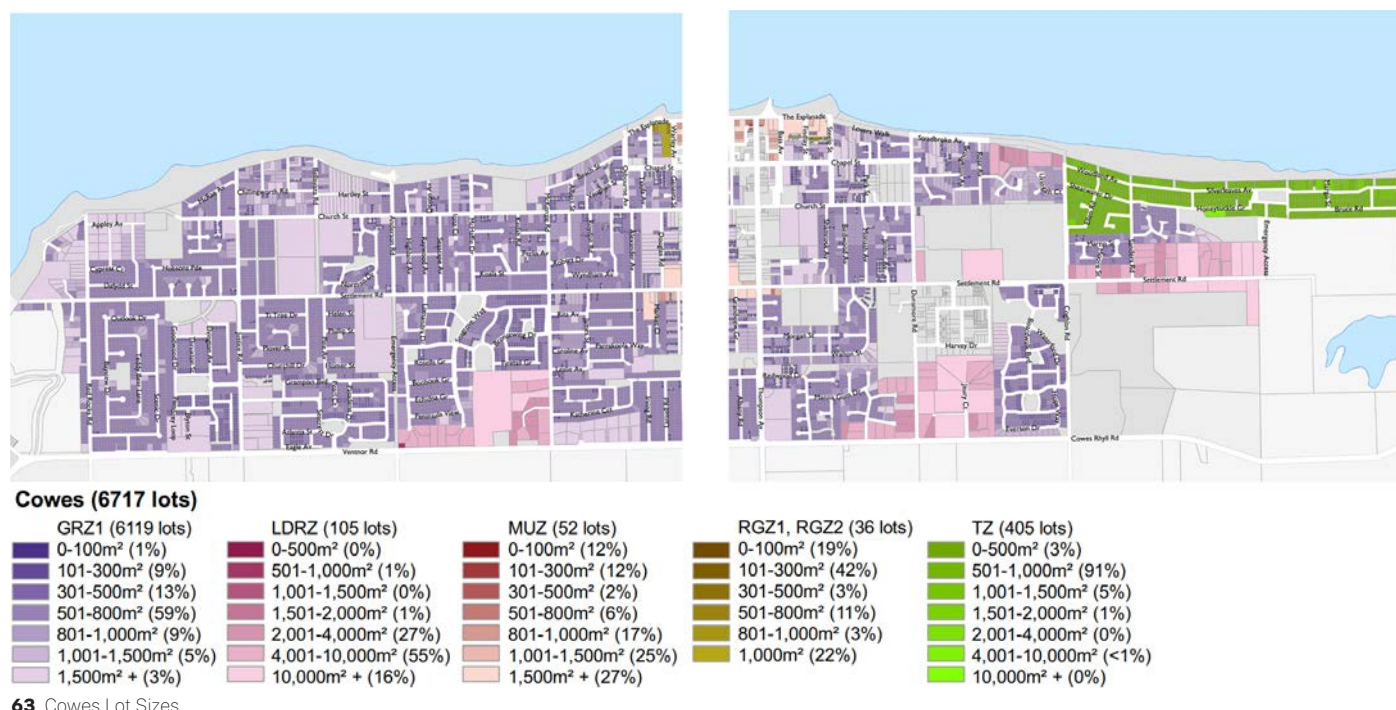
Dwelling Age Analysis

The settlement overall has a mix of dwelling stock, dependent on the age of the area.

Lot Analysis

There is a generally consistent lot sizes and orientation within the Cowes and Silverleaves area. Most lots are conventional in size between 500 square metres and 800 square metres, regular in shape and have either an east-west or north-south alignment. There is an increase in the proportion of smaller lots less than 500 square metres with infill development.

Larger lots exist in scattered pockets, including the most north-western portion of the settlement known as 'Red Rocks', with lot sizes in excess of 1,500 square metres.



Landscape and Vegetation

In Cowes and Silverleaves, vegetation cover and character is varied throughout the towns.

The arrival to the Cowes township is defined by 1.8 kilometre avenue of established Golden Horizontal Monterey Cypress trees on either side of Thompson Avenue, which touch to form a canopy over the road. The established trees were planted between 1912 and 1935, some of which have since been replaced. The distinctive character and cultural heritage of the avenue is recognised by the National Trust and protected by a Heritage Overlay.

In the area of the Cowes Esplanade and surrounding streets, established exotic species of Norfolk Pines and Moreton Bay Fig trees are prominent, scattered on both public and private land. The Moreton Bay Fig trees on the site of the former Isle of Wight Hotel dates to 1869.

The medium vegetation cover is particularly prevalent in established residential areas around foreshore generally, with a high proportion of residential streets incorporating established street trees in wide nature strips and on private land. The vegetation cover is a defining feature of the established areas of the township.

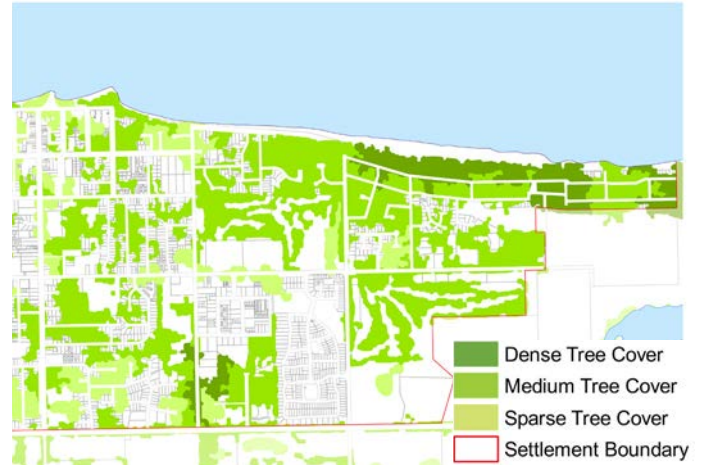
Within the new estates, there is sparse tree vegetation cover. Street trees planted will contribute to the character of these areas as they establish.

The dense tree cover of the remnant coast banksia woodland in Silverleaves strongly defines the character of the area, reflected by the description of the coastal banksia's silver foliage in the naming of the town. The vegetation cover is undergoing change, diminishing over the last decade with the removal of vegetation under bushfire exemptions and the increasing development of the existing aged housing stock.

COWES & SILVERLEAVES



65 Cowes Landscape and Vegetation



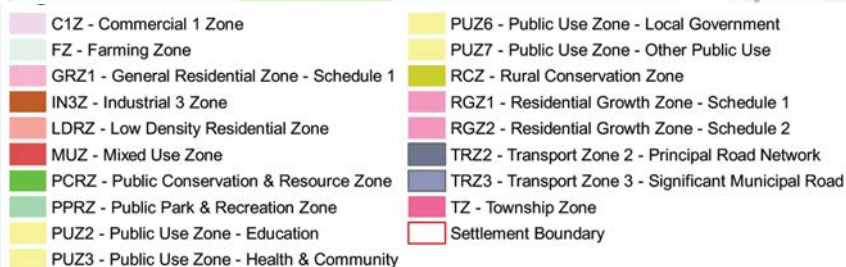
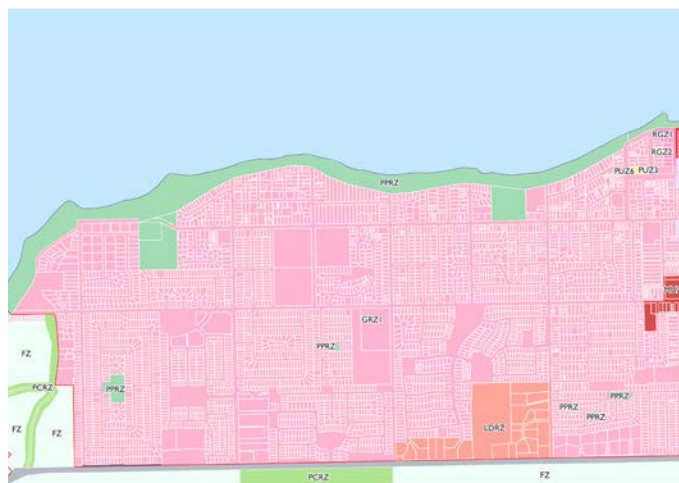
66 Cowes Landscape and Vegetation

Landscape Character

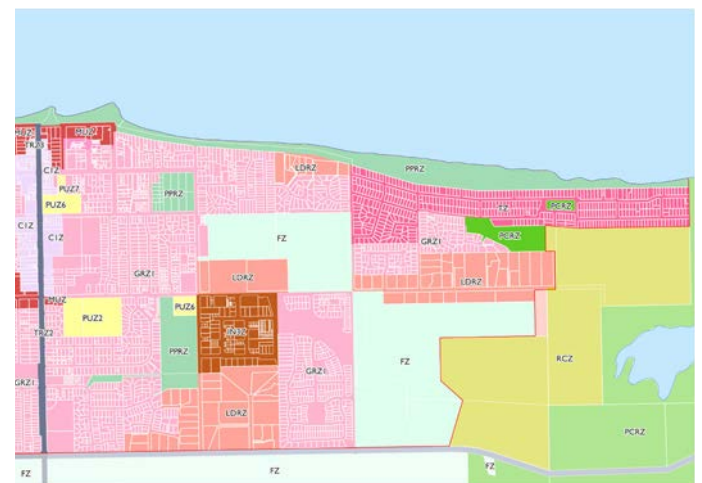
Cowes is located within Landscape Area 1.2: Phillip Island North Coast and Hinterland. Silverleaves is located within Landscape Area 4.2: Rhyll Inlet and Churchill Island Wetlands.*

Existing Zones

Residential land within Cowes is split across multiple zones, predominantly general residential zone, with areas of low density zone, and a small pocket of residential growth zone. For Silverleaves, residential land is also split across multiple zones, township zone, general residential zone, and low density residential zone.



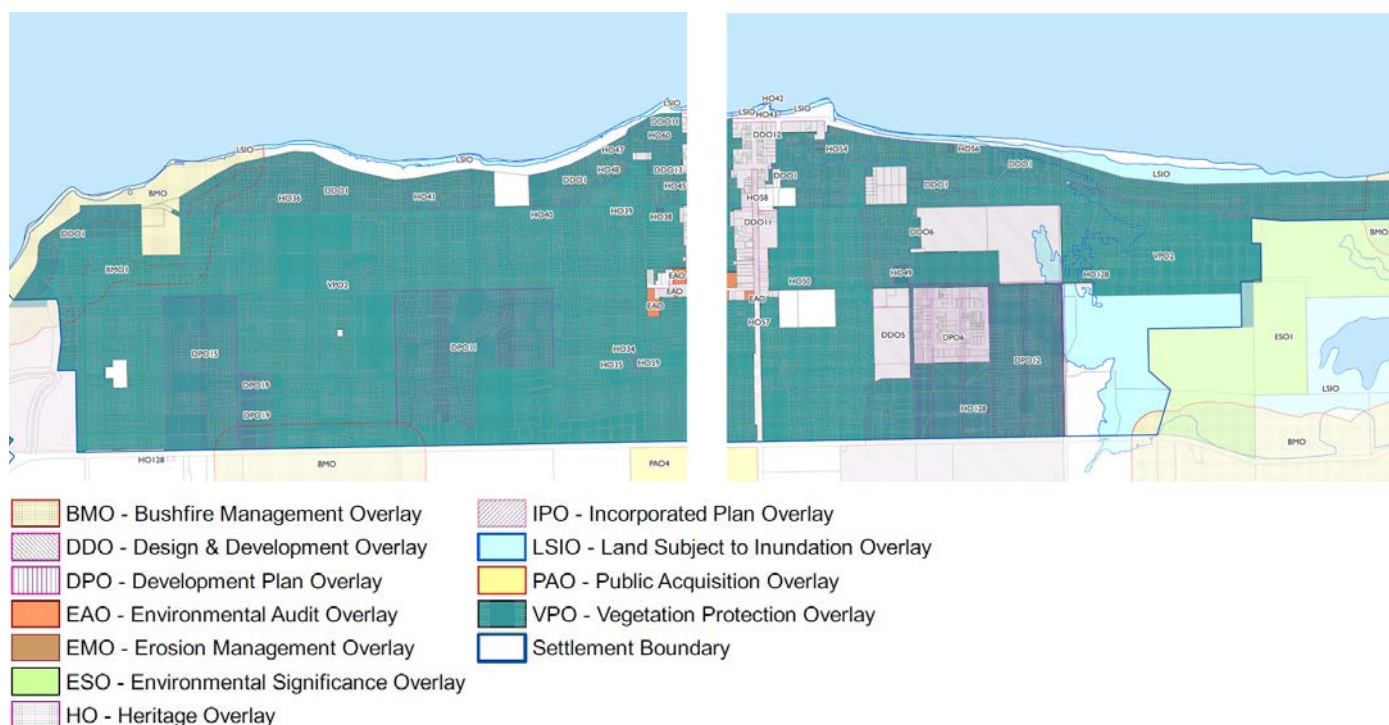
64 Cowes Land Zoning



*as identified in the Bass Coast Distinctive Areas & Landscapes - Landscape Assessment Review

Existing Overlays

- The Heritage Overlay applies to at least twenty-two (22) local heritage listed sites, predominantly dwellings.
- The Design and Development Overlay Schedule 1 applies to residential land fronting the Western Port Bay on the northern side of the settlement, generally applying to land within 200 metres, in an effort to protect views to and from the coast, and to minimise the visual impact of development along the coastline.
- The Bushfire Management Overlay applies around the north-western and eastern perimeter of the settlements due to proximity to the heavily vegetation foreshore environment, as well as a portion of land on the north side of Ventnor Road across from the Ventnor Koala Reserve.
- The Design and Development Overlay Schedule 11 applies to the majority of commercial land on either side of Thompson Avenue to implement the design outcomes of the Cowes Activity Centre Framework, mainly to create a coherent coastal village character through consistent built form within each precinct and to promote design excellence. The overlay also applies to the land included in the residential growth zone surrounding land within proximity of the Esplanade.
- The Design and Development Overlay Schedule 12 applies to the former Isle of Wight Hotel site to facilitate a landmark redevelopment of design excellence that contributes to the coastal village character retains the existing Moreton Bay Fig Tree.
- The Design and Development Overlay Schedule 13 applies to a small number of lots in the location of the former Warely Hospital Site to facilitate particular design objectives, with an emphasis on high level of architectural design excellence and landscaping.
- The Design and Development Overlay Schedule 5 and 6 applies to Blue Gum Reserve and the residential land on the eastern side of the settlement to ensure the height of new development does not encroach into the flight path of helicopters.
- The Development Plan Overlay Schedule 11, 12, 15, 19 apply to new residential estates throughout the settlement which are mostly developed. Schedule 6 applies to the Blue Gum Industrial Estate which is partially developed.
- The Environmental Audit Overlay applies to several lots within the main commercial area with historical industrial uses.
- The Significant Landscape Overlay applies to almost all residential properties within Cowes and Silverleaves and seeks to ensure that significant native vegetation is retained.
- The Land Subject to Inundation Overlay applies along the foreshore, and to the majority of residential land in the Silverleaves.



67 Cowes Overlays

Existing Policy References to Character for Cowes

In terms of statutory controls to guide existing or preferred neighbourhood character, the settlement of Cowes is more advanced than others in the municipality. This being said, specific design guidance is limited to key development sites in the activity centre rather than the broader residential area. This guidance is reinforced through the DDO11, DDO12 and DDO13. Although the Design and Development Overlay Schedule 1 applies to part of the settlement, it does not seek to serve the purpose of a neighbourhood character control.

The Design and Siting Guidelines for Coastal and Hinterland Areas, 1999 and the Phillip Island and San Remo Design Framework 2003 start to identify character objectives and siting and design guidelines that can be used as a reference point for new developments in residential areas.

Design and Siting Guidelines for Coastal and Hinterland Areas, 1999

These particular guidelines apply to that part of Cowes urban area, extending from Cowes West (Red Rocks Road) to Silverleaves, affected by Design and Development Overlay 1 – Residential areas near the coast (DDO1).

- Objectives:
 - To minimise the visual impact of development on the streetscape and surrounding area.
 - To maintain and enhance the character and environmental quality of the Cowes foreshore hinterland.
- Guidelines:
 - The height of new buildings should be consistent with the height of surrounding development, and the extent and type of vegetation cover on the site. Their height should be below the existing tree canopy of the locality. Generally, the height of a building should not exceed that of its immediate neighbours by more than one storey.
 - The size, bulk, building materials and colour of new buildings should be responsive to the streetscape and surrounding area. They should not dominate or stand out.
 - All dwellings should be designed and oriented to optimise energy efficiency.
 - The profile of a building, including roof pitches and architectural features, should not unreasonably diminish the views enjoyed by neighbouring properties.
 - The colour of roofing materials of new buildings should be subdued and of a nonreflective material to blend in with the surrounding natural environment and minimise the visual impact and glare from the roof when viewed from beyond the site.
 - All new buildings should be set back from all boundaries

to allow adequate separation between buildings and to facilitate landscaping, particularly the retention and planting of indigenous trees and shrubs.

- Existing indigenous vegetation should be retained as much as possible. New planting and landscaping should screen new development from vantage points, such as the various beaches and foreshore reserves, Cowes Yacht Club and car park, Cowes jetty and car park. Landscaping should complement and enhance the streetscape and character of the foreshore hinterland. This should be achieved using suitable indigenous vegetation.

Phillip Island and San Remo Design Framework 2003

- Future Development
 - Consolidate future development within the defined township boundary.
 - Investigate the type of development required to meet the needs of the future population, particularly the aged.
 - Identify the area between Osbourne Avenue, Steele Street, The Esplanade and Chapel Street as having opportunities for increased residential density, providing development meets all other design objectives.
 - Develop a strategy for signage, street furniture, public artworks and structures in the public realm. Use contemporary, custom designed and coordinated furniture and signage along the foreshore that is appropriate for the seaside context.
 - Design and implement a coordinated lighting strategy to maximise opportunities for night-time activity, increase safety and help orient the visitor. Use contemporary lighting methods to highlight key features and avoid heritage-style fixtures.
 - Establish water links between Cowes, Melbourne, the Mornington and Bellarine Peninsulas, San Remo and Stony Point and encourage more water-based activities.
 - Develop a calendar of tourism events for all seasons to minimise the impact of peak activity during the summer months only.
 - Introduce a shuttle bus around Phillip Island to provide an affordable and environmentally preferable transport option for people coming into the Cowes Foreshore Precinct.
 - Undertake a neighbourhood character study for Cowes.
 - Undertake a heritage study to identify Cowes' cultural and social heritage.
 - Introduce a policy of undergrounding or aerial bundle cabling to all residential streets, to be undertaken over a period of ten years.
 - Promote the cultural and social heritage of Cowes through

the development of a heritage interpretation strategy. Include high quality, contemporary and coordinated interpretive signage as part of the heritage trail.

- Establish a heritage trail throughout the town, and investigate the possibility of a shipwreck diving tour off the coast of Cowes.
- Maintain and reinforce Cowes' traditional coastal town scale that is characterised by its 'fine grained' building form.
- Design new buildings to reflect the intimate, small-scale character and landscape surrounds of Cowes.
- Avoid building forms that are out of scale with their surroundings, and ensure that the tree line along the foreshore is not dominated by built form.
- Identify the Isle of Wight as a landmark site that has the potential to make a significant impact on the whole precinct, particularly the foreshore, and the mixed use zone of The Esplanade.
- Identify the Jetty Triangle, Corners of The Esplanade and Thompson Avenue, The Continental site and vacant sites on The Esplanade as key sites for development that have the potential to make a positive impact on the whole precinct.
- Concentrate mixed use and tourism friendly developments within the northern section of Thompson Avenue and along The Esplanade from Warley Avenue to Steele Street.
- Consolidate the commercial area to the existing retail spine along Thompson Avenue.
- Improve the car parking facilities in central Cowes and investigate a location for coach parking away from the Jetty Triangle.
- Upgrade Cowes' public spaces with a particular focus on the jetty triangle.
- Use planting and wildlife corridors as a buffer between the rural land and residential development.
- Underground all powerlines on the foreshore and on streets immediately parallel, eg The Esplanade.
- Replace overhead powerlines with aerial bundle cabling in all remaining streets within the central Cowes area.
- Provide sealed footpaths throughout the Cowes central area.
- Provide an additional toilet block in Cowes, and consider combining with an information/visitors' centre.
- Ensure that all new development including residential, industrial and commercial complies with the design guidelines set out in Section five.
- Ensure the Mitchell land (council owned land

between Chapel and Church Streets and east of the Civic Offices) is retained for community use.

- Provide a dedicated bus parking area within or near the Cowes commercial centre.
- Provide additional carparking within or near the Cowes commercial centre.
- Built Form
 - Ensure that all new built form is developed and designed in accordance with the design principles of section five to achieve design excellence.
 - Ensure that any new buildings in Thompson Avenue and Esplanade are designed to a high architectural standard.
 - Ensure that the design and development of all new built form incorporates ESD principles.
 - Incorporate glazing to maximise the opportunities for views between the building and outside.
 - Ensure the development presents active frontages to The Esplanade and Bass Avenue.
 - Introduce uses that will contribute to community and social life, and add to tourism opportunities.
 - Reflect the site's history within the architecture of any new development, with an interpretive, contemporary and high quality approach.

DALYSTON

Dalyston is a small settlement, situated on the Bass Coast Highway approximately 8 kilometres west of Wonthaggi. It contains a collection of commercial uses along the highway frontage including a pub, general store/post office and timber/hardware store. It also contains a primary school, community hall, CFA station, recreation reserve and oval. Residential development extends north and south of the highway and is bound by large expanses of farmland. The northern edge of the settlement includes a recent residential subdivision.

Demographics



Population
583



Age Profile
Parents and homebuilders
(35-49 age bracket)



Median Household Size
2.3



Median Household Income
\$1,032 (weekly)

Development Pressure



Development pressure over the last ten years has been moderate and can largely be attributed to small to moderate scale subdivisions, some changes in land use, new dwellings. The new dwellings in the north-east of the settlement required planning approvals due to the heritage overlay for the Former Holy Cross Church and Presbytery at 72 Dalyston-Glen Forbes Road, Dalyston extending over a larger area. Land use changes have occurred to support new small scale warehousing, storage and food and drink premises.

Predominate Dwelling Typology



Detached, single and double storey

Housing Tenure

27.5%

Owned

42.6%

In process of purchasing

20.2%

Renting

Occupancy Rate

84.5%

Bass Coast average: 55.6%

Dwelling Age Analysis

The settlement has a mix of dwelling stock, with a growing number of newer dwellings that have been constructed in the last 20 years. This is due to a number of new estates which are beginning to establish in the north-east, north west and south-west of the settlement, bringing with them contemporary designs.

Lot Analysis



There is a mixture of lot sizes and orientation. Most lots are between 500 square metres and 1,000 square metres, and have an east-west alignment. Larger lots exist in the south-west portion of the settlement. This land is subject to future subdivision.

TZ (547 lots)
0-500m ² (6%)
501-1,000m ² (82%)
1,001-1,500m ² (5%)
1,501-2,000m ² (4%)
2,001-4,000m ² (2%)
4,001-10,000m ² (1%)
10,000m ² + (<1%)

68 Dalyston Lot Sizes

Landscape and Vegetation



There is a low level of vegetation cover in the settlement. There are limited street trees, in the whole of the settlement, and almost no mature street trees in the new residential subdivisions at the north west edges of the town. Some properties have established vegetation and landscaping, and others are fairly bare.

Dense Tree Cover
Medium Tree Cover
Sparse Tree Cover
Settlement Boundary

69 Dalyston Landscape and Vegetation

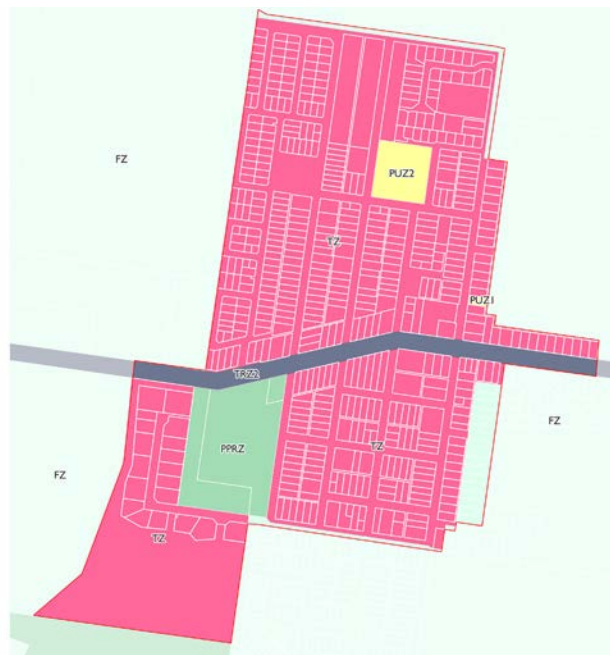
Landscape Character

Dalyston is located within Landscape Area 3.1: Bass Hills and Kilcunda Coast.*

*as identified in the Bass Coast Distinctive Areas & Landscapes - Landscape Assessment Review

DALYSTON

Existing Zones

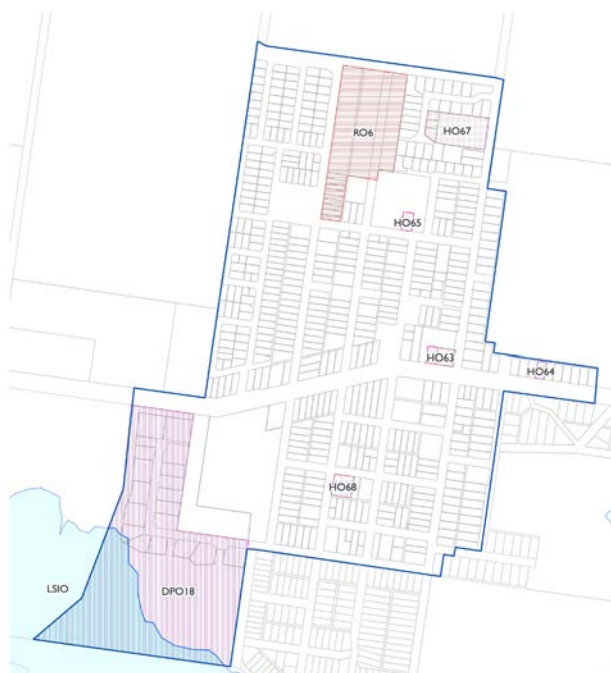


Residential land in Dalyston is all within the Township Zone.

- FZ - Farming Zone
- PCRZ - Public Conservation & Resource Zone
- PPRZ - Public Park & Recreation Zone
- PUZ1 - Public Use Zone - Service & Utility
- PUZ2 - Public Use Zone - Education
- TRZ2 - Transport Zone 2 - Principal Road Network
- TZ - Township Zone
- Settlement Boundary

70 Dalyston Land Zoning

Existing Overlays



- The Heritage Overlay applies to five local heritage listed sites.
- The Land Subject to Inundation Overlay applies to land in the south which is in proximity to the Powlett River.
- A Development Plan Overlay applies to land in the south west part of the settlement to guide the new use and development of the residential estate.
- A Restructure Overlay applies to land in the North and, at the time it was applied, served the purpose of identifying old and inappropriate subdivisions which would benefit being restructured. The Overlay was applied when there was no reticulated sewerage within the township and it was considered that the infrastructure could not support a standard residential housing development.

- DPO - Development Plan Overlay
- HO - Heritage Overlay
- LSIO - Land Subject to Inundation Overlay
- RO - Restructure Overlay
- Settlement Boundary

71 Dalyston Overlays

GRANTVILLE

Grantville is an established district centre with a number of separate subdivisions that traverse across both the eastern and western sides of the Bass Highway. The settlement supports the immediate and surrounding community through both light industrial and essential services situated along the highway including food and drink premises, a pharmacy, service station, local government office, CFA station and medical centre.

There is extensive foreshore reserve at the end of Pier Road, a playground and BBQ facilities at the corner of Pier Road and the Bass Highway, and a recreation reserve (including community hall) just north of this between the foreshore and the highway.

Adams Estate is a residential estate 1.5 kilometres to the south-east of Grantville. There are no services available, with no shops or parks. There is little infrastructure, roads are unsealed, there is no sewerage or drainage. There is a quarry 200 metres to the west of the estate.

Development Pressure



Development pressures are moderate in the settlement

Predominate Dwelling Typology



Detached, single and double storey

Housing Tenure

43.3%

Owned

25.2%

In process of purchasing

22.7%

Renting

Occupancy Rate

74.2%

Bass Coast average: 55.6%

Dwelling Age Analysis

The age of dwellings within Grantville vary, distributed generally evenly across each decade from mid century onwards between 7 and 16%, with an emerging majority of new dwellings constructed after 2011 (29%).

Demographics



Population
827



Age Profile
Empty nesters and retirees
(60-69 bracket)



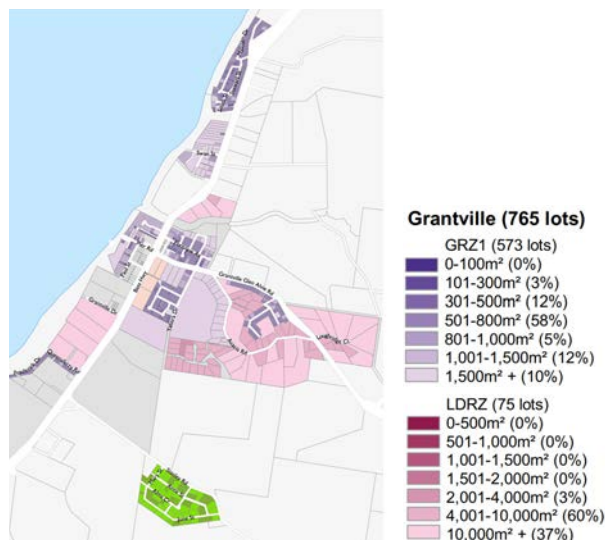
Median Household Size
2.1



Median Household Income
\$796 weekly

GRANTVILLE & ADAMS ESTATE

Lot Analysis



72 Grantville Lot Sizes

The majority (58%) of residential zoned land between 500 and 800 square metres. Lots within town centres are generally regular in shape, aligned parallel or perpendicular to Bass Highway which runs north-north-east to south-south-west.

The lot sizes across Adams Estate vary greatly in size and shape. This is the result of the restructure overlay which seeks to consolidate the original lots into larger lots. These lots are either consolidated lots between 2,000 to 4,000 square metres (27%) or unconsolidated lots that are between 500 and 1,000 square metres (68%).

Landscape and Vegetation



73 Grantville Landscape and Vegetation

The vegetation character of Grantville sit on two extremes.

There is very little vegetation within Grantville town centre in the residential areas on either side of Bass Highway.

There is some planted vegetation within the residential areas on the northern side of Grantville Reserve. High in case of LDRZ properties (remnant rather than planted). Moderate planting in R1Z areas.

In contrast, within the residential area off Grantville-Glen Alvie Road, there is dense significant native vegetation within the road reserves and within a pocket of residential land. The vegetation is predominantly large trees representative of the forest species endemic to the area.

While there is limited vegetation within the settlement boundary, the township is situated amongst large areas of native vegetation with the majority of immediately adjoining land forested.

GRANTVILLE & ADAMS ESTATE

Landscape Character

Grantville is located partly within Landscape Area 3.2: The Gurdies Hills and partly within Landscape Area 4.1: Coastal Mangroves and Mudflats.*

Existing Zones



- C1Z - Commercial 1 Zone
- FZ - Farming Zone
- GRZ1 - General Residential Zone - Schedule 1
- IN1Z - Industrial 1 Zone
- LDRZ - Low Density Residential Zone
- MUZ - Mixed Use Zone
- PCRZ - Public Conservation & Resource Zone
- PPRZ - Public Park & Recreation Zone
- PUZ1 - Public Use Zone - Service & Utility
- PUZ5 - Public Use Zone - Cemetery/Crematorium
- PUZ7 - Public Use Zone - Other Public Use
- SUZ2 - Special Use Zone - Schedule 2
- TRZ2 - Transport Zone 2 - Principal Road Network
- TZ - Township Zone
- Settlement Boundary

74 Grantville Land Zoning

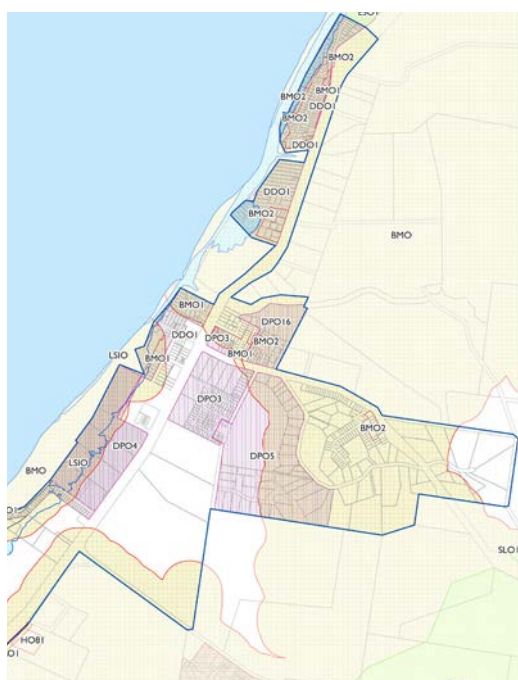
In Grantville, the areas within the towns centre to the west side of Bass Highway is zoned Commercial 1 Zone, with Industrial 1 Zone to the south. The eastern side of Bass Highway is Mixed Use Zone and a small pocket to the north of Commercial 1 Zone.

The pattern of zoning of residential land is irregular, with areas surrounding the commercial area General Residential Zone, as well as pockets off Bass Highway to the north, south. Low Density Residential Zone includes a large portion of land on the eastern side of the town off Grantville-Glen Alvie Road, and two smaller pockets on the western and eastern side of Bass Highway.

*as identified in the Bass Coast Distinctive Areas & Landscapes - Landscape Assessment Review

GRANTVILLE & ADAMS ESTATE

Existing Overlays



- BMO - Bushfire Management Overlay
- DDO - Design & Development Overlay
- DPO - Development Plan Overlay
- ESO - Environmental Significance Overlay
- HO - Heritage Overlay
- LSIO - Land Subject to Inundation Overlay
- PAO - Public Acquisition Overlay
- RO - Restructure Overlay
- SLO - Significant Landscape Overlay
- Settlement Boundary

75 Grantville Overlays

- The Bushfire Management Overlay applies to the majority of land within the settlement, other than a block on either side of the commercial area.
- The Land Subject to Inundation Overlay applies to land on the foreshore and residential land immediately abutting the foreshore.
- The Design and Development Overlay Schedule 1 applies to residential zone within proximity to Western Port foreshore, in an effort to protect views to and from the coast, and to minimise the visual impact of development along the coastline.
- The Development Plan Overlay Schedule 3, 4, 5 and 16 apply to a majority of the Grantville township to guide development.
- Adams Estate is covered by the Restructure Overlay Schedule 2, which seeks to consolidate inappropriately small lots to larger allotments before development is approved.

Existing Policy References to Character for Grantville

There are limited statutory controls in the Bass Coast Planning Scheme that guide existing or preferred neighbourhood character in Grantville. Although the Design and Development Overlay Schedule 1 applies to part of the settlement, it does not seek to serve the purpose of a neighbourhood character control.

The Design and Siting Guidelines for Coastal and Hinterland Areas, 1999 and the Bass Coast Strategic Coastal Planning Framework 2011 start to identify character objectives and siting and design guidelines that can be used as a reference point for new developments.

Design and Siting Guidelines for Coastal and Hinterland Areas, 1999

These particular guidelines apply to that part of Grantville affected by Design and Development Overlay 1 – Residential areas near the coast (DDO1).

- Objectives:
 - To minimise the visual impact of development on the streetscape and surrounding area.
 - To maintain and enhance the character and environmental quality of the Grantville foreshore hinterland.
- Guidelines:
 - Buildings and works should be sited and designed in response to the natural slope of the land to minimise the visual impact of development and works (including access drives), and soil erosion. Split level designs are strongly encouraged on sloping sites.
 - The height of new buildings should be consistent with the height of surrounding development, the slope and elevation of the land, and the extent and type of vegetation cover on the site. Their height should be below the existing tree canopy of the locality. Generally, the height of a building should not exceed that of its immediate neighbours by more than one storey.
 - The size, bulk, building materials and colour of new buildings should be responsive to the streetscape and surrounding area. They should not dominate or stand out.
 - The profile of a building, including roof pitches and architectural features, should not unreasonably diminish the views enjoyed by neighbouring properties.
 - The colour of roofing materials of new buildings should be subdued and of a nonreflective material to blend in with the surrounding natural environment and minimise the visual impact and glare from the roof when viewed from beyond the site.
 - All dwellings should be designed and oriented to optimise energy efficiency.

- All new buildings should be set back from all boundaries to allow adequate separation between buildings and to facilitate landscaping, particularly the retention and planting of indigenous trees and shrubs.
- Existing indigenous vegetation should be retained as much as possible. Proposed planting and landscaping should screen new development from vantage points, such as the beach, car park, jetty and foreshore reserve at the end of Pier Road, and, Bass Highway. Landscaping should complement and enhance the streetscape and character of the coastal area. This should be achieved using suitable indigenous vegetation.

Bass Coast Strategic Coastal Planning Framework 2011

- Character Objectives:
 - To protect and enhance the existing heritage and older built character of central Grantville.
 - To protect and enhance the vegetated ridgeline and hilltops to the east, foreshore to the west and natural / rural landscapes to the north and further south at the settlement boundaries.
 - To discourage the use of land adjacent to the foreshore from short-term tourism based accommodation.
 - To ensure future subdivision is in keeping with the desired character of Grantville.
 - To improve the amenity and functionality of the emerging commercial and service sector premises and encourage their integration with adjacent residential areas.
 - To consolidate residential development through medium density residential infill development and where opportunities are presented through vacant lots.
 - To develop the junction of the Bass Highway and Grantville Road/Pier Road as the town centre with outlying residential estates separated by indigenous vegetation buffers and natural features such as creeks and ridgelines.
 - To encourage permanent residential character and district level commercial and community services.
 - To enhance the local economy with additional appropriately located and well landscaped light industrial activities.
- Preferred Neighbourhood Character
 - Development should be responsive to the existing traditional structure of the town, with a core central commercial intersection, adjacent residential areas along the Bass Highway and small outlying developments in the eastern hills. The following two types of neighbourhood character apply:

Central Township Character

- Residential development within the centre of town should be more urban in character (eg. grid road patterns, more dense urban form and more formal landscaping).
- Development should contribute to an overall coastal, traditional village character.
- Development should not impact detrimentally on views to and from Western Port, the western coastal lowlands, the Bass Highway Scenic Drive, and to the eastern vegetated ridgeline.
- Low pitched or gently sloping roofs are preferred, to reduce visibility, glare and reflection.
- Take advantage of steep topography and reduce cut and fill to a minimum (eg. split level housing is preferred, minimise and, where required, balance cut and fill).
- Sufficient and well-positioned setbacks between dwellings should be encouraged, to accommodate increased landscaping and indigenous tree planting opportunities, to create a more “open and natural” character and reduce visual impact of dwellings on surrounding areas.
- Incorporate view-sharing principles in the siting and design of dwellings located on the hillside.
- Encourage verandas along the western sides of dwellings to enhance vistas and provide protection from the western sun.

Outlying Residential Character

- Residential development should be well vegetated and in keeping with the surrounding rural and natural character.
- Development should contribute to an overall open, natural character.

Siting and Design Guidelines (Subdivision)

- Residential subdivision should be grid pattern in the coastal lowlands and semi-grid to linear pattern following topography in hillside areas.
- Residential subdivision should retain vegetation or include revegetation to integrate them into the surrounding hillside and foreshore landscapes.
- Industrial subdivision should include adequate setbacks from the Highway and not intrude on the scenic qualities of the area.
- Foreshore reserves adjacent to new subdivision

should be wider to improve the buffer between the coast and development.

- Subdivision should have generous setbacks and vegetated buffers from the foreshore reserve, Bass Highway and Grantville Road.
- Use only indigenous vegetation when landscaping adjacent to the settlement boundary and foreshore.

HARMERS HAVEN

Harmers Haven is a small coastal settlement, located adjacent to the Harmers Haven Flora and Fauna Reserve and the Bunurong Marine Park. Vegetation is a key feature of the settlement with built form generally unobtrusive in the landscape. The intimate scale and natural setting of the settlement underpins its character. There are no community facilities or essential services.

Demographics



Population
36



Age Profile
60 (Median age)



Median Household Size
1.6



Median Household Income
\$762 weekly

Development Pressure



Development pressures in the last ten years are growing, as land north of Viminaria Road begins to establish with residential development.

Predominate Dwelling Typology



Detached, single storey

Dwelling Age Analysis

Housing stock is predominantly older with the majority of dwellings having been constructed between the 1970s and 1990s. There is an emergence of newer dwellings in the estate west of Gellibrand Street and north of the recreation reserve, and on the eastern side of Agar Road in the establishing low density residential zoned land.

HARMERS HAVEN

Lot Analysis

Lot sizes are generally consistent within each of the settlement's planning zones. Low density land is generally just over 4000 square metres in size, while land in the Township zone is generally at the lower end of between 500 square metres and 1,000 square metres. Larger lots in the Township Zone are encumbered with dense vegetation cover. Lots across both zones are generally oriented in a north south alignment to capitalise on the location of the ocean.



76 Harmers Haven Lot Sizes

Landscape and Vegetation

The settlement is surrounded by extremely dense coastal vegetation, particularly on the eastern and southern boundaries. The smaller lots on the southern side of Viminaria Road have higher levels of vegetation cover than the larger lots on the northern side of the road which have largely been cleared bar what is existing the road frontage.



77 Harmers Haven Landscape and Vegetation

Landscape Character

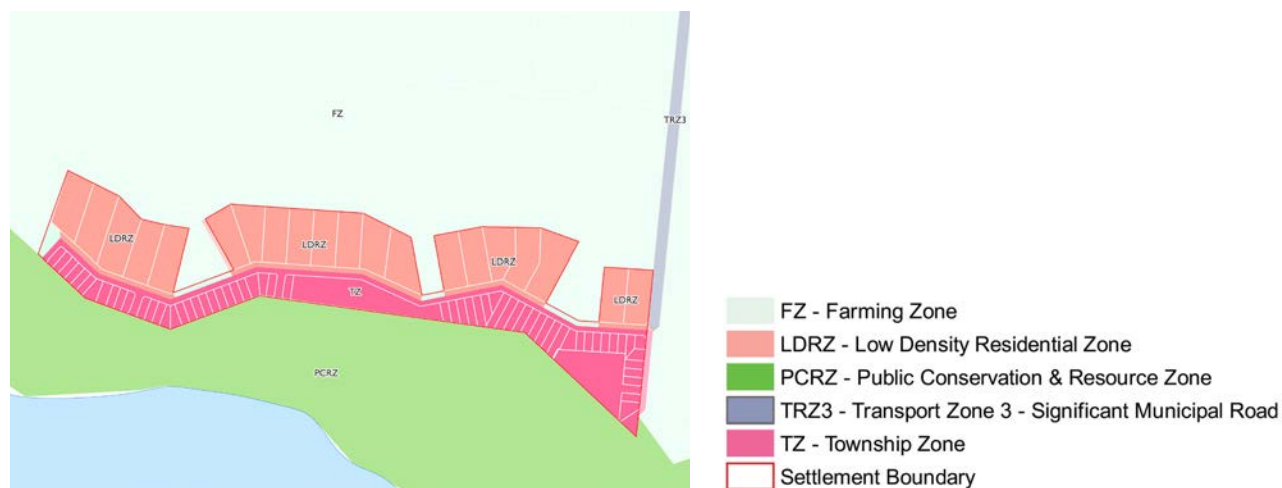
Harmers Haven is located within Landscape Area 1.3: Bunurong Coast and Powlett River Lowlands.*

*as identified in the Bass Coast Distinctive Areas & Landscapes - Landscape Assessment Review

HARMERS HAVEN

Existing Zones

Residential land on the southern side of Viminaria Road is within the Township Zone, and residential land on the northern side is within the Low Density Residential Zone.



78 Harmers Haven Land Zoning

Existing Overlays

- The Design and Development Overlay Schedule 1 applies to all land within a residential zone in the settlement, in an effort to protect views to and from the coast, and to minimise the visual impact of development along the coastline. Only one house on the northern side of Viminaria Road is excluded from this overlay given its in a Farming Zone.
- The Bushfire Management Overlay applies to all land within the settlement.
- The Land Subject to Inundation Overlay applies to land on the foreshore.
- The Environmental Significance Overlay and Significant Landscape Overlay applies to land outside of the settlement boundary.
- The Significant Landscape Overlay is proposed to be extended to cover the entirety of the settlement through the Distinctive Areas and Landscapes project.



79 Harmers Haven Overlays

HARMERS HAVEN

Existing Policy References to Character for Harmers Haven

There are limited statutory controls in the Bass Coast Planning Scheme that guide existing or preferred neighbourhood character in Harmers Haven. Although the Design and Development Overlay Schedule 1 applies to part of the settlement, it does not seek to serve the purpose of a neighbourhood character control.

The Design and Siting Guidelines for Coastal and Hinterland Areas, 1999 and the Bass Coast Strategic Coastal Planning Framework 2011 start to identify character objectives and siting and design guidelines that can be used as a reference point for new developments.

Design and Siting Guidelines for Coastal and Hinterland Areas, 1999

The particular guidelines apply to Harmers Haven affected by Design and Development

Overlay 1 – Residential areas near the coast (DDO1).

- Objectives:
 - To minimise the visual impact of development on the streetscape and surrounding area.
 - To retain the character and environmental quality of Harmers Haven.
- Guidelines:
 - The height of new buildings should be consistent with the height of surrounding development, and the extent and type of vegetation cover on the site. Their height should be below the existing tree canopy of the locality. Generally, the height of a building should not exceed that of its immediate neighbours by more than one storey.
 - The size, bulk, building materials and colour of new buildings should be responsive to the streetscape and surrounding area. They should not dominate or stand out.
 - The colour of roofing materials of new buildings should be subdued and of a nonreflective material to blend in with the surrounding natural environment and minimise the visual impact and glare from the roof when viewed from beyond the site.
 - All dwellings should be designed and oriented to optimise energy efficiency.
 - All new buildings should be set back from all boundaries to allow adequate separation between buildings and to facilitate landscaping, particularly the retention and planting of indigenous trees and shrubs.
 - Existing indigenous vegetation should be retained as much as possible. Proposed planting and landscaping should screen new development from vantage points,

such as the beach, foreshore reserves, and car parks. Landscaping should complement and enhance the streetscape and character of this coastal hamlet. This should be achieved using suitable indigenous vegetation.

- All new above-ground water tanks should be screened using indigenous vegetation.

Bass Coast Strategic Coastal Planning Framework 2011

- Character Objectives
 - To protect and enhance the existing built form character and, in particular, incorporate new residential development to the north sensitively, considering scale, form and materials.
 - To protect the impact of development on surrounding sensitive, natural and valued landscapes.
 - To protect and enhance indigenous vegetation along road reservations and retain the informal nature of existing roads.
 - To retain views to surrounding landscapes.
 - To create a dominant natural visual character through the use of indigenous or native planting.
- Preferred Neighbourhood Character
 - Unobtrusive, intimate scaled buildings nestled amongst mature indigenous vegetation and generous street setbacks, landscaped to obscure visibility of dwellings from the road and foreshore reserve. New developments should reflect these established characteristics to ensure long-term conservation of the existing character. Development should create an “enclosed natural, coastal” character.
- Siting and Design Guidelines
 - Buildings should be nestled within coastal vegetation.
 - Buildings should not exceed the existing tree canopy heights or obscure visibility of the northern sand ridgeline.
 - Weatherboard (or similar), timber or other cladding materials are preferred.
 - Use brick or natural stone only in combination with other preferred materials as feature elements.
 - Low pitched or gently sloping roofs are preferred, to reduce visibility, glare and reflection.
 - Fences should be unobtrusive and partly transparent. Front fences are discouraged and rural style fencing is preferred for side and rear boundaries (eg. wire or nonsolid fencing).
 - Dwellings on the town fringe should have additional vegetation screening to rural areas.
 - Fire retardant vegetation should be used around dwellings.
 - Indigenous vegetation is preferred.

INVERLOCH

Inverloch is a coastal town and a popular holiday destination at the mouth of Anderson Inlet. It hosts an extensive foreshore reserve providing opportunities for passive and active recreation, surf beaches, vegetated waterways and inner-residential areas dominated by dense indigenous vegetation. The town centre contains a broad range of commercial, community and recreational uses including a number of retail premises, food and drink premises, a recreation reserve and sporting grounds, a supermarket, health facilities, primary school, post office, CFA station, police station and a visitor information centre.

Demographics



Population
5,433



Age Profile
Empty nesters and retirees
(60-69 age bracket)



Median Household Size
2.2



Median Household Income
\$1,037 (weekly)

Development Pressure



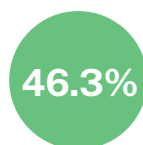
Inverloch is under moderate development pressure, which is most noticeable in the block adjoining the foreshore and in the blocks surrounding the town centre. There is an emergence of multiple new dwellings and new estates on the fringes of the settlement.

Predominate Dwelling Typology

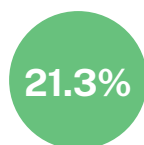


Detached, single and double storey

Housing Tenure



Owned



In process of purchasing



Renting

Occupancy Rate



Bass Coast average: 55.6%

Dwelling Age Analysis

Inverloch encompasses a wide variety of built forms distributed throughout the settlement. Older dwellings constructed prior to mid 20th century are distributed within the established portions on the township in the streets surrounding the commercial area, with these dwellings increasingly replaced with newer dwellings.

Areas along the south-west portion of the settlement, in particular around the foreshore, contain traditional 'holiday homes' of mixed built form but often of fibro construction.

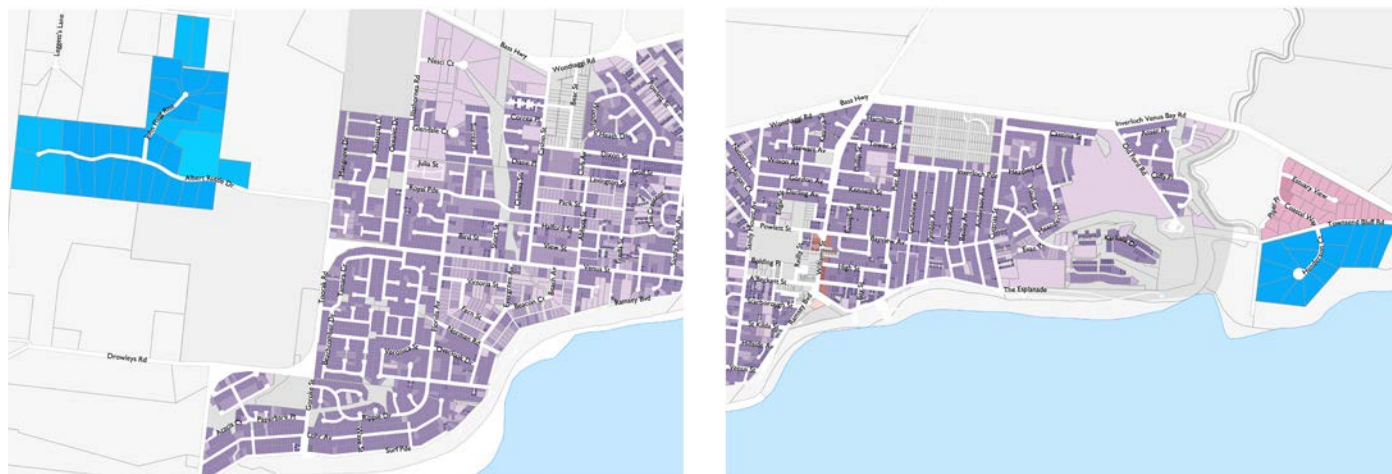
Building heights typically single and double storey with isolated examples of three-storey development also noted. Elevated sites include higher proportion of double-storey development in order to maximise opportunities for views.

Newer areas, particularly recent residential subdivisions provide greatest levels of consistency.

INVERLOCH

Lot Analysis

The size of lots in Inverloch is generally consistent, with the majority of lots between 500 and 800 square metres (60%). There are fewer lots less than and greater than this range, with the distribution of lots between 100 and 500 square metres and greater than 800 square metres each 16%.



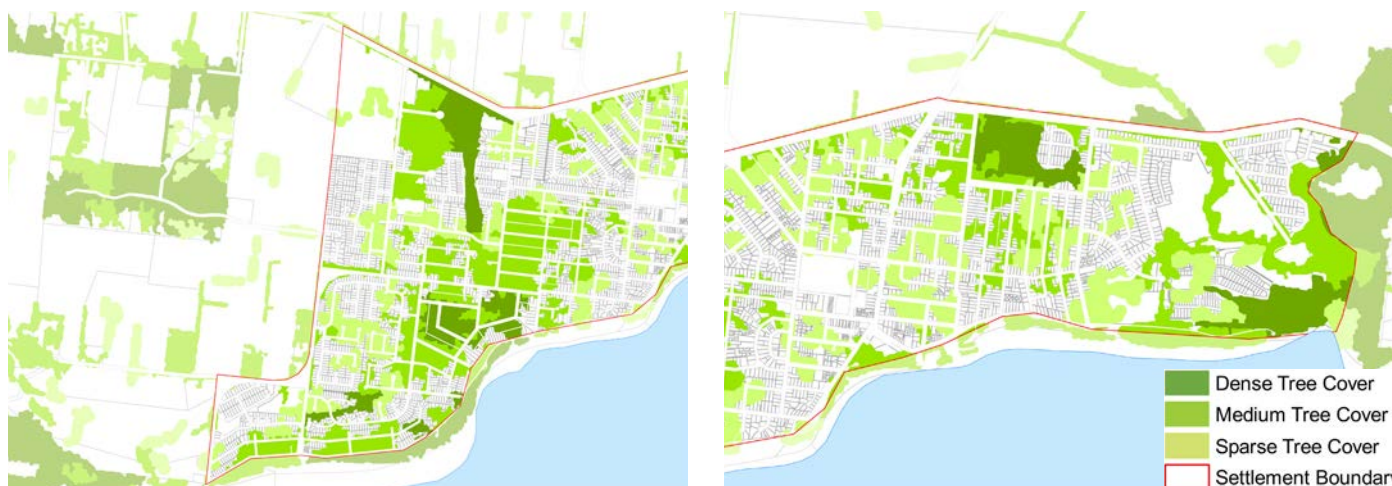
Inverloch (4996 lots)

GRZ1 (4891 lots)	LDRZ (31 lots)	MUZ (28 lots)	RLZ (46 lots)
0-100m ² (<1%)	0-500m ² (0%)	0-100m ² (0%)	0-1,000m ² (0%)
101-300m ² (7%)	501-1,000m ² (0%)	101-300m ² (29%)	1,001-2,000m ² (0%)
301-500m ² (9%)	1,001-1,500m ² (0%)	301-500m ² (29%)	2,001-5,000m ² (0%)
501-800m ² (66%)	1,501-2,000m ² (0%)	501-800m ² (32%)	5,001-10,000m ² (0%)
801-1,000m ² (10%)	2,001-4,000m ² (6%)	801-1,000m ² (7%)	10,001-20,000m ² (80%)
1,001-1,500m ² (5%)	4,001-10,000m ² (94%)	1,001-1,500m ² (0%)	20,001-50,000m ² (17%)
1,500m ² + (2%)	10,000m ² + (0%)	1,500m ² + (4%)	50,000m ² + (2%)

80 Inverloch Lot Sizes

Landscape and Vegetation

- The natural assets of Inverloch remain a key defining feature of the character and attractiveness of Inverloch, with vegetation contributing significantly to this.
- It is most notable within the more established areas, where native vegetation is prevalent on both private land and within road reserves.
- The vegetation is most dense and distinctive in the south-west portion of the township.
- Within the foreshore area, both the native coastal vegetation and the Golden Cypress contribute to the character of this area.



81 Inverloch Landscape and Vegetation

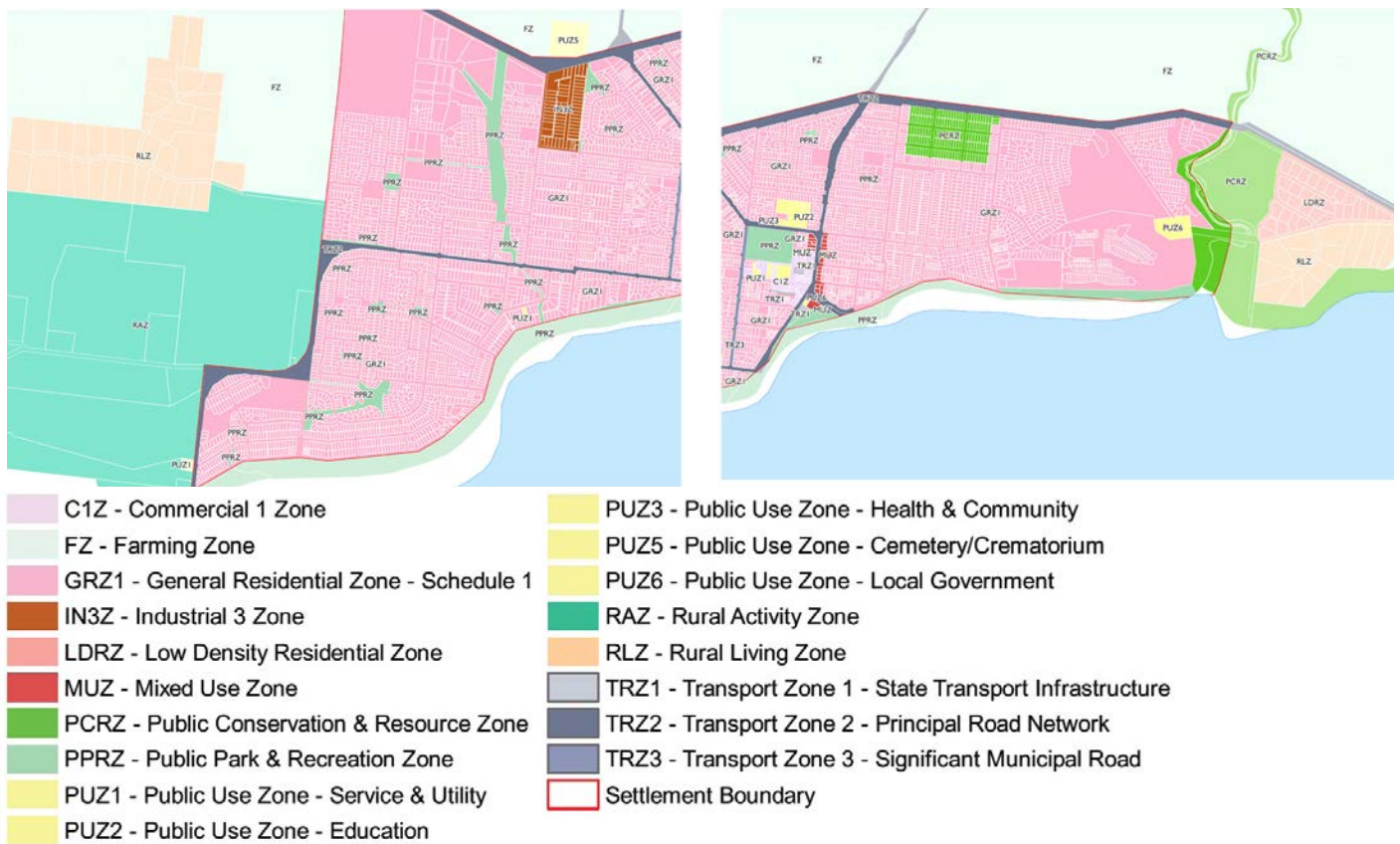
INVERLOCH

Landscape Character

Inverloch is located within Landscape Area 1.4: Inverloch and Anderson Inlet.*

Existing Zones

- Residential land in Inverloch within the settlement boundary is zoned General Residential Zone in its entirety. Outside of the current settlement boundary there is a pocket of Low Density Residential Zone and Rural Living Zone.
- Within the town centre, there is a mix of Mixed Use Zone and Commercial 1 Zone. There is a small pocket of Industrial 3 Zone land in the north-west of the settlement.



82 Inverloch Land Zoning

*as identified in the Bass Coast Distinctive Areas & Landscapes - Landscape Assessment Review

INVERLOCH

Existing Overlays

- The Heritage Overlay applies to several dwellings protected by the Heritage Overlay, mostly within proximity to the town centre.
- The Vegetation Protection Overlay applies to all residential land in Inverloch.
- The Design and Development Overlay Schedule 1 applies to land within a residential zone within proximity to the foreshore in an effort to protect views to and from the coast, and to minimise the visual impact of development along the coastline.
- The Design and Development Overlay Schedule 9 applies to portions of land within a residential zone to identify areas of Environmental Value in an effort to protect environmental assets within residential areas, minimise the impact of development on vegetation and coastal character, and protect and enhance the visual amenity and landscape of the residential areas.
- The Design and Development Overlay Schedule 10 applies to the Inverloch Marine Site adjoining the foreshore which generally seeks to ensure that development creates a strong orientation toward the foreshore and integration with surrounding public open space.
- Development Plan Overlays 8, 13, 14, 24, and 25 apply to new residential estates throughout the settlement, some of these are now developed.
- The Bushfire Management Overlay applies to land adjoining Screw Creek.
- The Land Subject to Inundation Overlay applies to land adjoining the foreshore and Screw Creek.



83 Inverloch Overlays

Existing Policy References to Character for Inverloch

In terms of statutory controls to guide existing or preferred neighbourhood character, the settlement of Inverloch is more advanced than others in the municipality. This being said, specific design guidance is limited to sites of environmental sensitivity or key redevelopment sites (although further character areas have been identified in local policy) and is reinforced through the DDO9 and DDO10. Although the Design and Development Overlay Schedule 1 applies to part of the settlement, it does not seek to serve the purpose of a neighbourhood character control.

The Design and Siting Guidelines for Coastal and Hinterland Areas, 1999 and the Inverloch Design Framework 2011 start to identify character objectives and siting and design guidelines that can be used as a reference point for new developments in residential areas.

Design and Siting Guidelines for Coastal and Hinterland Areas, 1999

These particular guidelines apply to that part of Inverloch affected by Design and Development Overlay 1 – Residential areas near the coast (DDO1).

- Objectives:
 - To minimise the visual impact of development on the streetscape and surrounding area.
 - To maintain and enhance the character and environmental quality of the Inverloch foreshore hinterland.
- Guidelines:
 - Buildings and works should be sited and designed in response to the natural slope of the land to minimise the visual impact of development and works (including access drives), and soil erosion. Split level designs are strongly encouraged on sloping sites.
 - The height of new buildings should be consistent with the height of surrounding development, the slope and elevation of the land, and the extent and type of vegetation cover on the site. Their height should be below the existing tree canopy of the locality.
 - Generally, the height of a building should not exceed that of its immediate neighbours by more than one storey.
 - The size, bulk, building materials and colour of new buildings should be responsive to the streetscape and surrounding area. They should not dominate or stand out.
 - The profile of a building, including roof pitches and architectural features, should not unreasonably diminish the views enjoyed by neighbouring properties.
 - The colour of roofing materials of new buildings should be subdued and of a nonreflective material to

blend in with the surrounding natural environment and minimise the visual impact and glare from the roof when viewed from beyond the site.

- All dwellings should be designed and oriented to optimise energy efficiency.
- All new buildings should be set back from all boundaries to allow adequate separation between buildings and to facilitate landscaping, particularly the retention and planting of indigenous trees and shrubs.
- Existing indigenous vegetation should be retained as much as possible. Proposed planting and landscaping should screen new development from vantage points, such as the beach, foreshore reserves, and tourist routes (in particular, Ramsay Boulevard and The Esplanade). Landscaping should complement and enhance the streetscape and character of the coastal area. This should be achieved using suitable indigenous vegetation.

Inverloch Design Framework 2011

- Town Centre (Character Area 1)
 - Mixed use character.
 - Built form more intense, rising to 3-4 storeys away from the residential interface.
 - Opportunities for townhouse apartment style living.
 - A more urban streetscape, strongly utilising of pedestrian space for outdoor seating and dining.
- Medium Density Housing (Character Area 1)
 - Greater consolidation of housing.
 - 2-3 storey townhouse and apartment style housing.
 - Strong orientation toward foreshore.
 - Taking advantage of rising topography to capture and share views of foreshore.
 - Where possible, retention of coastal vegetation in both public and private space.
- Established Residential Hinterland (Character Area 2)
 - Potential for some future infill and medium density housing but intensity of that would reflect the detached housing character of the low density form.
 - Through the area, expect respect for established setbacks.
- Restricted Environmental Residential (Character Area 3)
 - Acknowledge presence of significant areas of restrictive covenant as well as much stronger established treed environment.
 - Expect much lower level redevelopment and consolidation.
 - Dominant character will be detached housing

INVERLOCH

at low density and this will be protected.

- Emerging Residential Hinterland (Character Area 4)
 - Intensity and style of development to reflect more contemporary themes and intensity of use.
 - Smaller lots with a greater diversity of housing.
 - A more urban character with more diverse setbacks (up to 5 metres), to achieve greater intensification.

JAM JERRUP

Jam Jerrup is a discrete cliff-top coastal settlement, providing for permanent residential population and holiday homes. It is positioned on an elevated and environmentally fragile section of the Western Port Bay coast offering expansive views of the bay. The intimate residential settlement is confined to two main intersecting roads bounded by farming land to the east. It has no community or commercial services.

Demographics



Population
97



Age Profile
Parents and homebuilders
(35-49 age bracket)



Median Household Size
2.2



Median Household Income
\$1,083 (weekly)

Development Pressure



Development pressures in the last ten years have been low, with much of this attributed to the approval of new single dwellings, some vegetation removal and building alterations.

Predominate Dwelling Typology



Detached, one to two storey

Housing Tenure

35.7%

Owned

26.2%

In process of purchasing

14.3%

Renting

Occupancy Rate

69.5%

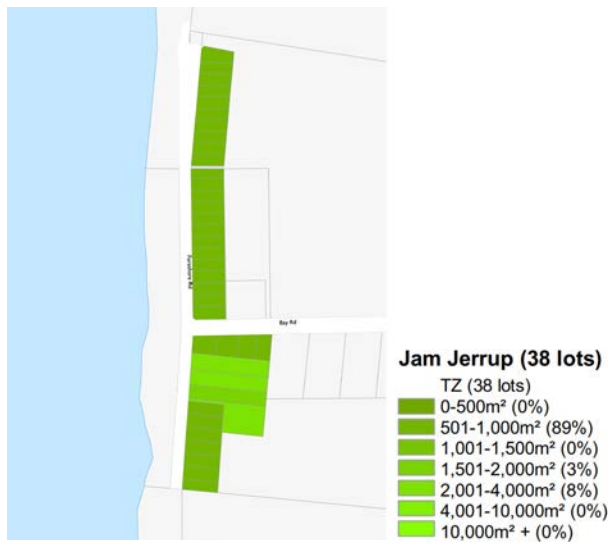
Bass Coast average: 55.6%

Dwelling Age Analysis

Dwelling stock is generally older, with many houses having been constructed prior to the 1980s as post war beach houses. There are a few examples of modern dwellings along Foreshore Road, north of Bay Road.

JAM JERRUP

Lot Analysis



84 Jam Jerrup Lot Sizes

Settlement is oriented along the entrance road and single coastal road that separates the settlement from the foreshore reserve. Lot size, orientation and shape is generally consistent, with most properties in the vicinity of 600 to 700 square metres with an east-west alignment. Some longer narrower properties exist at the southern corner of Bay Road. There are four residential properties just over 4,000 square metres situated at the entrance of the settlement, just south of Bay Road, however, these properties sit outside of the settlement boundary.

Landscape and Vegetation



85 Jam Jerrup Landscape and Vegetation

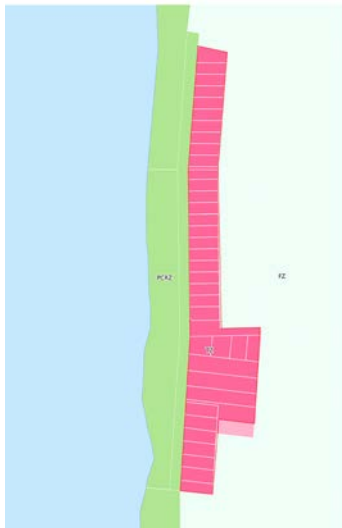
There is a moderate level of vegetation cover across the settlement in both the public and private realms. Vegetation existing along roadsides is substantial, and many private properties have retained a significant amount of vegetation within front and rear yards.

Landscape Character

Jam Jerrup is located within Landscape Area 4.1: Coastal Mangroves and Mudflats.*

*as identified in the Bass Coast Distinctive Areas & Landscapes - Landscape Assessment Review

Existing Zones



- FZ - Farming Zone
- PCRZ - Public Conservation & Resource Zone
- TZ - Township Zone
- Settlement Boundary

86 Jam Jerrup Land Zoning

Residential land within the Jam Jerrup settlement boundary is all within the Township Zone. There has, however, been some lower density residential development occur in the Farming Zone immediately at the entrance to the settlement.

Existing Overlays



- DDO - Design & Development Overlay
- ESO - Environmental Significance Overlay
- LSIO - Land Subject to Inundation Overlay
- Settlement Boundary

87 Jam Jerrup Overlays

- The Design and Development Overlay Schedule 1 applies to all residential land within the settlement boundary in an effort to protect views to and from the coast, and to minimise the visual impact of development along the coastline.
- The Land Subject to Inundation Overlay applies to land on the foreshore.
- The Environmental Significant Overlay Schedule 1 applies to land outside of the settlement boundary to protect the environmental qualities of wetland areas, and the Environmental Significance Overlay Schedule 2 applies to land across the entire settlement to protect areas of geological and geomorphological significance.

Existing Policy References to Character for Jam Jerrup

There are limited statutory controls in the Bass Coast Planning Scheme that guide existing or preferred neighbourhood character in Jam Jerrup. Although the Design and Development Overlay Schedule 1 applies to part of the settlement, it does not seek to serve the purpose of a neighbourhood character control.

The Design and Siting Guidelines for Coastal and Hinterland Areas, 1999 and the Bass Coast Strategic Coastal Planning Framework 2011 start to identify character objectives and siting and design guidelines that can be used as a reference point for new developments.

Design and Siting Guidelines for Coastal and Hinterland Areas, 1999

These particular guidelines apply to Jam Jerrup affected by Design and Development Overlay 1 – Residential areas near the coast (DDO1).

- Objectives:
 - To minimise the visual impact of development on the streetscape and surrounding area.
 - To improve the environmental and visual quality of Jam Jerrup.
- Guidelines:
 - The height of new buildings should be consistent with the height of surrounding development and the existing tree canopy, where it exists.
 - The size, bulk, building materials and colour of new buildings should be responsive to the streetscape and surrounding area. They should not dominate or stand out. Generally, the height of a building should not exceed that of its immediate neighbours by more than one storey.
 - The colour of roofing materials of new buildings should be subdued and of a nonreflective material to blend in with the surrounding natural environment and minimise the visual impact and glare from the roof when viewed from beyond the site.
 - All dwellings should be designed and oriented to optimise energy efficiency.
 - All new buildings should be set back from all boundaries to allow adequate separation between buildings and to facilitate landscaping, particularly the retention and planting of indigenous trees and shrubs.
 - The planting of indigenous vegetation and together with a range of landscaping treatments is strongly encouraged to screen any new development from vantage points, such as the beach and car park at the southern end of Foreshore Road. The height

of selected trees and shrubs should be capable of reducing the overall visual impact of development.

- All new above-ground water tanks should be screened using indigenous vegetation.

Bass Coast Strategic Coastal Planning Framework 2011

- Character objectives:
 - To protect Jam Jerrup's intimate and diverse built form character and linear / parallel relationship with the foreshore.
 - To protect and enhance the low-key character, environmental qualities and community character.
 - To protect and improve the long, linear foreshore reserve.
 - To protect views to and from Western Port and adjacent rural landscapes.
 - To retain the strong unifying element of one main informal road for the settlement that provides a protective edge to the fragile coastline.
- Preferred Neighbourhood Character
 - Infill residential development should be responsive to the small and intimate scale of existing dwellings. This is characterised by generous setbacks with landscaping, to both the street and adjacent residences, predominantly weatherboard (wood) buildings, low-pitched roofs, front verandas and terraces facing Western Port. Development should create an overall "open, semi-natural" character.
- Siting and Design Guidelines
 - Generous and landscaped setbacks should be encouraged between buildings to retain an "open" coastal character.
 - Low pitched or gently sloping roofs are preferred, to reduce visibility, glare and impact on views from the foreshore and Western Port.
 - Encourage wide front verandas that extend along the length of buildings and address the streetscape.
 - Weatherboard (or similar), timber or other cladding materials are preferred.
 - Use brick or natural stone only in combination with other preferred materials as feature elements.
 - Use indigenous or native coastal vegetation within gardens, especially along streetscape frontages to extend and improve the coastal foreshore environment.
 - Front fences should not exceed 1.5 metres in height to retain views to the foreshore and Western Port and provide an open and informal streetscape character.
 - Drainage from properties should be directed away from the coastal reserve.



Kilcunda is a well-established coastal settlement on a ridgeline overlooking Bass Strait, the Bunurong Marine National Park and Bunurong Marine and Coastal Park. Over time, the settlement has changed from a farming community to a holiday and residential town. It contains both commercial and community facilities including a general store/post office, pub and café, vast open space along the foreshore, a community hall, a CFA station, a playground and a variety of different tourist accommodation facilities. Residential land is split across the north and south of the highway.

Development Pressure



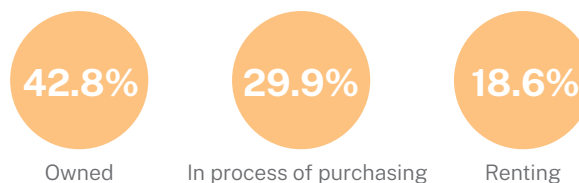
Development pressures are moderate in the settlement

Predominate Dwelling Typology

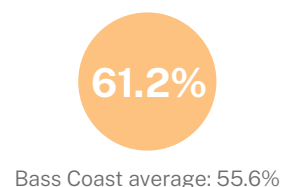


Detached, one to two storey

Housing Tenure



Occupancy Rate



Dwelling Age Analysis

There are a number of undeveloped sites within the settlement. While there is evidence of some older dwellings, most appear to have been constructed after the 1980s, with almost half having been constructed in the last 20 years.

Demographics



Population
398



Age Profile
Parents and homebuilders
(35-49 bracket)



Median Household Size
2.2

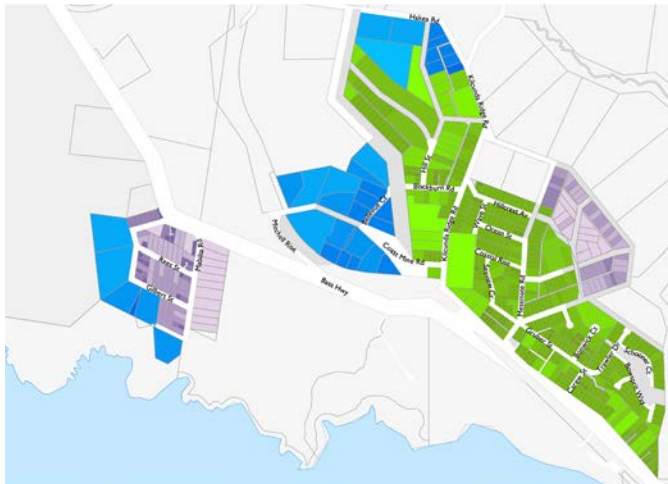


Median Household Income
\$1,036 (weekly)

KILCUNDA

Lot Analysis

There are a variety of different lot sizes, orientations and lot shapes in Kilcunda. Land within the general residential zone ranges between 300 square metres to over 1,500 square metres, with the smaller lots tending to be found Mabilia Estate on the southern side of Bass Highway. Land within the township zone ranges between less than 500 square metres to over 10,000 square metres in area, Land within the rural living zone is generally between 2,000 square metres and 5,000 square metres, although there are some larger lots between 10,000 square metres and 20,000 square metres in size.



Kilcunda (611 lots)

GRZ1 (140 lots)	RLZ (35 lots)	TZ (436 lots)
0-100m ² (0%)	0-1,000m ² (0%)	0-500m ² (8%)
101-300m ² (0%)	1,001-2,000m ² (6%)	501-1,000m ² (63%)
301-500m ² (13%)	2,001-5,000m ² (43%)	1,001-1,500m ² (17%)
501-800m ² (18%)	5,001-10,000m ² (26%)	1,501-2,000m ² (5%)
801-1,000m ² (29%)	10,001-20,000m ² (23%)	2,001-4,000m ² (6%)
1,001-1,500m ² (22%)	20,001-50,000m ² (3%)	4,001-10,000m ² (1%)
1,500m ² + (18%)	50,000m ² + (0%)	10,000m ² + (1%)

88 Kilcunda Lot Sizes

Landscape and Vegetation

While there are a few parts of the settlement that have moderate vegetation cover, many private properties have little to no vegetation cover. Dense tracts of vegetation can be found in the coastal reserves.



Dense Tree Cover
Medium Tree Cover
Sparse Tree Cover
Settlement Boundary

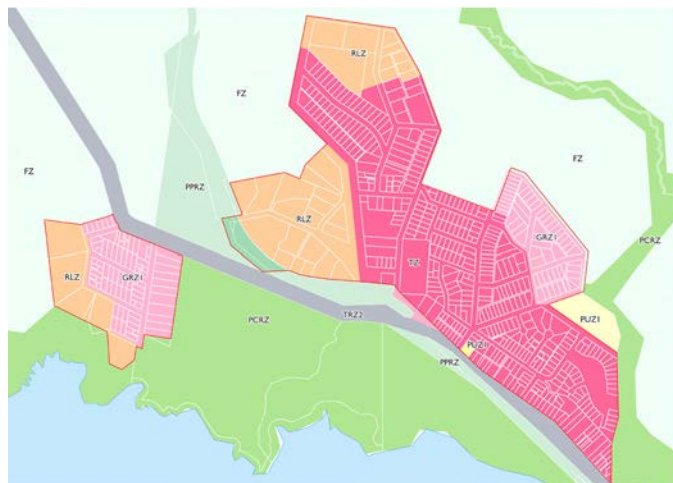
89 Kilcunda Landscape and Vegetation

Landscape Character

Kilcunda is located within Landscape Area 3.1: Bass Hills and Kilcunda Coast.*

Existing Zones

Residential land within Kilcunda is split across three zones: the township zone, the general residential zone and the rural living zone.

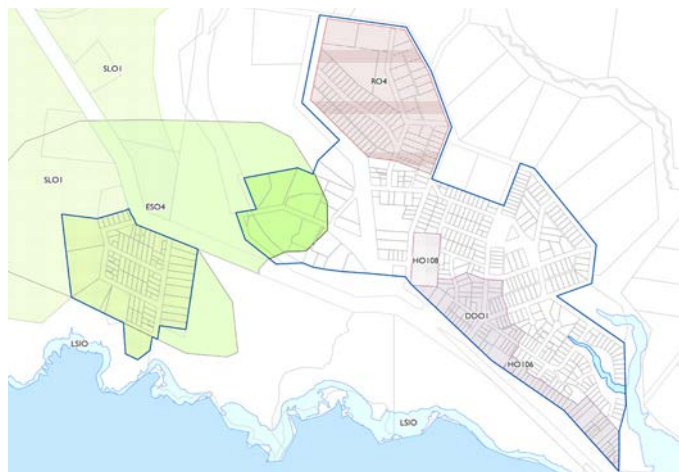


- FZ - Farming Zone
- GRZ1 - General Residential Zone - Schedule 1
- PCRZ - Public Conservation & Resource Zone
- PPRZ - Public Park & Recreation Zone
- PUZ1 - Public Use Zone - Service & Utility
- RLZ - Rural Living Zone
- TRZ2 - Transport Zone 2 - Principal Road Network
- TZ - Township Zone
- Settlement Boundary

90 Kilcunda Land Zoning

Existing Overlays

- The Heritage Overlay applies to two local heritage listed sites.
- A restructure overlay applies to land in the north-western corner of the settlement. This is a historical subdivision, however, it is considered to be inappropriate in this settling. The overlay requires the restructuring and consolidation of lots in such a way that preserves and enhances the amenity of the area and reduces the environment impacts of residential development.
- The Design and Development Overlay Schedule 1 applies to residential land fronting the Bass Highway in the south-east of the settlement, in an effort to protect views to and from the coast, and to minimise the visual impact of development along the coastline.
- The Significant Landscape Overlay Schedule 1 applies to residential properties within Mabilia Estate and serves a similar purpose to the Design and Development Overlay Schedule 1 in that it seeks to ensure development is responsive to the surrounding rural and coastal landscape.
- The Significant Landscape Overlay is proposed to be extended in some parts of Kilcunda and reduced in others as part of the Distinctive Areas and Landscapes project.
- The Environmental Significance Overlay Schedule 4 applies to land in Mabiliar Estate and in the western pocket of the settlement due to its potential for land subsidence.
- The Land Subject to Inundation Overlay applies along the foreshore, and to land in the reserve south of Schooner Court.



- DDO - Design & Development Overlay
- ESO - Environmental Significance Overlay
- HO - Heritage Overlay
- LSIO - Land Subject to Inundation Overlay
- RO - Restructure Overlay
- SLO - Significant Landscape Overlay
- Settlement Boundary

91 Kilcunda Overlays

Existing Policy References to Character for Kilcunda

There are limited statutory controls in the Bass Coast Planning Scheme that guide existing or preferred neighbourhood character in Kilcunda. Although the Design and Development Overlay Schedule 1 and Significant Landscape Overlay apply to part of the settlement, they do not seek to serve the purpose of a neighbourhood character control.

The Design and Siting Guidelines for Coastal and Hinterland Areas, 1999 and the Bass Coast Strategic Coastal Planning Framework 2011 start to identify character objectives and siting and design guidelines that can be used as a reference point for new developments.

Design and Siting Guidelines for Coastal and Hinterland Areas, 1999

These particular guidelines apply to Mabilia Road Estate, Kilcunda affected by Significant Landscape Overlay 2–Strzelecki foothills (SLO2).

- Objectives:
 - To minimise the visual impact of development on the coastal landscape.
 - To improve the environmental and visual quality of the area.
- Guidelines:
 - The height of new buildings should be consistent with the height of surrounding development and the existing tree canopy, where it exists.
 - The size, bulk, building materials and colour of new buildings should be responsive to the streetscape and surrounding area. They should not dominate or stand out. Generally, the height of a building should not exceed that of its immediate neighbours by more than one storey.
 - The profile of a building, including roof pitches and architectural features, should not unreasonably diminish the views enjoyed by neighbouring properties.
 - The colour of roofing materials of new buildings should be subdued and of a nonreflective material to blend in with the surrounding natural environment and minimise the visual impact and glare from the roof when viewed from beyond the site.
 - All dwellings should be designed and oriented to optimise energy efficiency.
 - All new buildings should be set back from all boundaries to allow adequate separation between buildings and to facilitate landscaping, particularly the retention and planting of indigenous trees and shrubs.
 - The planting of indigenous vegetation and together with a

range of landscaping treatments is strongly encouraged to screen any new development from vantage points, such as Bass Highway, Kilcunda township, George Bass coastal walking track, and foreshore reserves to the east. The height of selected trees and shrubs should be capable of reducing the overall visual impact of development in this highly prominent location.

- Proposed vegetation accompanying new development should be capable of withstanding sand and salt attack. Indigenous coastal vegetation is strongly encouraged.

Bass Coast Strategic Coastal Planning Framework 2011

- Character Objectives
 - To protect and enhance the town's setting and values within a significant landscape and environmentally sensitive region.
 - To protect and revegetate the remaining undeveloped hilltops from development.
 - To contain the town's boundary between the natural topography of the four hills, creeks and the ocean.
 - To protect and enhance hilltops, ridgelines and significant view corridors.
 - To protect scenic landscapes, the coastal scenic drive and adjoining environmental and heritage areas from visually intrusive development.
 - To re-establish indigenous vegetation in public and private land to improve environmental and visual amenity and provide shelter from strong coastal winds.
 - To encourage streets with indigenous tree species (or other locally used hardy coastal species).
- Preferred Neighbourhood Character
 - As a highly visible, hillside settlement, exposed to ocean winds, development should be sensitively located and designed to reduce the visual impact of built form on the foreshore, scenic drive and surrounding landscape. Development should create an overall character of "buildings nestled within the hillsides and coastal vegetation".

Siting and Design Guidelines

- Subdivision
 - Subdivision should have generous vegetated setbacks / buffers adjacent to the Bass Highway, creek lines, hilltops and ridgelines.
 - Streets should follow a grid or semi-grid pattern.
 - Along the township boundaries (and adjacent to rural landscapes) use vegetation buffers or larger lots to develop a vegetated edge to the town.

- Dwellings
 - Development should not impact detrimentally on views to and from the coast, the rural landscape and the Bass Highway Scenic Drive.
 - Encourage coastal landscape treatments within private properties to reduce the exposed nature of existing and future buildings.
 - Incorporate view-sharing principles in the siting and design of dwellings located on the hillside.
 - Take advantage of steep topography and reduce cut and fill to a minimum. (eg. split level housing is preferred, minimise, and where required, balance cut and fill).
 - Weatherboard, (or similar), timber or other cladding materials are preferred.
 - Use brick or natural stone only in combination with other preferred materials as feature elements.
 - Low pitched or gently sloping roofs are preferred, to reduce visibility, glare and reflection.
 - Dwellings on the town fringe should have additional vegetation screening to rural areas.
 - Indigenous vegetation is preferred.
 - Sufficient and well-positioned setbacks between dwellings are encouraged for increased landscaping and indigenous tree planting opportunities.

NEWHAVEN

Newhaven is a well-established, post-war settlement. It is supported by a small strip of shops (including a general store/post office) on Forrest Avenue which forms a local business node. There is a primary school, public hall and playing fields on Cleeland Street, and a small industrial area to the west of Boys Home Road. There is a playground and skatepark on the corner of Forrest Avenue and Anderson Street.

The settlement also extends across Phillip Island Road to the south where there is a strip of mixed use land supporting dwelling and commercial premises, and general residential land supporting a limited number of dwellings.

A small informal settlement exists approximately 2.5 kilometres to the west of Newhaven, off Churchill Road and Rennison Road. It is not supported by any immediate community or commercial services and is instead an agglomeration of residential development.

Demographics



Population
443



Age Profile
Older workers and
pre-retirees
(50-59 age bracket)



Median Household Size
2.2



Median Household Income
\$1,187 (weekly)

Development Pressure



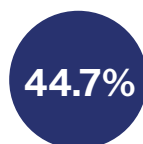
There is a low to moderate level of development pressure in the settlement, most of which is attributed to vegetation removal, building alterations and small scale subdivisions. There is evidence of some change in land use south of Phillip Island Road in the mixed use area.

Predominate Dwelling Typology

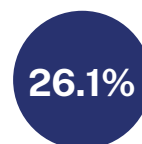


Detached, one to two storey

Housing Tenure



Owned

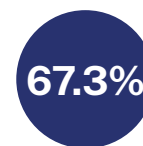


In process of purchasing



Renting

Occupancy Rate



Bass Coast average: 55.6%

Dwelling Age Analysis

There is a mix of dwelling stock in the settlement, most of which was constructed between the 1960s and 1990s.

NEWHAVEN

Lot Analysis

There is a variety of lot sizes and lot orientations in the settlement, however, most are typically within the 700 square metres to –1,000 square metre range. There are a few examples of strata style allotments which are less than 500 square metres in area.

The mixed use area to the south offers a number of narrower and deeper lots, generally greater than 1000 square metres in area.



Newhaven (348 lots)

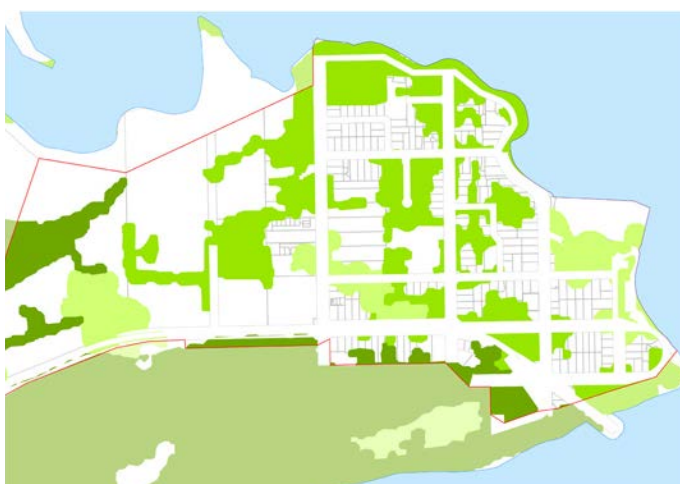
GRZ1 (332 lots)	MUZ (16 lots)
0-100m ² (0%)	0-100m ² (0%)
101-300m ² (6%)	101-300m ² (0%)
301-500m ² (11%)	301-500m ² (0%)
501-800m ² (42%)	501-800m ² (25%)
801-1,000m ² (24%)	801-1,000m ² (0%)
1,001-1,500m ² (12%)	1,001-1,500m ² (56%)
1,500m ² + (5%)	1,500m ² + (19%)

92 Newhaven Lot Sizes

Landscape and Vegetation

There is a moderate level of vegetation across the settlement with a number of native trees featuring informally in nature strips and in the front yards of private properties. There are some dense tracts of coastal vegetation in foreshore areas around the northern and eastern perimeter of the settlement, as well as in the residential area just south of Phillip Island Road.

The estate off Rennison Road contains substantial vegetation cover.



Dense Tree Cover
Medium Tree Cover
Sparse Tree Cover
Settlement Boundary

93 Newhaven Landscape and Vegetation

Landscape Character

Newhaven is located within Landscape Area 4.2: Rhyll Inlet and Churchill Island Wetlands.*

*as identified in the Bass Coast Distinctive Areas & Landscapes - Landscape Assessment Review

Existing Zones

- Most of the residential land within the settlement is in the General Residential Zone, bar a small pocket of Mixed Use Zone land on the south of Phillip Island Road. There is a small pocket of Commercial Zone land on Forrest Avenue as well as a small pocket of Industrial Zone Schedule 1 to the west of Boys Home Road. The Public Use Zone in the centre of the settlement supports the primary school.
- Further to the west of Boys Home Road is a large expanse of Farming Zone land.
- All land within the Rennison Road estate is within the General Residential Zone.

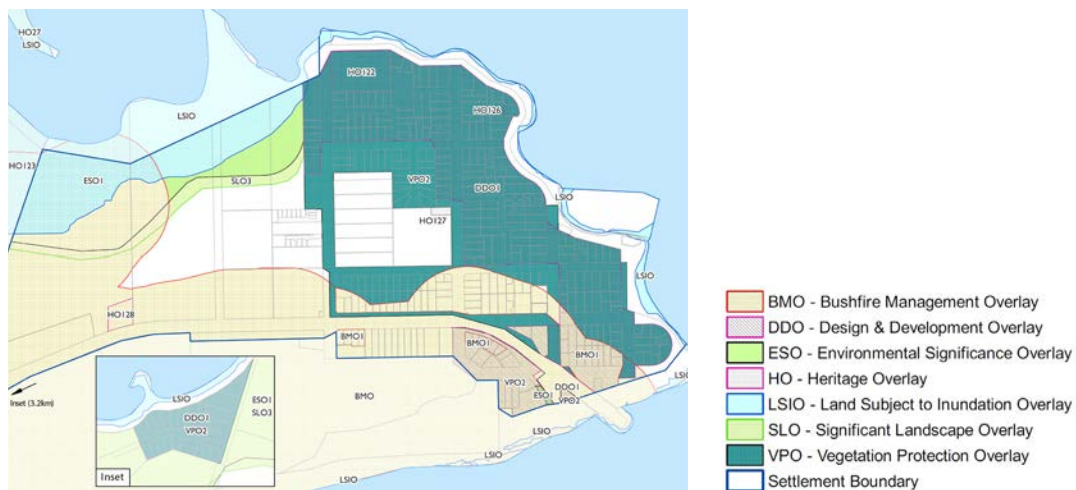


94 Newhaven Land Zoning

Existing Overlays

- The Heritage Overlay applies to two local heritage listed sites.
- The Vegetation Protection Overlay applies to all land within the Rennison Road estate, and all residential land in Newhaven (bar the Mixed Use land south of Phillip Island Road).
- The Design and Development Overlay Schedule 1 applies to all of the Rennison Road estate, and all residential land in proximity to the foreshore in Newhaven in an effort to protect views to and from the coast, and to minimise the visual impact of development along the coastline.
- The Bushfire Management Overlay applies to the southern portion of the township.
- The Land Subject to Inundation Overlay applies to foreshore areas around the perimeter of the settlement, as well as the northern most portion of the Farming Zone land.
- The Environmental Significance Overlay and Significant Landscape Overlay applies to part of the land within the Farming Zone area to protect the coastal wetland area and the rural and coastal landscape.

NEWHAVEN



95 Newhaven Overlays

Existing Policy References to Character for Newhaven

There are limited statutory controls in the Bass Coast Planning Scheme that guide existing or preferred neighbourhood character in Newhaven. Although the Design and Development Overlay Schedule 1 and Significant Landscape Overlay Schedule 3 apply to part of the settlement, they do not seek to serve the purpose of a neighbourhood character control.

The Design and Siting Guidelines for Coastal and Hinterland Areas, 1999 and the Phillip Island and San Remo Design Framework 2003 start to identify character objectives and siting and design guidelines that can be used as a reference point for new developments.

Design and Siting Guidelines for Coastal and Hinterland Areas, 1999

These particular guidelines apply to that part of Newhaven affected by Design and Development Overlay 1 – Residential areas near the coast (DDO1).

- Objectives:
 - To minimise the visual impact of development on the streetscape and surrounding coastal area.
 - To enhance the character and visual quality of the Newhaven foreshore hinterland.
- Guidelines:
 - The height of new buildings should be consistent with the height of surrounding development, and the extent and type of vegetation cover on the site. Their height should be below the existing tree canopy of the locality. Generally, the height of a building should not exceed that of its immediate neighbours by more than one storey.
 - The size, bulk, building materials and colour of new buildings should be responsive to the streetscape and surrounding area. They should not dominate or stand out.
 - All dwellings should be designed and oriented to optimise energy efficiency.
 - The profile of a building, including roof pitches and architectural features, should not unreasonably diminish the views enjoyed by neighbouring properties.
 - The colour of roofing materials of new buildings should be subdued and of a nonreflective material to blend in with the surrounding natural environment and minimise the visual impact and glare from the roof when viewed from beyond the site.
 - All new buildings should be set back from all boundaries to allow adequate separation between buildings and to facilitate landscaping, particularly the retention and planting of indigenous trees and shrubs.
- Existing indigenous vegetation should be retained as much as possible. New planting and landscaping should screen new development from vantage points, such as the beach, foreshore reserves, marina, tourist routes (in particular, Phillip Island Tourist Road and Phillip Island bridge), San Remo and Churchill Island. Landscaping should complement and enhance the streetscape and character of the foreshore hinterland. This should be achieved using suitable indigenous vegetation.
- These particular guidelines apply to the residential subdivision in the vicinity of Rennison affected by Design and Development Overlay 1 – Residential areas near the coast (DDO1).
- Objectives:
 - To minimise the visual impact of development on the streetscape and surrounding coastal area.
 - To maintain and enhance the character and environmental quality of the foreshore hinterland.
- Guidelines:
 - The height of new buildings should be consistent with the height of surrounding development, the slope and elevation of the land, and the extent and type of vegetation cover on the site. Their height should be below the existing tree canopy of the locality. Generally, the height of a building should not exceed that of its immediate neighbours by more than one storey.
 - The size, bulk, building materials and colour of new buildings should be responsive to the streetscape and surrounding area. They should not dominate or stand out.
 - All dwellings should be designed and oriented to optimise energy efficiency.
 - The profile of a building, including roof pitches and architectural features, should not unreasonably diminish the views enjoyed by neighbouring properties.
 - The colour of roofing materials of new buildings should be subdued and of a nonreflective material to blend in with the surrounding natural environment and minimise the visual impact and glare from the roof when viewed from beyond the site.
 - All new buildings should be set back from all boundaries to allow adequate separation between buildings and to facilitate landscaping, particularly the retention and planting of indigenous trees and shrubs.
 - Existing indigenous vegetation should be retained as much as possible. New planting and landscaping should screen new development from vantage points, such as the beach and foreshore reserve. Landscaping should complement and enhance the streetscape and

character of the foreshore hinterland. This should be achieved using suitable indigenous vegetation.

Phillip Island and San Remo Design Framework 2003

- Built Form
 - Ensure that new developments are planned to reflect the streetscape patterning of Newhaven.
 - Ensure that all new built form is developed and designed in accordance with the design principles of section five to achieve design excellence.
 - Ensure that the design and development of all new built form incorporates ESD principles.
- Residential Areas
 - Encourage residential buildings of a high quality in Newhaven.
 - Any new development in the residential areas of Newhaven should be guided by the characteristics of the existing built form and street layout.
 - Reflect the context of the existing buildings on the street when determining setback requirements.
 - Along Forrest Avenue, limit developments to residential or small accommodation use (ie bed and breakfast).
 - Limit building form to be a maximum of two storeys in height (7 metres to top of wall and 8 metres to the ridgeline).
 - Encourage fewer and lower front fences to open up the streetscape and allow visual permeability.
 - Supplement street tree planting with the dominant existing species, in each street.
 - Underground powerlines to Forrest Avenue and all 'waterfront' streets.

PIONEER BAY

Pioneer Bay is a small post-war residential settlement. It is bounded by the Bass Highway and the Gurdies Nature Reserve to the east, rural land uses to the north and south and the Western Port foreshore reserve to the west. It has no commercial facilities, as it functions as a satellite residential area of Grantville. There is a small recreation reserve on the corner of Helen Street and Sonia Crescent. The settlement is relatively flat and slopes to the foreshore reserve.

Demographics



Population
350



Age Profile
Parents and homebuilders
(35-49 age bracket)



Median Household Size
1.9



Median Household Income
\$721 (weekly)

Development Pressure



Development pressures have remained low over the last ten years, with few examples of new dwellings requiring planning permission, and some small scale subdivisions occurring.

Predominate Dwelling Typology

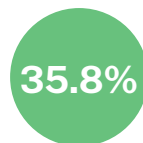


Detached, one to two storey

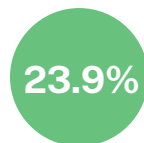
Housing Tenure



Owned

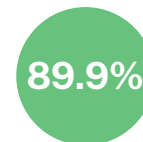


In process of purchasing



Renting

Occupancy Rate



Bass Coast average: 55.6%

Dwelling Age Analysis

There is an older dwelling stock consisting of single storey detached dwellings of weatherboard and fibro construction. There are examples of new developments emerging sporadically across the settlement.

PIONEER BAY

Lot Analysis

Lot sizes and shapes are generally consistent across the settlement, with many between 500 square metres and 600 square metres. Orientation varies between east-west alignments closer to the foreshore and at the eastern edge of the settlement, and north south alignments in the centre of the settlement.



96 Pioneer Bay Lot Sizes

Landscape and Vegetation

While the settlement is somewhat bordered by dense vegetation cover to the north, east and west, there is limited vegetation within the public realm. Private properties are also lacking vegetation, with coverage sparse across most of the settlement.*



97 Pioneer Bay Landscape and Vegetation

Landscape Character

Pioneer Bay is located within Landscape Area 4.1: Coastal Mangroves and Mudflats.

*as identified in the Bass Coast Distinctive Areas & Landscapes - Landscape Assessment Review

PIONEER BAY

Existing Zones

All residential land within the settlement is in the General Residential Zone.

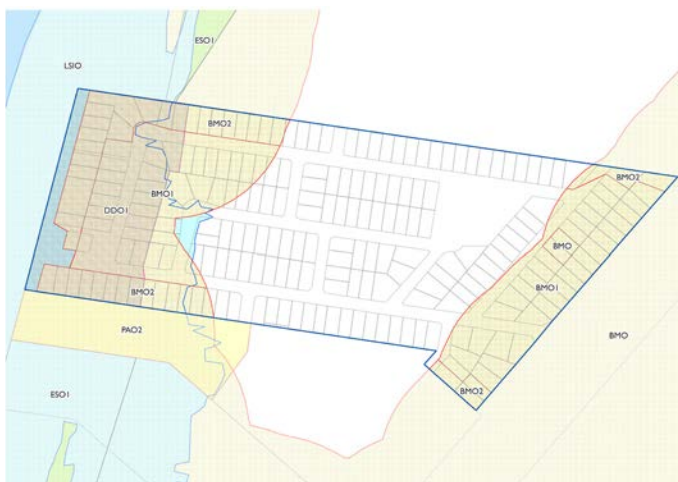


- FZ - Farming Zone
- GRZ1 - General Residential Zone - Schedule 1
- PCRZ - Public Conservation & Resource Zone
- PPRZ - Public Park & Recreation Zone
- PUZ1 - Public Use Zone - Service & Utility
- PUZ7 - Public Use Zone - Other Public Use
- TRZ2 - Transport Zone 2 - Principal Road Network
- Settlement Boundary

98 Pioneer Bay Land Zoning

Existing Overlays

- The Bushfire Management Overlay applies to residential land at the eastern periphery of the settlement, and to a larger extent the western side of the settlement.
- The Land Subject to Inundation Overlay applies to the first two blocks of residential land in proximity to the foreshore.
- The Design and Development Overlay Schedule 1 also applies to the first two blocks of residential land in proximity to the foreshore, in an effort to protect views to and from the coast, and to minimise the visual impact of development along the coastline.



- BMO - Bushfire Management Overlay
- DDO - Design & Development Overlay
- ESO - Environmental Significance Overlay
- LSIO - Land Subject to Inundation Overlay
- PAO - Public Acquisition Overlay
- Settlement Boundary

99 Pioneer Bay Overlays

PIONEER BAY

Existing Policy References to Character for Pioneer Bay

There are limited statutory controls in the Bass Coast Planning Scheme that guide existing or preferred neighbourhood character in Pioneer Bay. Although the Design and Development Overlay Schedule 1 applies to part of the settlement, it does not seek to serve the purpose of a neighbourhood character control.

The Design and Siting Guidelines for Coastal and Hinterland Areas, 1999 and the Bass Coast Strategic Coastal Planning Framework 2011 start to identify character objectives and siting and design guidelines that can be used as a reference point for new developments.

Design and Siting Guidelines for Coastal and Hinterland Areas, 1999

These particular guidelines apply to that part of Pioneer Bay affected by Design and Development Overlay 1 – Residential areas near the coast (DDO1).

- Objectives:
 - To minimise the visual impact of development on the streetscape and surrounding area.
 - To maintain and enhance the character and environmental quality of the Pioneer Bay foreshore hinterland.
- Guidelines:
 - Buildings and works should be sited and designed in response to the physical features of the land to minimise their visual and environmental impact.
 - The height of new buildings should be consistent with the height of surrounding development and the existing tree canopy, where it exists.
 - The size, bulk, building materials and colour of new buildings should be responsive to the streetscape and surrounding area. They should not dominate or stand out. Generally, the height of a building should not exceed that of its immediate neighbours by more than one storey.
 - The colour of roofing materials of new buildings should be subdued and of a nonreflective material to blend in with the surrounding natural environment and minimise the visual impact and glare from the roof when viewed from beyond the site.
 - All dwellings should be designed and oriented to optimise energy efficiency.
 - All new buildings should be set back from all boundaries to allow adequate separation between buildings and to facilitate landscaping, particularly the retention and planting of indigenous trees and shrubs.
 - The planting of indigenous vegetation and together with a

range of landscaping treatments is strongly encouraged to screen any new development. The height of selected trees and shrubs should be capable of reducing the overall visual impact of development in this location.

Bass Coast Strategic Coastal Planning Framework 2011

- Character Objectives:
 - To protect the foreshore from adjacent inappropriate development.
 - To improve amenity of the grid street pattern and provide a clear main street (Kallay Drive) with tree planting and improved pedestrian facilities.
 - To improve the overall appearance of the town through greener streetscapes, public spaces and private gardens.
 - To retain Kallay Drive and Beach Boulevard as unsealed roads or informal sealed roads with extensive street planting.
 - To encourage responsive and sensitive built form with a relationship to the foreshore and the Bass Highway.
 - To enhance vegetation around the town perimeter.
 - To encourage residents to increase native vegetation and improve landscaping on private property.
- Preferred Neighbourhood Character
 - Residential development should contribute to reducing the exposed nature of the settlement, and increase the amount of vegetation in the urban landscape. Development should integrate the built form with landscaping to create an overall character of dwellings “within a semi-natural coastal environment”.
- Siting and Design Guidelines
 - Encourage a graduation between buildings and the landscape (eg. verandas, pergolas, screens and vegetation).
 - Low pitched or gently sloping roofs are preferred, to reduce visibility from the Foreshore and Western Port.
 - Weatherboard (or similar), timber or other cladding materials are preferred.
 - Use brick or natural stone only in combination with other preferred materials as feature elements.
 - Encourage verandas along the street side and western sides of dwellings to enhance vistas and provide protection from the western sun.
 - Use only indigenous or native vegetation when landscaping areas adjacent to the settlement boundary, foreshore and the Bass Highway Scenic Drive.



Rhyll is a coastal settlement on a peninsula at the north-eastern edge of Phillip Island. Its western boundary is defined by the Rhyll Wetlands which separate the settlement from Cowes. The foreshore area includes walking paths, a boat ramp and a jetty and is popular with locals and visitors. Several small food and drink premises and shops are located adjacent to the foreshore. There is also a general store/post office on the corner of Lock Road and Walton Street, and a community hall and recreation reserve located directly opposite.

Development Pressure



Rhyll is under low development pressure, with very low planning activity relating to development.

Predominate Dwelling Typology

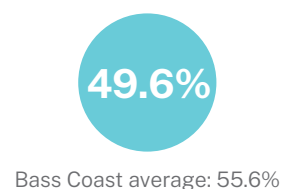


Detached, single and double storey

Housing Tenure



Occupancy Rate



Dwelling Age Analysis

In Rhyll the dwellings are of mixed character and age, with older fibro, weatherboard and brick making up half of the dwellings, with an emergence of newer or renovated dwellings intermixed and within one small new estate.

Demographics



Population
567



Age Profile
Empty nesters and retirees
(60-69 age bracket)



Median Household Size
2



Median Household Income
\$927 (weekly)

RHYLL

Lot Analysis

- Most lots in Rhyll are conventionally sized, with approximately half of lots between 501 and 800 square metres, and a subsequent 34% of lots between 801 and 1000 square metres.
- A small number of lots are greater than 1,000 square metres however these do make up a portion of the township in terms of total area.
- The orientation of lots is informed by the foreshore.



Rhyll (610 lots)

GRZ1 (556 lots)	MUZ (54 lots)
0-100m ² (0%)	0-100m ² (0%)
101-300m ² (1%)	101-300m ² (33%)
301-500m ² (2%)	301-500m ² (37%)
501-800m ² (48%)	501-800m ² (13%)
801-1,000m ² (34%)	801-1,000m ² (2%)
1,001-1,500m ² (8%)	1,001-1,500m ² (7%)
1,500m ² + (7%)	1,500m ² + (7%)

100 Rhyll Lot Sizes

Landscape and Vegetation

There is medium vegetation coverage in Rhyll disbursed throughout the township. There is a high prevalence of larger canopy trees, often native species, often contained within wide nature strips, but also on private property. Planting is generally informal.

Vegetation on the foreshore on the eastern and south-eastern side of the township is sparse. There are mangroves adjoining Beach Road and the residential properties in the far southern portion of the settlement.



Dense Tree Cover
Medium Tree Cover
Sparse Tree Cover
Settlement Boundary

101 Rhyll Landscape and Vegetation

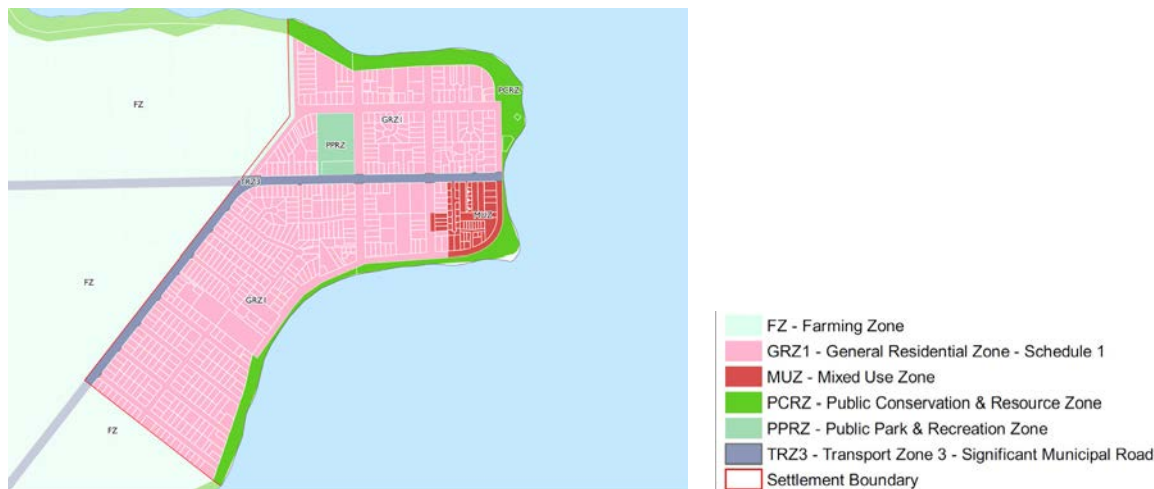
Landscape Character

Rhyll is located within Landscape Area 4.2: Rhyll Inlet and Churchill Island Wetlands.*

*as identified in the Bass Coast Distinctive Areas & Landscapes - Landscape Assessment Review

Existing Zones

All residential land within the settlement is in the General Residential Zone.



102 Rhyll Land Zoning

Existing Overlays

- The Heritage Overlay applies to one property within the settlement boundary.
- The Land Subject to Inundation Overlay applies to a small area of land in the commercial area in proximity to the foreshore.
- The Design and Development Overlay Schedule 1 also applies to most residential land in an effort to protect views to and from the coast, and to minimise the visual impact of development along the coastline.
- The Vegetation Protection Overlay Schedule 2 applies to all residential land in the settlement.



103 Rhyll Overlays

Existing Policy References to Character for Rhyll

There are limited statutory controls in the Bass Coast Planning Scheme that guide existing or preferred neighbourhood character in Rhyll. Although the Design and Development Overlay Schedule 1 applies to part of the settlement, it does not seek to serve the purpose of a neighbourhood character control.

The Design and Siting Guidelines for Coastal and Hinterland Areas, 1999 and the Phillip Island and San Remo Design Framework 2003 start to identify character objectives and siting and design guidelines that can be used as a reference point for new developments.

Design and Siting Guidelines for Coastal and Hinterland Areas, 1999

These particular guidelines apply to that part of Rhyll affected by Design and Development Overlay 1 – Residential areas near the coast (DDO1).

- Objectives:
 - To minimise the visual impact of development on the streetscape and surrounding coastal area.
 - To enhance the character and visual quality of the Rhyll foreshore hinterland.
- Guidelines:
 - The height of new buildings should be consistent with the height of surrounding development, the slope and elevation of the land, and the extent and type of vegetation cover on the site. Their height should be below the existing tree canopy of the locality. Generally, the height of a building should not exceed that of its immediate neighbours by more than one storey.
 - The size, bulk, building materials and colour of new buildings should be responsive to the streetscape and surrounding area. They should not dominate or stand out.
 - All dwellings should be designed and oriented to optimise energy efficiency.
 - The profile of a building, including roof pitches and architectural features, should not unreasonably diminish the views enjoyed by neighbouring properties. The colour of roofing materials of new buildings should be subdued and of a nonreflective material to blend in with the surrounding natural environment and minimise the visual impact and glare from the roof when viewed from beyond the site.
 - All new buildings should be set back from all boundaries to allow adequate separation between buildings and to facilitate landscaping, particularly the retention and planting of indigenous trees and shrubs.
 - Existing indigenous vegetation should be retained

as much as possible. New planting and landscaping should screen new development from vantage points, such as Fisherman's Point (including boat ramp and jetties), Conservation Hill lookout tower, Churchill Island (Observation Point), Mcllwraith Road car park and Lady Nelsons Point. Landscaping should complement and enhance the streetscape and character of the foreshore hinterland. This should be achieved using suitable indigenous vegetation.

Phillip Island and San Remo Design Framework 2003

- Built Form
 - Ensure that all new built form is developed and designed in accordance with the design principles of section five to achieve design excellence.
 - Ensure that the design and development of all new built form incorporates ESD principles.
- Future Development Residential
 - Consolidate development within existing zoning boundaries.
 - Maintain Rhyll-Newhaven Road as the boundary for residential development.
 - Use planting and wildlife corridors as a buffer between the rural land and residential development.
 - Maintain the existing residential character of the residential streets.
 - Reflect the context of the existing buildings on the street when determining setback requirements.
 - Encourage new buildings to respond to the hillside topography of Rhyll, by varying the levels and avoiding the 'big box' effect.
 - For new residential streets, plant street trees of indigenous species.
 - Limit residential development to be a maximum of two storeys (7 metres to top of wall and 8 metres to the ridgeline).
 - Continue to promote the planting of indigenous species in the domestic landscape.
 - For new development, encourage the provision of wildlife corridors and pedestrian links.
 - Ensure new developments maintain existing view lines to and from the foreshore.
 - Underground existing and new powerlines.



San Remo is a residential and holiday settlement on the edge of the mainland, oriented towards Phillip Island. Historically the settlement has been based around fishing, but in recent years it has experienced an increase in tourist related activities and a shift towards an aging population. The settlement is a community and commercial hub for surrounding local communities and contains a primary school, a new junior secondary college, recreation reserve, medical facilities, supermarket, post office, police station, and a range of retail and food and drink premises.

Marine Parade, west of Bergin Grove hosts a retail strip along the south side of the street. These establishments are separated from the foreshore area by a large asphalted car park and open space including a playground.

Demographics



Population
1,257



Age Profile
Empty nesters and retirees
(60-69 bracket)



Median Household Size
2.1



Median Household Income
\$1,031 (weekly)

Development Pressure



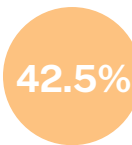
San Remo is experiencing moderate development pressure.

Predominate Dwelling Typology

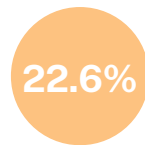


Detached, one to two storey

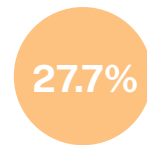
Housing Tenure



Owned

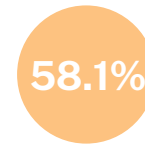


In process of purchasing



Renting

Occupancy Rate



Bass Coast average: 55.6%

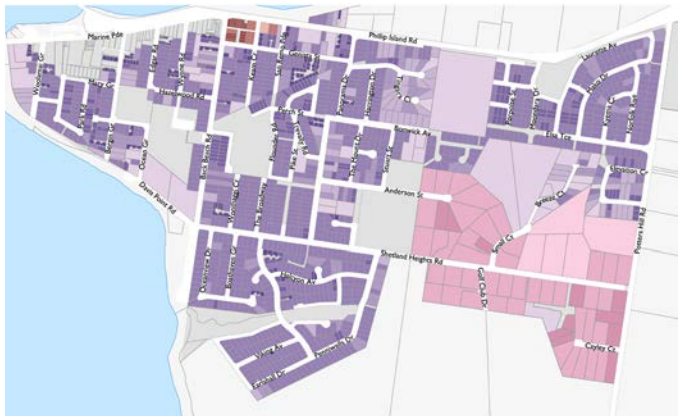
Dwelling Age Analysis

There is a mix of dwelling ages within San Remo, with evidence of urban renewal sites within the commercial centre, and the emergence of newer dwellings in the greenfield land in the northeast and south of the settlement.

SAN REMO

Lot Analysis

Most residential lots in San Remo are conventional size between 501 and 800 square metres, with some smaller lots from infill developments in proximity to the town centre, and larger lots (greater than 4,000 square metres) in the south-eastern portion of the settlement.



San Remo (1508 lots)

GRZ1 (1423 lots)	LDRZ (58 lots)	MUZ (27 lots)
0-100m ² (1%)	0-500m ² (0%)	0-100m ² (0%)
101-300m ² (8%)	501-1,000m ² (0%)	101-300m ² (63%)
301-500m ² (12%)	1,001-1,500m ² (0%)	301-500m ² (7%)
501-800m ² (65%)	1,501-2,000m ² (0%)	501-800m ² (26%)
801-1,000m ² (7%)	2,001-4,000m ² (19%)	801-1,000m ² (0%)
1,001-1,500m ² (5%)	4,001-10,000m ² (72%)	1,001-1,500m ² (4%)
1,500m ² + (3%)	10,000m ² + (9%)	1,500m ² + (0%)

104 San Remo Lot Sizes

Landscape and Vegetation

San Remo is not overall defined by vegetation, with limited vegetation in many areas of the settlement. The overall presence of vegetation is noticeably less than Inverloch or Cowes, and would be most similar to Kilcunda if a comparison were to be drawn. The area surrounding the foreshore contains a number of substantial trees including Cyprus Pines or Norfolk Island Pines.



105 San Remo Landscape and Vegetation

Landscape Character

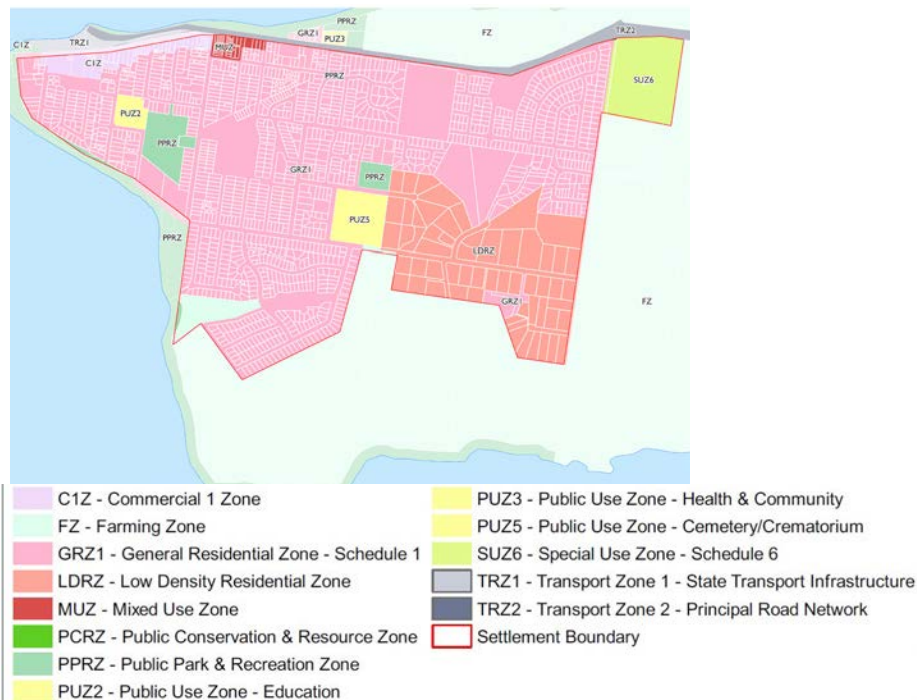
San Remo is located within Landscape Area 3.1: Bass Hills and Kilcunda Coast.*

*as identified in the Bass Coast Distinctive Areas & Landscapes - Landscape Assessment Review

SAN REMO

Existing Zones

Most residential land within the settlement is in the General Residential Zone, with an area in the south-east Low Density Residential Zone. There is a narrow strip of Commercial 1 Zone and Mixed Use Zone adjoining the foreshore. Public Use Zone sets aside land for a Primary School, Police Station, and Cemetery.

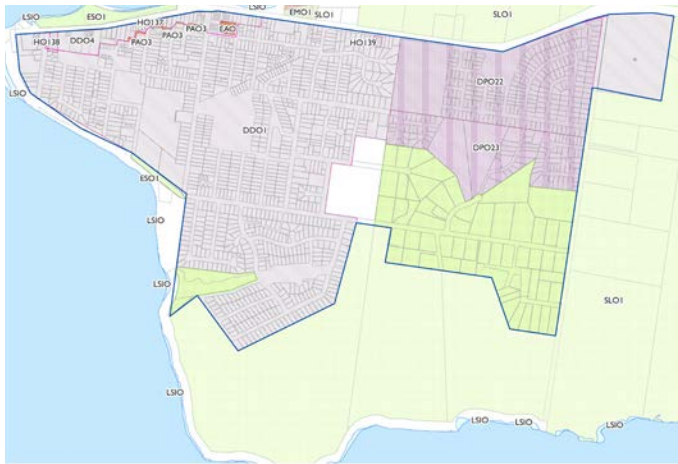


106 San Remo Land Zoning

Existing Overlays

- The Heritage Overlay applies to three properties.
- The Design and Development Overlay Schedule 1 applies to residential land, with the exception of the Low Density Residential area, in an effort to protect views to and from the coast, and to minimise the visual impact of development along the coastline.
- Significant Landscape Overlay applies to land in the Low Density area.
- Changes to the application of the Significant Landscape Overlay are proposed through the Distinctive Areas and Landscapes project.
- The Design and Development Overlay Schedule 4 applies to the Business and Mixed Use zone to ensure that development achieves particular design objectives.
- The Land Subject to Inundation Overlay applies to a small area of land in the commercial area in proximity to the foreshore.
- Other overlays which apply to specific sites include Environmental Audit Overlay, Erosion Management Overlay and Public Acquisition Overlay.

SAN REMO



- DDO - Design & Development Overlay
- DPO - Development Plan Overlay
- EAO - Environmental Audit Overlay
- EMO - Erosion Management Overlay
- ESO - Environmental Significance Overlay
- HO - Heritage Overlay
- LSIO - Land Subject to Inundation Overlay
- PAO - Public Acquisition Overlay
- SLO - Significant Landscape Overlay
- Settlement Boundary

107 San Remo Overlays

Existing Policy References to Character for San Remo

In terms of statutory controls to guide existing or preferred neighbourhood character, the settlement of San Remo is slightly more advanced than others in the municipality. This being said, specific design guidance is limited to key development sites in the commercial core rather than the broader residential area. This guidance is reinforced through the DDO4. Although the Design and Development Overlay Schedule 1 and Significant Landscape Overlay Schedule 1 apply to part of the settlement, they do not seek to serve the purpose of a neighbourhood character control.

The Design and Siting Guidelines for Coastal and Hinterland Areas, 1999 and the Phillip Island and San Remo Design Framework 2003 start to identify character objectives and siting and design guidelines that can be used as a reference point for new developments.

Design and Siting Guidelines for Coastal and Hinterland Areas, 1999

These particular guidelines apply to part of San Remo affected by Design and Development

Overlay 1 – Residential areas near the coast (DDO1).

- Objectives:
 - To minimise the visual impact of development on the streetscape and surrounding area.
 - To maintain and enhance the character and visual quality of San Remo.
- Guidelines:
 - Buildings and works should be sited and designed in response to the natural slope of the land to minimise the visual impact of development and works (including access drives), and soil erosion. Split level designs are strongly encouraged on sloping sites.
 - The height of new buildings should be consistent with the height of surrounding development, the slope and elevation of the land, and the extent and type of vegetation cover on the site. Their height should be below the existing tree canopy of the locality. Generally, the height of a building should not exceed that of its immediate neighbours by more than one storey.
 - The size, bulk, building materials and colour of new buildings should be responsive to the streetscape and surrounding area. They should not dominate or stand out. The profile of a building, including roof pitches and architectural features, should not unreasonably diminish the views enjoyed by neighbouring properties.
 - The colour of roofing materials of new buildings

should be subdued and of a nonreflective material to blend in with the surrounding natural environment and minimise the visual impact and glare from the roof when viewed from beyond the site.

- All dwellings should be designed and oriented to optimise energy efficiency.
- All new buildings should be set back from all boundaries to allow adequate separation between buildings and to facilitate landscaping, particularly the retention and planting of indigenous trees and shrubs.
- The planting of indigenous vegetation and together with a range of landscaping treatments is strongly encouraged to screen any new development from vantage points, such as Phillip Island Tourist Road, Phillip Island bridge, Newhaven, Cape Woolamai, foreshore reserves and car parks. The height of selected trees and shrubs should be capable of reducing the overall visual impact of development in this highly prominent location.

Phillip Island and San Remo Design Framework 2003

- Built Form
 - Ensure that all new built form is developed and designed in accordance with the design principles of section five to achieve design excellence.
 - Ensure that the design and development of all new built form incorporates ESD principles.
- Residential Areas
 - Consolidate development within existing residential boundaries of both the lower town and the hillside areas identified in the Existing Framework.
 - Avoid building 'big boxes', especially on undulating land and hillsides. Vary the building mass in response to the topography.
 - Ensure that all new residential development is of a high standard and complies with the design guidelines set out in section six.
 - Encourage fewer and lower front fences to open up the streetscape and allow visual permeability.
 - Limit new buildings to a maximum of two storeys in height (7 metres to the top of wall and 8 metres to the ridgeline).
 - Introduce a policy of undergrounding or aerial bundle cabling to all residential streets.
 - Plant trees in residential streets to create visually cohesive streetscapes throughout San Remo.
 - Establish wildlife and pedestrian corridors throughout the residential area, linked by new development sites and existing areas of open space as well as creating a buffer to rural land.



SMITHS BEACH

Smiths Beach is a small residential and holiday settlement containing a large amount of holiday homes and tourist accommodation. The settlement contains a small general store servicing the basic needs of the community along with a surf shop owing to the settlement's notoriety as a popular destination for surfing. Smiths Beach has a more diverse housing typology than similar settlements on Phillip Island with larger modern dwellings dominating the southern portion particularly the elevated areas offering views from the vegetated cliffs.

Development Pressure



Development pressure is generally low.

Predominate Dwelling Typology

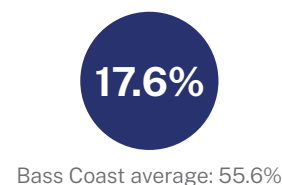


Detached, one to two storey

Housing Tenure



Occupancy Rate



Dwelling Age Analysis

Dwelling stock varies across a number of eras, with a large portion having been constructed between the 1970's to 1990's. Most newer housing stock is located closer to the coast on elevated properties which have the availability of water views. Built form becomes bolder closer to the coast with more examples of large double storey masonry forms.

Demographics



Population
227



Age Profile
Empty nesters and retirees
(60-69 age bracket)



Median Household Size
2.1



Median Household Income
\$907 (weekly)

Lot Analysis

Lots are fairly consistent in size and shape, with the majority between 600 square metres and 800 square metres. Orientation varies in line with a relaxed street network.



108 Smiths Beach Lot Sizes

Landscape and Vegetation

There is moderate vegetation cover across the settlement, with some dense pockets of vegetation in coastal reserves at the south of the township, within the YMCA Coastal Discovery Camp just outside the south western corner of the settlement and within Mitchell Reserve just outside the north western corner of the settlement. Dominant vegetation is generally located on private land, with limited formal planting in natural strips.



109 Smiths Beach Landscape and Vegetation

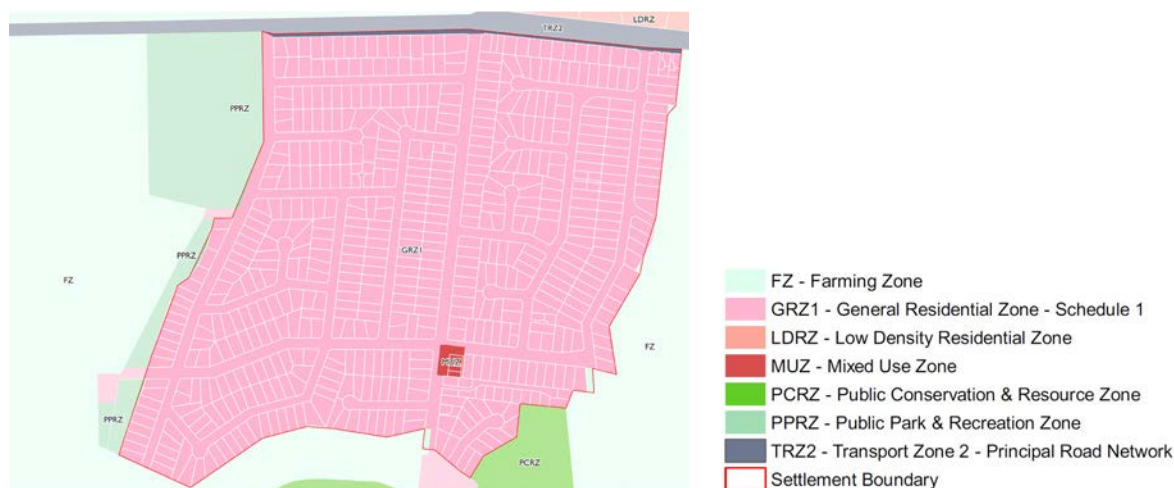
Landscape Character

Smiths Beach is located within Landscape Area 2.1: Phillip Island Coastal Cliffs.*

*as identified in the Bass Coast Distinctive Areas & Landscapes - Landscape Assessment Review

Existing Zones

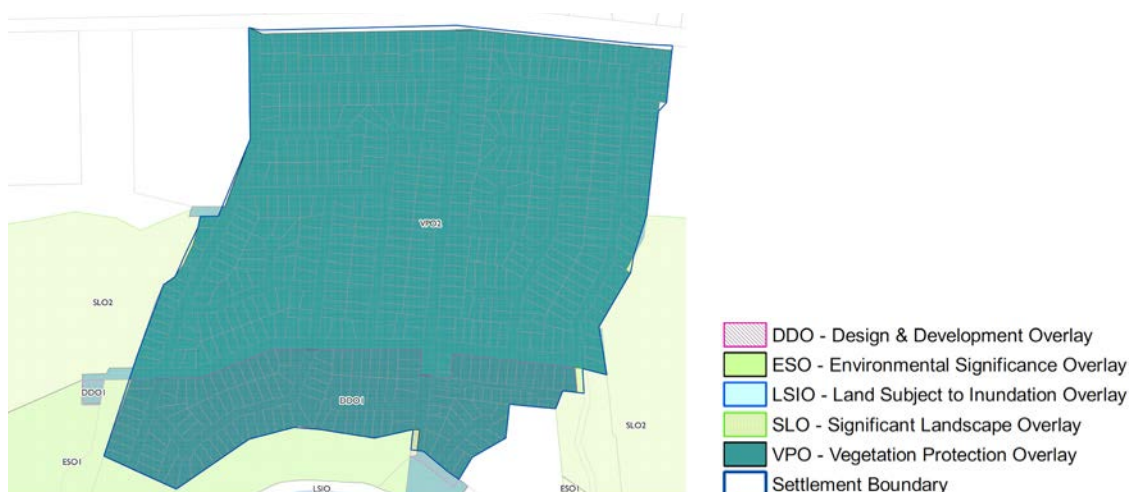
Almost all residential land within Smiths Beach is within the General Residential Zone, with a small pocket of Mixed Use Zone land at the corner of Marlin Street and Smiths Beach Road which accommodates the commercial precinct.



110 Smiths Beach Land Zoning

Existing Overlays

- All residential land in the settlement is impacted by the Vegetation Protection Overlay.
- The Design and Development Overlay Schedule 1 also applies to the residential land south of Marlin Street, in an effort to protect views to and from the coast, and to minimise the visual impact of development along the coastline.



111 Smiths Beach Overlays

Existing Policy References to Character for Smiths Beach

There are limited statutory controls in the Bass Coast Planning Scheme that guide existing or preferred neighbourhood character in Smiths Beach. Although the Design and Development Overlay Schedule 1 applies to part of the settlement, it does not seek to serve the purpose of a neighbourhood character control.

The Design and Siting Guidelines for Coastal and Hinterland Areas, 1999 and the Phillip Island and San Remo Design Framework 2003 start to identify character objectives and siting and design guidelines that can be used as a reference point for new developments.

Design and Siting Guidelines for Coastal and Hinterland Areas, 1999

These particular guidelines apply to that part of Smiths Beach affected by Design and Development Overlay 1 – Residential areas near the coast (DDO1).

- Objectives:
 - To minimise the visual impact of development on the streetscape and surrounding area.
 - To enhance the character and visual quality of the Smiths Beach foreshore hinterland.
- Guidelines:
 - The height of new buildings should be consistent with the height of surrounding development, the slope and elevation of the land, and the extent and type of vegetation cover on the site. Their height should be below the existing tree canopy of the locality. Generally, the height of a building should not exceed that of its immediate neighbours by more than one storey.
 - The size, bulk, building materials and colour of new buildings should be responsive to the streetscape and surrounding area. They should not dominate or stand out.
 - The profile of a building, including roof pitches and architectural features, should not unreasonably diminish the views enjoyed by neighbouring properties.
 - The colour of roofing materials of new buildings should be subdued and of a nonreflective material to blend in with the surrounding natural environment and minimise the visual impact and glare from the roof when viewed from beyond the site.
 - All dwellings should be designed and oriented to optimise energy efficiency.
 - All new buildings should be set back from all boundaries to allow adequate separation between buildings and to facilitate landscaping, particularly the retention

and planting of indigenous trees and shrubs.

- Existing indigenous vegetation should be retained as much as possible. Proposed planting and landscaping should screen new development from vantage points, such as Smiths Beach (Smiths Beach Road), and YCW car park (Smith Point). Landscaping should complement and enhance the streetscape and character of the coastal area. This should be achieved using suitable indigenous vegetation.

Phillip Island and San Remo Design Framework 2003

*These directions apply to Smiths Beach, Sunderland Bay, Surf Beach & Sunset Strip

- Future Development and Infrastructure
 - Maintain each estate as a separate community and consolidate future development within existing zoning boundaries.
 - Establish a street tree planting program -concentrate on streets where overhead powerlines have previously restricted the planting of trees.
 - Promote the use of indigenous plants within residential landscapes, building settings and for streetscapes.
 - Use planting and wildlife corridors as a buffer between the rural land and residential development.
 - Reflect the context of the existing buildings on the street when determining setback requirements.
 - Limit residential and commercial buildings to no more than two storeys (7 metres to top of wall and 8 metres to the ridgeline) in height.
 - Underground all new powerlines and all powerlines on foreshore areas and streets immediately parallel to the foreshore eg the Esplanade.
 - Elsewhere, replace existing overhead powerlines with aerial bundle cabling.
 - Use the principles and techniques of water sensitive urban design such as swales for storm water drainage.
- Built Form
 - Ensure that all new built form is developed and designed in accordance with the design principles of section five to achieve design excellence.
 - Ensure that the design and development of all new built form incorporates ESD principles.
 - Conserve, and design new buildings to accommodate existing remnant vegetation in all new developments.
 - Encourage new built form to be designed to reflect the more rugged and dynamic character of the southern part of the Island.

- Residential Areas
 - Consolidate new residential development within the existing residential boundaries.
 - Ensure that all new residential development is of high standard and complies with the design guidelines set out in section five.
 - Encourage new buildings to be a maximum of 2 storeys (7 metres to top of wall and 8 metres to the ridgeline) in height.
 - Encourage fewer and lower front fences to open up the streetscape and allow visual permeability.
 - Introduce a policy of undergrounding or aerial bundle cabling to all residential streets, to be undertaken over a period of ten years.
 - Plant trees in residential streets to create a visually cohesive streetscape and improved appearance.
 - Establish wildlife corridors throughout the residential area where possible, linked by existing areas of open space as well as creating a buffer to rural land.
 - Improve roads using paving materials aimed at reducing dust, visual dominance and increasing permeability.
 - Retain existing vegetation where possible on building sites.

SUNDERLAND BAY & SURF BEACH

Surf Beach is a residential settlement positioned on the southern coast of Phillip Island. The settlement provides an unbroken residential strip along the coastline that bleeds into the smaller, Sunderland Bay. The settlement is primarily characterised by single and double storey detached holiday houses. Although the settlement itself has an informal character underpinned by unsealed roads and rugged vegetation, the proximity to the coast and range of surfing beaches provides the settlement with a high coastal amenity. Commercial facilities are limited to the liquor store and takeaway food vans along Phillip Island Road. There is a small community park at the end of Glen Street along the Esplanade.

Sunderland Bay is a residential settlement on the southern coast of Phillip Island to the west of Smiths Beach. With an informal character of unsealed roads, no commercial land and an older housing stock similar to Surf Beach, there is no visual separation provided between the two settlements which are formally separated by Sunderland Bay Road. Similar to Surf Beach, the settlement's character is predominantly defined by its proximity to the coast and the amenity provided by the expansive coastal views.

The two settlements both exist within the same settlement boundary.

Demographics



Population
233



Age Profile
Parents and homebuilders
(35-49 age bracket)



Median Household Size
2.3



Median Household Income
\$983 (weekly)

Development Pressure



There is a moderate level of development pressure in Sunderland Bay and Surf Beach, with a number of planning permits being issued for new dwellings, multiple new dwellings, small scale subdivisions and vegetation removals.

Predominate Dwelling Typology

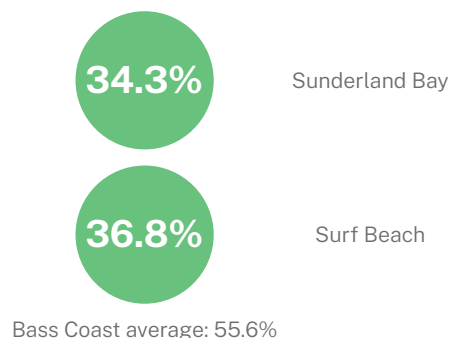


Detached, single and double storey

Housing Tenure



Occupancy Rate



Dwelling Age Analysis

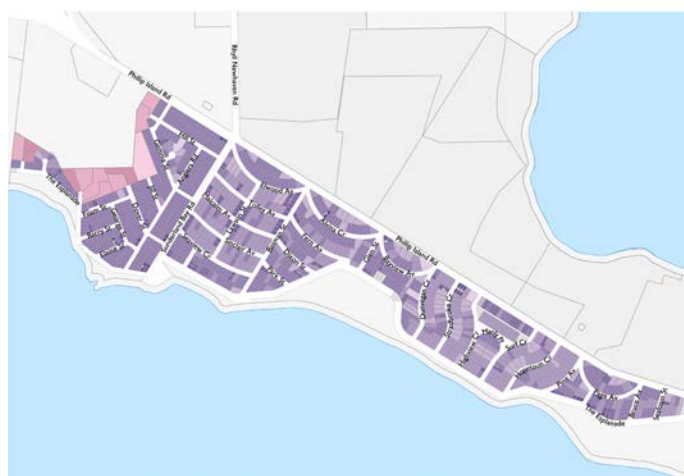
There is limited data on dwelling stock in these settlements, however, what is shown is predominantly older single storey beach houses and older weatherboard beach houses with under croft car parking, punctuated by more recent contemporary dwellings up to two storeys. Dwellings along the Esplanade tend to be larger and bold in their design. The low density land in Sunderland Bay generally contains newer contemporary dwellings.

SUNDERLAND BAY & SURF BEACH

Lot Analysis

Lot sizes are quite varied, generally ranging from 300 square metres up to 1000 square metres in general residential areas, and from 2000 square metres to 10,000 square metres in low density areas.

Smaller lots tend to be found along Phillip Island Road (where they are also quite narrow) and west of Sunderland Bay Road. Orientation and shape varies greatly, owing to a curved street network that has sought to take advantage of views over both the ocean to the south and the bay to the north.



112 Sunderland Bay & Surf Beach Lot Sizes

Sunderland Bay Surf Beach (1053 lots)

GRZ1 (1040 lots)	LDRZ (13 lots)
0-100m ² (0%)	0-500m ² (0%)
101-300m ² (2%)	501-1,000m ² (0%)
301-500m ² (12%)	1,001-1,500m ² (0%)
501-800m ² (53%)	1,501-2,000m ² (0%)
801-1,000m ² (26%)	2,001-4,000m ² (38%)
1,001-1,500m ² (6%)	4,001-10,000m ² (54%)
1,500m ² + (<1%)	10,000m ² + (8%)

Landscape and Vegetation

Vegetation cover is sparse to moderate, with most vegetation existing in the coastal reserves adjoining the Esplanade and near the low density residential lots of Sunderland Bay (the far western end of the Esplanade). There is minimal planting in nature strips. Some private properties contain heavily vegetation front yards which contribute to the public realm, while others are fairly bare.



113 Sunderland Bay & Surf Beach Landscape and Vegetation

Dense Tree Cover
Medium Tree Cover
Sparse Tree Cover
Settlement Boundary

Landscape Character

Sunderland Bay and Surf Beach are located within Landscape Area 2.1: Phillip Island Coastal Cliffs.*

*as identified in the Bass Coast Distinctive Areas & Landscapes - Landscape Assessment Review

SUNDERLAND BAY & SURF BEACH

Existing Zones

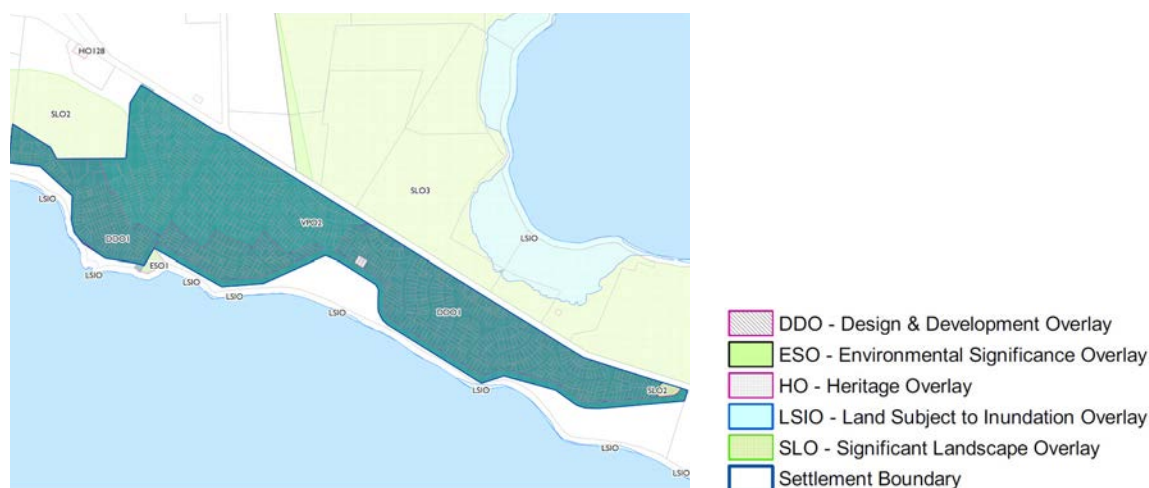
Almost all residential land within the settlements are within the General Residential Zone, bar a small pocket of Low Density Residential Zone land in Sunderland Bay.



114 Sunderland Bay & Surf Beach Land Zoning

Existing Overlays

- The Design and Development Overlay Schedule 1 applies to approximately half of the residential land within the settlement boundary, in an effort to protect views to and from the coast, and to minimise the visual impact of development along the coastline.
- The Land Subject to Inundation Overlay applies to land on the foreshore.
- The Vegetation Protection Overlay applies to all residential land.



115 Sunderland Bay & Surf Beach Overlays

Existing Policy References to Character for Surf Beach

There are limited statutory controls in the Bass Coast Planning Scheme that guide existing or preferred neighbourhood character in Surf Beach. Although the Design and Development Overlay Schedule 1 applies to part of the settlement, it does not seek to serve the purpose of a neighbourhood character control.

The Design and Siting Guidelines for Coastal and Hinterland Areas, 1999 and the Phillip Island and San Remo Design Framework 2003 start to identify character objectives and siting and design guidelines that can be used as a reference point for new developments.

Design and Siting Guidelines for Coastal and Hinterland Areas, 1999

These particular guidelines apply to that part of Surf Beach affected by Design and Development Overlay 1 – Residential areas near the coast (DDO1).

- Objectives:
 - To minimise the visual impact of development on the streetscape and surrounding area.
 - To improve the environmental and visual quality of the residential estate.
- Guidelines:
 - The height of new buildings should be consistent with the height of surrounding development and the existing tree canopy, where it exists.
 - The size, bulk, building materials and colour of new buildings should be responsive to the streetscape and surrounding area. They should not dominate or stand out.
 - The profile of a building, including roof pitches and architectural features, should not unreasonably diminish the views enjoyed by neighbouring properties.
 - The colour of roofing materials of new buildings should be subdued and of a nonreflective material to blend in with the surrounding natural environment and minimise the visual impact and glare from the roof when viewed from beyond the site.
 - All dwellings should be designed and oriented to optimise energy efficiency.
 - All new buildings should be set back from all boundaries to allow adequate separation between buildings and to facilitate landscaping, particularly the retention and planting of indigenous trees and shrubs.
 - The planting of indigenous vegetation and together with a range of landscaping treatments is strongly encouraged to screen any new development from vantage points,

such as Surfies Point Beach, Forest Caves Beach and associated car parks. The height of selected trees and shrubs should be capable of reducing the overall visual impact of development in this highly prominent location.

- Proposed vegetation accompanying new development should be capable of withstanding sand and salt attack. Indigenous coastal vegetation is strongly encouraged.

Existing Policy References to Character for Sunderland Bay

There are limited statutory controls in the Bass Coast Planning Scheme that guide existing or preferred neighbourhood character in Sunderland Bay. Although the Design and Development Overlay Schedule 1 applies to part of the settlement, it does not seek to serve the purpose of a neighbourhood character control.

The Design and Siting Guidelines for Coastal and Hinterland Areas, 1999 and the Phillip Island and San Remo Design Framework 2003 start to identify character objectives and siting and design guidelines that can be used as a reference point for new developments.

Design and Siting Guidelines for Coastal and Hinterland Areas, 1999

These particular guidelines apply to that part of Sunderland Bay affected by Design and Development Overlay 1 – Residential areas near the coast (DDO1).

- Objectives:
 - To minimise the visual impact of development on the streetscape and surrounding area.
 - To improve the environmental and visual quality of the residential estate.
- Guidelines:
 - The height of new buildings should be consistent with the height of surrounding development and the existing tree canopy, where it exists.
 - The size, bulk, building materials and colour of new buildings should be responsive to the streetscape and surrounding area. They should not dominate or stand out.
 - The profile of a building, including roof pitches and architectural features, should not unreasonably diminish the views enjoyed by neighbouring properties.
 - The colour of roofing materials of new buildings should be subdued and of a nonreflective material to blend in with the surrounding natural environment and minimise the visual impact and glare from the roof when viewed from beyond the site.

- All dwellings should be designed and oriented to optimise energy efficiency.
- All new buildings should be set back from all boundaries to allow adequate separation between buildings and to facilitate landscaping, particularly the retention and planting of indigenous trees and shrubs.
- The planting of indigenous vegetation and together with a range of landscaping treatments is strongly encouraged to screen any new development from vantage points, such as Sunderland Bay beach. The height of selected trees and shrubs should be capable of reducing the overall visual impact of development in this highly prominent location.
- Proposed vegetation accompanying new development should be capable of withstanding sand and salt attack. Indigenous coastal vegetation is strongly encouraged.

Phillip Island and San Remo Design Framework 2003

*These directions apply to Smiths Beach, Sunderland Bay, Surf Beach & Sunset Strip

- Future Development and Infrastructure
 - Maintain each estate as a separate community and consolidate future development within existing zoning boundaries.
 - Establish a street tree planting program -concentrate on streets where overhead powerlines have previously restricted the planting of trees.
 - Promote the use of indigenous plants within residential landscapes, building settings and for streetscapes.
 - Use planting and wildlife corridors as a buffer between the rural land and residential development.
 - Reflect the context of the existing buildings on the street when determining setback requirements.
 - Limit residential and commercial buildings to no more than two storeys (7 metres to top of wall and 8 metres to the ridgeline) in height.
 - Underground all new powerlines and all powerlines on foreshore areas and streets immediately parallel to the foreshore eg the Esplanade.
 - Elsewhere, replace existing overhead powerlines with aerial bundle cabling.
 - Use the principles and techniques of water sensitive urban design such as swales for storm water drainage.
- Built Form
 - Ensure that all new built form is developed and designed in accordance with the design principles of section five to achieve design excellence.
 - Ensure that the design and development of all

new built form incorporates ESD principles.

- Conserve, and design new buildings to accommodate existing remnant vegetation in all new developments.
- Encourage new built form to be designed to reflect the more rugged and dynamic character of the southern part of the Island.
- Residential Areas
 - Consolidate new residential development within the existing residential boundaries.
 - Ensure that all new residential development is of high standard and complies with the design guidelines set out in section five.
 - Encourage new buildings to be a maximum of 2 storeys (7 metres to top of wall and 8 metres to the ridgeline) in height.
 - Encourage fewer and lower front fences to open up the streetscape and allow visual permeability.
 - Introduce a policy of undergrounding or aerial bundle cabling to all residential streets, to be undertaken over a period of ten years.
 - Plant trees in residential streets to create a visually cohesive streetscape and improved appearance.
 - Establish wildlife corridors throughout the residential area where possible, linked by existing areas of open space as well as creating a buffer to rural land.
 - Improve roads using paving materials aimed at reducing dust, visual dominance and increasing permeability.
 - Retain existing vegetation where possible on building sites.

SUNSET STRIP

Sunset Strip is a residential settlement positioned between the fork created by the intersection of Back Beach Road and Phillip Island Road. Unlike other similar residential settlements in the south of Phillip Island, Sunset Strip is located away from the coast, surrounded by a rural setting. The settlement contains no commercial land with a small section of low density residential land buffering the settlement from the Phillip Island Adventure Resort to the west. There is a BBQ and playground found within the reserve at the northern tip of the settlement.

Demographics



Population
425



Age Profile
Parents and homebuilders
(35-49 age bracket)



Median Household Size
2.5



Median Household Income
\$1,031 (weekly)

Development Pressure



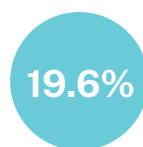
Development pressures are generally low in the settlement.

Predominate Dwelling Typology



Detached, one to two storey

Housing Tenure



Owned



In process of purchasing



Renting

Occupancy Rate



Bass Coast average: 55.6%

Dwelling Age Analysis

Dwelling stock is mixed across a number of eras. There is a number of post-war weatherboard beach houses constructed from the 1980s to 1990s, punctuated by a range of contemporary dwellings constructed from 2000 onwards.

SUNSET STRIP

Lot Analysis

- Lots in the general residential zone are consistent in size, with varied shapes and orientations due to the triangular layout of the settlement.
- Most lots are over 500 square metres in size, but there is evidence of smaller lots surrounding Vision Circuit.
- Lots in the low density residential zone are more varied in size and shape.



116 Sunset Strip Lot Sizes

Sunset Strip (386 lots)

GRZ1 (374 lots)		LDRZ (12 lots)	
0-100m ² (0%)		0-500m ² (0%)	
101-300m ² (2%)		501-1,000m ² (0%)	
301-500m ² (11%)		1,001-1,500m ² (0%)	
501-800m ² (79%)		1,501-2,000m ² (8%)	
801-1,000m ² (4%)		2,001-4,000m ² (25%)	
1,001-1,500m ² (4%)		4,001-10,000m ² (25%)	
1,500m ² + (1%)		10,000m ² + (42%)	

Landscape and Vegetation

Council to assist with text



117 Sunset Strip Landscape and Vegetation

Dense Tree Cover
Medium Tree Cover
Sparse Tree Cover
Settlement Boundary

Landscape Character

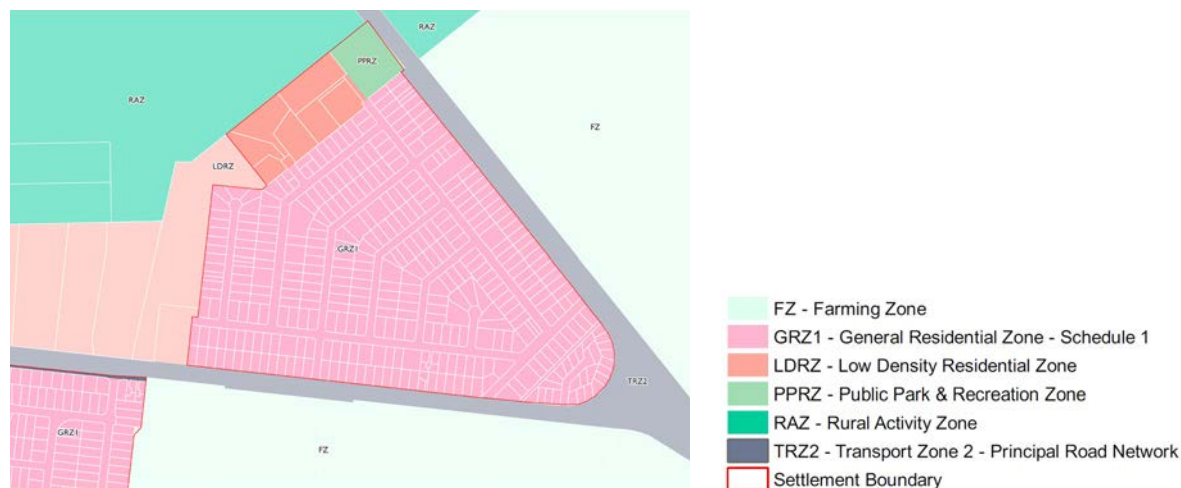
Sunset Strip is located within Landscape Area 1.2: Phillip Island North Coast and Hinterland.*

*as identified in the Bass Coast Distinctive Areas & Landscapes - Landscape Assessment Review

SUNSET STRIP

Existing Zones

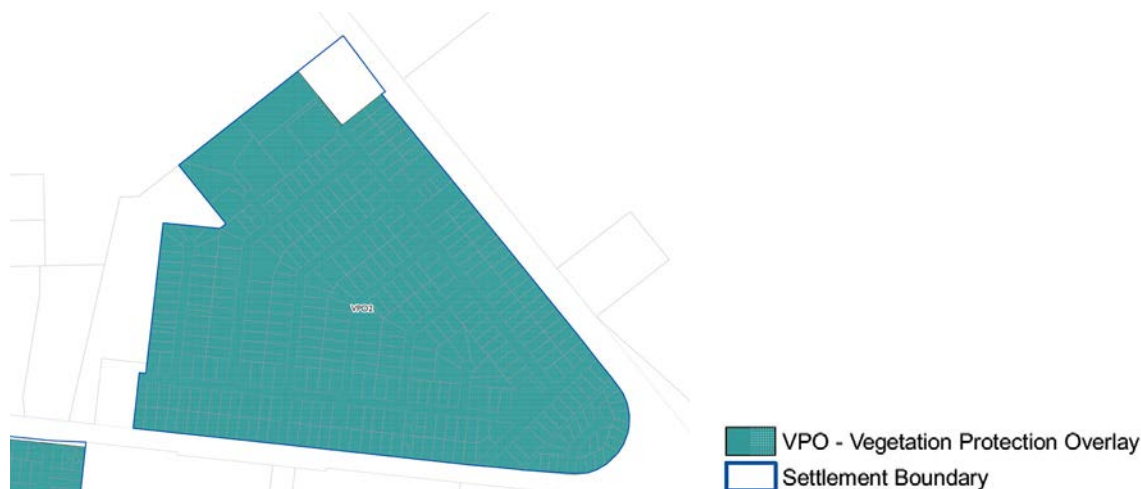
Residential land within the settlement is largely in the General Residential Zone, other than a small pocket that is within the Low Density Residential Zone on the northern side of Galleon Crescent. Some Low Density Residential Land also exists immediately outside of the settlement boundary to the south west.



118 Sunset Strip Land Zoning

Existing Overlays

The Vegetation Protection Overlay applies to all residential land within the settlement.



119 Sunset Strip Overlays

SUNSET STRIP

Existing Policy References to Character for Sunset Strip

There are no statutory controls in the Bass Coast Planning Scheme that guide existing or preferred neighbourhood character in Sunset Strip.

The Phillip Island and San Remo Design Framework 2003 starts to identify character objectives and siting and design guidelines that can be used as a reference point for new developments.

Phillip Island and San Remo Design Framework 2003

*These directions apply to Smiths Beach, Sunderland Bay, Surf Beach & Sunset Strip

- Future Development and Infrastructure
 - Maintain each estate as a separate community and consolidate future development within existing zoning boundaries.
 - Establish a street tree planting program -concentrate on streets where overhead powerlines have previously restricted the planting of trees.
 - Promote the use of indigenous plants within residential landscapes, building settings and for streetscapes.
 - Use planting and wildlife corridors as a buffer between the rural land and residential development.
 - Reflect the context of the existing buildings on the street when determining setback requirements.
 - Limit residential and commercial buildings to no more than two storeys (7 metres to top of wall and 8 metres to the ridgeline) in height.
 - Underground all new powerlines and all powerlines on foreshore areas and streets immediately parallel to the foreshore eg the Esplanade.
 - Elsewhere, replace existing overhead powerlines with aerial bundle cabling.
 - Use the principles and techniques of water sensitive urban design such as swales for storm water drainage.
- Built Form
 - Ensure that all new built form is developed and designed in accordance with the design principles of section five to achieve design excellence.
 - Ensure that the design and development of all new built form incorporates ESD principles.
 - Conserve, and design new buildings to accommodate existing remnant vegetation in all new developments.
 - Encourage new built form to be designed to reflect the more rugged and dynamic character of the southern part of the Island.
- Residential Areas
 - Consolidate new residential development within the existing residential boundaries.
 - Ensure that all new residential development is of high standard and complies with the design guidelines set out in section five.
 - Encourage new buildings to be a maximum of 2 storeys (7 metres to top of wall and 8 metres to the ridgeline) in height.
 - Encourage fewer and lower front fences to open up the streetscape and allow visual permeability.
 - Introduce a policy of undergrounding or aerial bundle cabling to all residential streets, to be undertaken over a period of ten years.
 - Plant trees in residential streets to create a visually cohesive streetscape and improved appearance.
 - Establish wildlife corridors throughout the residential area where possible, linked by existing areas of open space as well as creating a buffer to rural land.
 - Improve roads using paving materials aimed at reducing dust, visual dominance and increasing permeability.
 - Retain existing vegetation where possible on building sites.

TENBY POINT

Tenby point is a small established and isolated settlement, sited on a rocky outcrop and ridgeline overlooking Western Port Bay. The settlement comprises one single road perpendicular to the foreshore. There are no commercial or community facilities. The settlement is bound by expansive farmland to the east and west.

Demographics



Population

185



Age Profile

Empty nesters and retirees
(60-69 bracket)



Median Household Size

2.2



Median Household Income

\$1,011 (weekly)

Development Pressure



Development pressure is low.

Predominate Dwelling Typology



Detached, one to two storey

Housing Tenure

42.1%

Owned

40.8%

In process of purchasing

3.9%

Renting

Occupancy Rate

67.2%

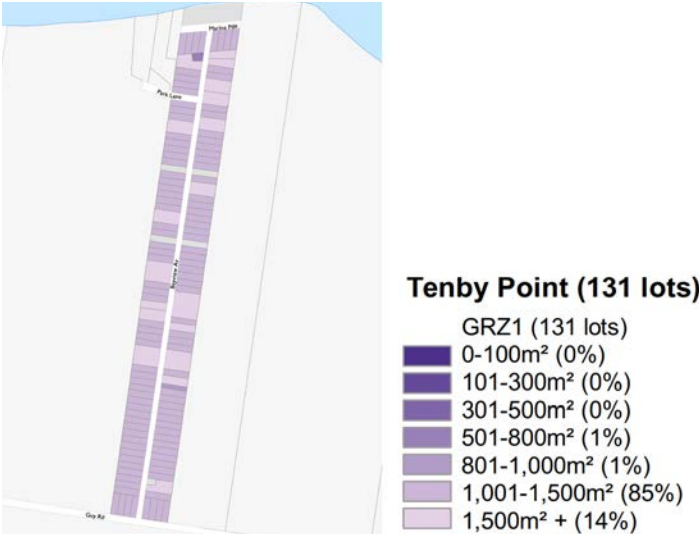
Bass Coast average: 55.6%

Dwelling Age Analysis

Dwelling stock comes from a number of different eras, with older dwellings tending to be fibro or weatherboard, and newer dwellings of a brick veneer construction.

TENBY POINT

Lot Analysis



120 Tenby Point Lot Sizes

Lots are generally consistent between 1000 square metres and 1500 square metres, although there are a number of larger lots found in the settlement. Lots tend to be narrow with a east-west alignment.

Landscape and Vegetation



121 Tenby Point Landscape and Vegetation

There is a moderate to high level of native vegetation coverage across the settlement. This is largely on private land. There is some informal landscaping through the provision of street trees along Bayview Avenue, and some more formal planting that as occurred in the nature strip at various points along at the southern end of Bayview Avenue.

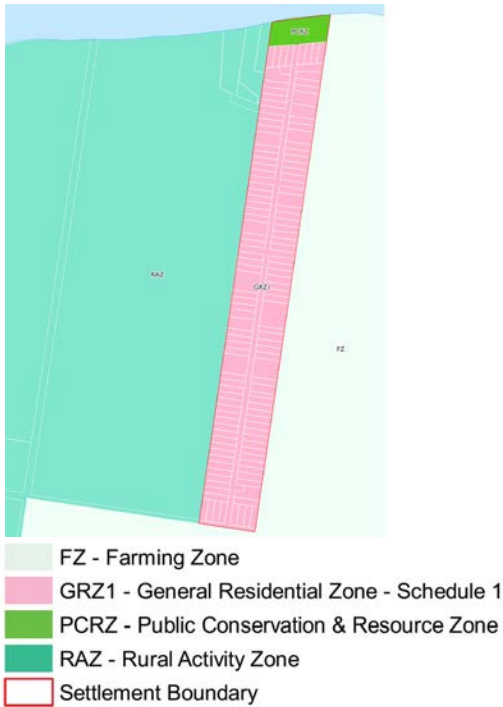
Landscape Character

Tenby Point is located within Landscape Area 1.1: Westernport and Bass River Lowlands.*

*as identified in the Bass Coast Distinctive Areas & Landscapes - Landscape Assessment Review

TENBY POINT

Existing Zones



122 Tenby Point Land Zoning

All residential land within the settlement is in the General Residential Zone.

Existing Overlays



123 Tenby Point Overlays

- The Design and Development Overlay applies to a small pocket of land near the foreshore, in an effort to protect views to and from the coast, and to minimise the visual impact of development along the coastline.
- The Vegetation Protection Overlay applies to most of the settlement.
- The Land Subject to Inundation Overlay applies to a small fragment of land along the foreshore.

TENBY POINT

Existing Policy References to Character for Tenby Point

There are limited statutory controls in the Bass Coast Planning Scheme that guide existing or preferred neighbourhood character in Tenby Point. Although the Design and Development Overlay Schedule 1 applies to part of the settlement, it does not seek to serve the purpose of a neighbourhood character control.

The Design and Siting Guidelines for Coastal and Hinterland Areas, 1999 and the Bass Coast Strategic Coastal Planning Framework 2011 start to identify character objectives and siting and design guidelines that can be used as a reference point for new developments.

Design and Siting Guidelines for Coastal and Hinterland Areas, 1999

These particular guidelines apply to that part of Tenby Point affected by Design and Development Overlay 1 – Residential areas near the coast (DDO1).

- Objectives:
 - To minimise the visual impact of development on the streetscape and surrounding area.
 - To maintain and enhance the character and environmental quality of the Tenby Point foreshore hinterland.
- Guidelines:
 - The height of new buildings should be consistent with the height of surrounding development, the slope and elevation of the land, and the extent and type of vegetation cover on the site. Their height should be below the existing tree canopy of the locality. Generally, the height of a building should not exceed that of its immediate neighbours by more than one storey.
 - The size, bulk, building materials and colour of new buildings should be responsive to the streetscape and surrounding area. They should not dominate or stand out.
 - The colour of roofing materials of new buildings should be subdued and of a nonreflective material to blend in with the surrounding natural environment and minimise the visual impact and glare from the roof when viewed from beyond the site.
 - All dwellings should be designed and oriented to optimise energy efficiency.
 - All new buildings should be set back from all boundaries to allow adequate separation between buildings and to facilitate landscaping, particularly the retention and planting of indigenous trees and shrubs.
 - Existing indigenous vegetation should be retained as much as possible. Proposed planting and landscaping should screen new development from vantage points, such as

Grantville. Landscaping should complement and enhance the streetscape and character of the coastal area. This should be achieved using suitable indigenous vegetation.

Bass Coast Strategic Coastal Planning Framework 2011

- Character Objectives
 - To retain the “bush” residential character with housing nestled among mature indigenous vegetation along an informal streetscape.
 - To protect and maintain existing indigenous vegetation.
 - To protect and enhance the significant tree lined streetscapes and mature vegetation within private properties.
 - To protect significant views to and from the adjacent rural landscape and Western Port.
 - To enhance the existing qualities of the well-vegetated foreshore reserve.
- Preferred Neighbourhood Character
 - Unobtrusive dwellings nestled amongst predominately indigenous vegetation with generous street setbacks, landscaping to reduce, but not obscure, visibility of dwellings from the road. Development should create an overall “natural-coastal” character.
- Siting and Design Guidelines
 - Retain and encourage dense indigenous coastal vegetation within private properties and along the streetscape.
 - Low pitched or gently sloping roofs and front verandas are preferred.
 - Weatherboard, (or similar), timber or other cladding materials are preferred.
 - Use brick or natural stone only in combination with other preferred materials as feature elements.
 - Indigenous vegetation is preferred.

THE GURDIES

The Gurdies is a small hillside settlement, east of the Bass Highway and situated on the edge of a vegetated ridgeline extending south. The Gurdies Nature Reserve forms the southern boundary. There are no commercial or community facilities. The intimate scale and natural setting of the settlement underpins its character.

Demographics



Population
185



Age Profile
Empty nesters
(60-69 age bracket)



Median Household Size
2



Median Household Income
\$991 (weekly)

Development Pressure



Development pressures in the last ten years are low.

Predominate Dwelling Typology



Detached, one to two storey

Housing Tenure

45.8%

Owned

37.5%

In process of purchasing

12.5%

Renting

Occupancy Rate

74.4%

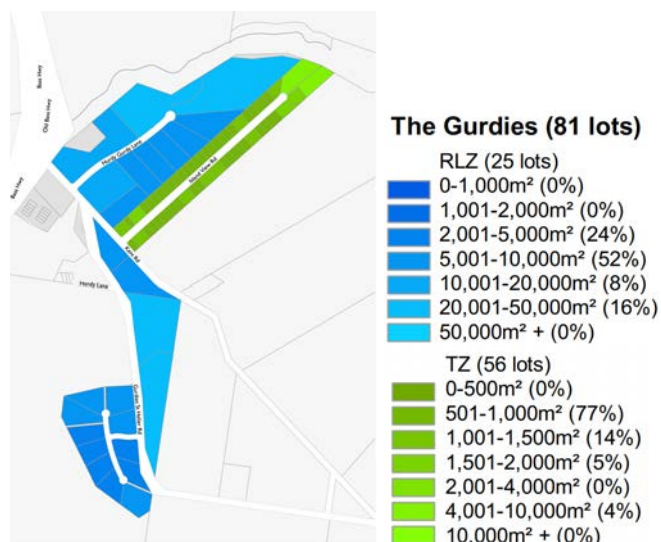
Bass Coast average: 55.6%

Dwelling Age Analysis

The settlement has a mix of dwelling stock, with a number of newer dwellings establishing on Rural Living Zone lots.

THE GURDIES

Lot Analysis



124 The Gurdies Lot Sizes

The settlement has two areas; one long cul-de-sac of residential lots, the other a small estate of rural residential lots, both are afforded views of Western Port Bay and the broader landscape.

Lot sizes are generally consistent within the Township Zone, generally at the lower end of 500 square metres to 1,000 square metres. The few lots between 1,500 square metres and 2,000 square metres are generally established with larger dwellings. There are some larger lots towards the north-eastern end of Island View Road over 4000 square metres in size which are encumbered by significant vegetation. Lots within the Township Zone generally follow a north-south alignment.

Lot sizes, shapes and orientations in the Rural Living Zone are more scattered, and fall within the size range of anything between 2,000 square metres and 50,000 square metres.

Landscape and Vegetation



125 The Gurdies Landscape and Vegetation

The settlement is surrounded by extremely dense vegetation, particularly on the eastern and southern boundaries. Vegetation cover on individual lots varies, with some lots containing significant mature vegetation, and others having been mostly cleared.

Landscape Character

The Gurdies is located within Landscape Area 3.2: The Gurdies Hills.*

*as identified in the Bass Coast Distinctive Areas & Landscapes - Landscape Assessment Review

THE GURDIES

Existing Zones

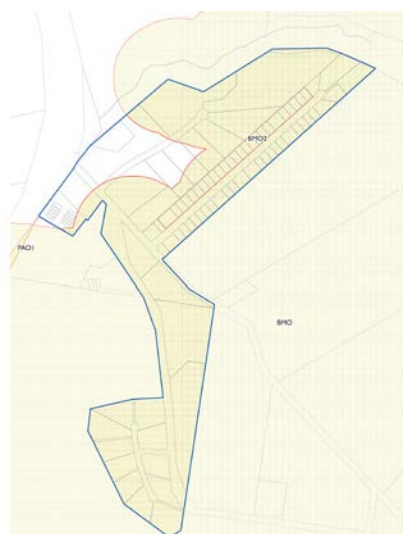


- FZ - Farming Zone
- PCRZ - Public Conservation & Resource Zone
- PUZ7 - Public Use Zone - Other Public Use
- RAZ - Rural Activity Zone
- RLZ - Rural Living Zone
- TRZ2 - Transport Zone 2 - Principal Road Network
- TZ - Township Zone
- Settlement Boundary

126 The Gurdies Land Zoning

Land within The Gurdies is split across four different zones. Land along Island View Road is within the Township Zone, the parcel of land bound by Bass Highway and Gurdies St Helier Road is in the Rural Activity Zone, land to the south west of this is within the Farming Zone and the remaining land is within the Rural Living Zone.

Existing Overlays



- BMO - Bushfire Management Overlay
- PAO - Public Acquisition Overlay
- Settlement Boundary

127 The Gurdies Overlays

The Bushfire Management Overlay applies to almost all land within the settlement boundary.

THE GURDIES

Existing Policy References to Character for The Gurdies

There are no statutory controls in the Bass Coast Planning Scheme that guide existing or preferred neighbourhood character in The Gurdies.

The Bass Coast Strategic Coastal Planning Framework 2011 starts to identify character objectives and siting and design guidelines that can be used as a reference point for new developments.

Bass Coast Strategic Coastal Planning Framework 2011

- Character Objectives
 - To protect the vegetated ridgeline and hilltops.
 - To protect views to vegetated ridgelines from Western Port and the Bass Highway Scenic Drive.
 - To retain the existing natural boundaries of the eastern vegetated ridgeline, northern creek line and southern nature reserve.
 - To retain mature vegetation throughout the residential lots and streetscape.
 - To retain views to and from Western Port.
 - To focus on low-impact tourism, and enhancement of environmental qualities and community character.
- Preferred Neighbourhood Character
 - Development should integrate built form with landscaping to create an overall character of dwellings under tree canopy.
- Siting and Design Guidelines
 - Development should not impact detrimentally on the views to and from Western Port, the western coastal lowlands and the Bass Highway Scenic Drive, and to the eastern vegetated ridgeline.
 - Low pitched or gently sloping roofs are preferred, to reduce visibility, glare and reflection.
 - Take advantage of steep topography and reduce cut and fill to a minimum (eg. split level housing is preferred to minimise and, where required, balance cut and fill).
 - Incorporate view-sharing principles in the siting and design of dwellings located on the hillside.
 - Protect existing mature eucalyptus species and plant additional indigenous or native species, which at maturity allow views through the canopy, while reducing the visibility of built form from the Scenic Drive and Western Port.
 - Include revegetated landscape setbacks from Hurdy Gurdy Creek, Bass Highway and the

Gurdies Nature Conversation Reserve.

- Encourage verandas along the western sides of dwellings to enhance the enjoyment of vistas and provide protection from the western sun.
- Discourage front fences, especially on the downward side of the slope, to reduce the amount of built form impact on western views and the streetscape.
- Use only indigenous or native vegetation when landscaping areas adjacent to the settlement boundary.

VENTNOR

Ventnor is located at the western edge of Phillip Island, separated from Cowes by Saltwater Creek. It is primarily a holiday town and contains a high proportion of non-permanent residential dwellings. The town is made up of two residential pockets divided by Ventnor Common, a bushland reserve. Ventnor East possesses a more informal beach character whilst Ventnor West contains a higher proportion of large two-storey dwellings and newer built forms. Unsealed roads, vegetation and coastal views also contribute to the area's character. There is a general store, caravan park and playground but no other commercial or community facilities.

Demographics



Population
658



Age Profile
Empty nesters and retirees
(60-69 age bracket)



Median Household Size
2.3



Median Household Income
\$1,074 (weekly)

Development Pressure



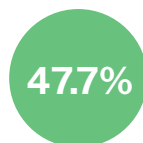
There is a moderate level of development pressure that has occurred in Ventnor over the last ten years.

Predominate Dwelling Typology

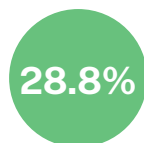


Detached, one to two storey

Housing Tenure



Owned

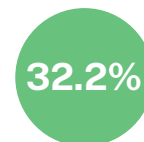


In process of purchasing



Renting

Occupancy Rate



Bass Coast average: 55.6%

Dwelling Age Analysis

While there is a mix of dwelling stock in the settlement, it has predominately been constructed between the 1960s and 1980s as fibro and weatherboard detached housing. There are a growing number of contemporary dwellings being constructed in the low density resident land east of Lyall Street and in the general residential areas of Ventnor West.

Lot Analysis

Lot sizes and orientations are mixed across the settlement. Ventnor East offers more consistency in lot sizes, with most falling towards the upper end of the 500 square metre to 800 square metre range at approximately 700 square metres. There are still a number of instances of larger lots in Ventnor East, however, they tend to be shallow and square in shape.

Ventnor West offers a greater variety in lot sizes, with smaller lots east of Grossard Point Road tending to be approximately 600 square metres in size, and a number of larger lots on the west of Grossard Point Road over 800 square metres in size. Where lots are larger, they tend to be narrow with a deep configuration.

There is an emerging pattern of smaller scale subdivisions and battle-axe style allotments occurring in the low density residential land to the east of Lyall Street.



Ventnor (1130 lots)

GRZ1 (1046 lots)	LDRZ (62 lots)	TZ (22 lots)
0-100m ² (0%)	0-500m ² (0%)	0-500m ² (0%)
101-300m ² (1%)	501-1,000m ² (0%)	501-1,000m ² (55%)
301-500m ² (4%)	1,001-1,500m ² (0%)	1,001-1,500m ² (5%)
501-800m ² (68%)	1,501-2,000m ² (8%)	1,501-2,000m ² (23%)
801-1,000m ² (21%)	2,001-4,000m ² (26%)	2,001-4,000m ² (14%)
1,001-1,500m ² (4%)	4,001-10,000m ² (48%)	4,001-10,000m ² (5%)
1,500m ² + (2%)	10,000m ² + (18%)	10,000m ² + (0%)

128 Ventnor Lot Sizes

Landscape and Vegetation

There is moderate to dense vegetation cover across the settlement. Vegetation can be sparse in some streets, and fairly dense along others. Where vegetation exists in nature strips, it is often informal. Foreshore areas contain dense tracts of vegetation, as does the Ventnor Common in the centre of the settlement.



129 Ventnor Landscape and Vegetation

Landscape Character

Ventnor is located within Landscape Area 1.2: Phillip Island North Coast and Hinterland.*

Existing Zones

Residential land in Ventnor, west of Lyall Street is generally within the General Residential Zone. There is a small pocket of Farming Zone land in the north east the corner of Grossard Point Road and Lyall Street. Land immediately abutting Lyall Street to the east is within the Low Density Residential Zone, as is a small pocket towards the southern end of Anchorage Road. The Farming Zone land immediately east of this hosts the general store and caravan park. The pocket of land bound by Ventnor Beach Road and Ventnor Road is within the Township Zone.

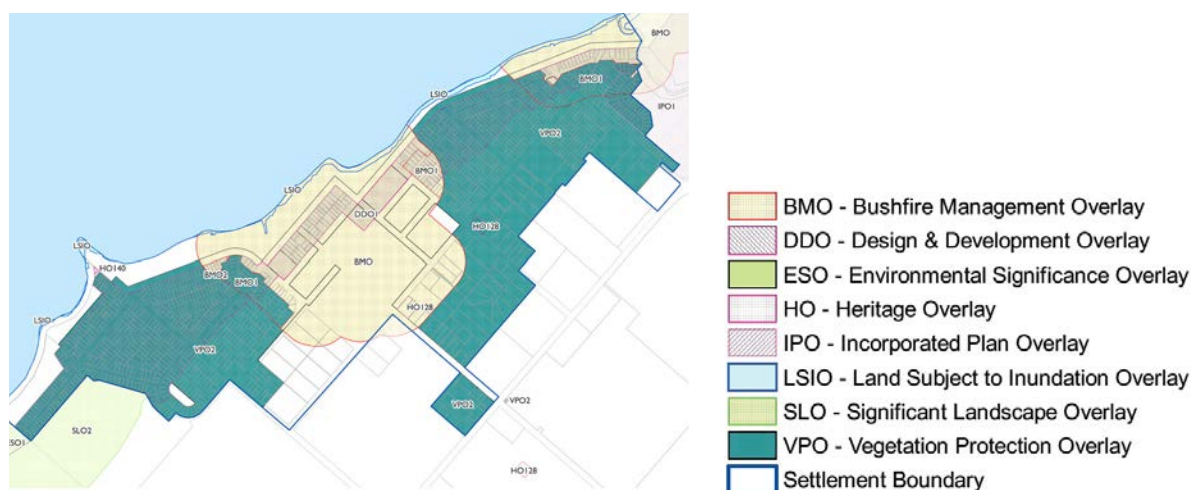


130 Ventnor Land Zoning

*as identified in the Bass Coast Distinctive Areas & Landscapes - Landscape Assessment Review

Existing Overlays

- The Heritage Overlay applies to three local heritage listed sites (including two chicory kilns).
- The Bushfire Management Overlay applies to land in and immediately adjoining the Ventnor Common, and to land in the north-eastern tip of the settlement.
- The Vegetation Protection Overlay applies to all residential zoned land in the settlement.
- The Land Subject to Inundation Overlay applies to a small portion of land along the foreshore.
- The Design and Development Overlay Schedule 1 applies to all land in a residential zone on the north-western edge of the settlement, in an effort to protect views to and from the coast, and to minimise the visual impact of development along the coastline.



131 Ventnor Overlays

Existing Policy References to Character for Ventnor

There are limited statutory controls in the Bass Coast Planning Scheme that guide existing or preferred neighbourhood character in Ventnor. Although the Design and Development Overlay Schedule 1 applies to part of the settlement, it does not seek to serve the purpose of a neighbourhood character control.

The Design and Siting Guidelines for Coastal and Hinterland Areas, 1999 and the Phillip Island and San Remo Design Framework 2003 start to identify character objectives and siting and design guidelines that can be used as a reference point for new developments.

Design and Siting Guidelines for Coastal and Hinterland Areas, 1999

These particular guidelines apply to that part of Ventnor affected by Design and Development Overlay 1 – Residential areas near the coast (DDO1).

- Objectives:
 - To minimise the visual impact of development on the streetscape and surrounding coastal area.
 - To enhance the character and visual quality of the Ventnor foreshore hinterland.
- Guidelines:
 - The height of new buildings should be consistent with the height of surrounding development, and the extent and type of vegetation cover on the site. Their height should be below the existing tree canopy of the locality. Generally, the height of a building should not exceed that of its immediate neighbours by more than one storey.
 - The size, bulk, building materials and colour of new buildings should be responsive to the streetscape and surrounding area. They should not dominate or stand out.
 - All dwellings should be designed and oriented to optimise energy efficiency.
 - The profile of a building, including roof pitches and architectural features, should not unreasonably diminish the views enjoyed by neighbouring properties.
 - The colour of roofing materials of new buildings should be subdued and of a nonreflective material to blend in with the surrounding natural environment and minimise the visual impact and glare from the roof when viewed from beyond the site.
 - All new buildings should be set back from all boundaries to allow adequate separation between buildings and to facilitate landscaping, particularly the retention and planting of indigenous trees and shrubs.
 - Existing indigenous vegetation should be retained as

much as possible. New planting and landscaping should screen new development from vantage points, including The Esplanade and McHaffie Point (Grossard Point). Landscaping should complement and enhance the streetscape and character of the foreshore hinterland. This should be achieved using suitable indigenous vegetation.

Phillip Island and San Remo Design Framework 2003

- Future Development
 - Consolidate future development within the defined township boundary.
 - Provide improved commercial facilities once sufficient infill residential development has occurred - recommended location at the intersection of Ventnor Beach Road and Lyall Street.
 - Ensure that all new dwellings in Ventnor, both residential, industrial and commercial, complies with the design guidelines set out in section six.
 - Use planting and wildlife corridors as a buffer between the rural land and potential future residential development.
- Built Form
 - Ensure that all new built form is developed and designed in accordance with the design principles of section five to achieve design excellence.
 - Ensure that the design and development of all new built form incorporates ESD principles.

Cowes, Silverleaves, Ventnor and Wimbledon Heights Structure Plan, 2010

- Identifies areas of substantial, incremental and minimal change.

WIMBLEDON HEIGHTS

Wimbledon Heights is a small settlement south of Cowes in the centre of Phillip Island, surrounded by agricultural land and rural landscapes. There is a large reserve and playground in the centre of the settlement and no commercial facilities.

Demographics



Population
372



Age Profile
Older workers and
pre-retirees
(50-59 age bracket)



Median Household Size
2.5



Median Household Income
\$926 (weekly)

Development Pressure



Development pressure over the last ten years has generally been low.

Predominate Dwelling Typology



Detached, one to two storey

Housing Tenure

22.4%

Owned

44.9%

In process of purchasing

19%

Renting

Occupancy Rate

47.7%

Bass Coast average: 55.6%

Dwelling Age Analysis

Housing stock is generally newer, with almost half the dwellings having been constructed between 1970-1990, and half between 1990-2020.

WIMBLEDON HEIGHTS

Lot Analysis

Lots are generally consistent in size, between 500-800 square metres. There are some smaller lots which have been subdivided on some street corners, and a row of narrow lots in the south east corner of the settlement.



132 Wimbledon Heights Lot Sizes

Landscape and Vegetation

There is a moderate level of vegetation cover in the settlement, with dense tracts of trees around the reserve. The settlement is also shielded from Phillip Island Road by dense vegetation.



133 Wimbledon Heights Landscape and Vegetation

Landscape Character

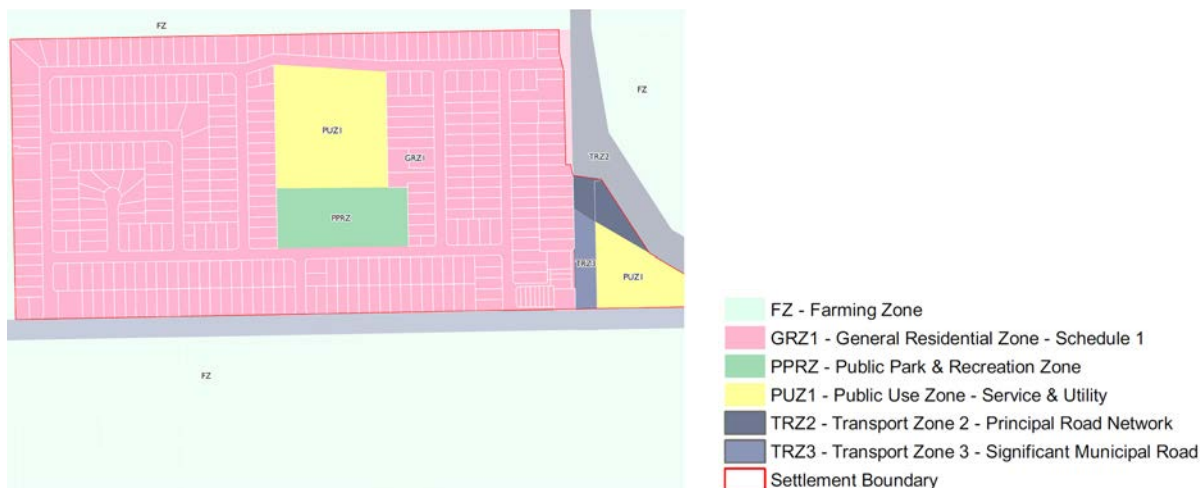
Wimbledon Heights is located within Landscape Area 1.2: Phillip Island North Coast and Hinterland.*

*as identified in the Bass Coast Distinctive Areas & Landscapes - Landscape Assessment Review

WIMBLEDON HEIGHTS

Existing Zones

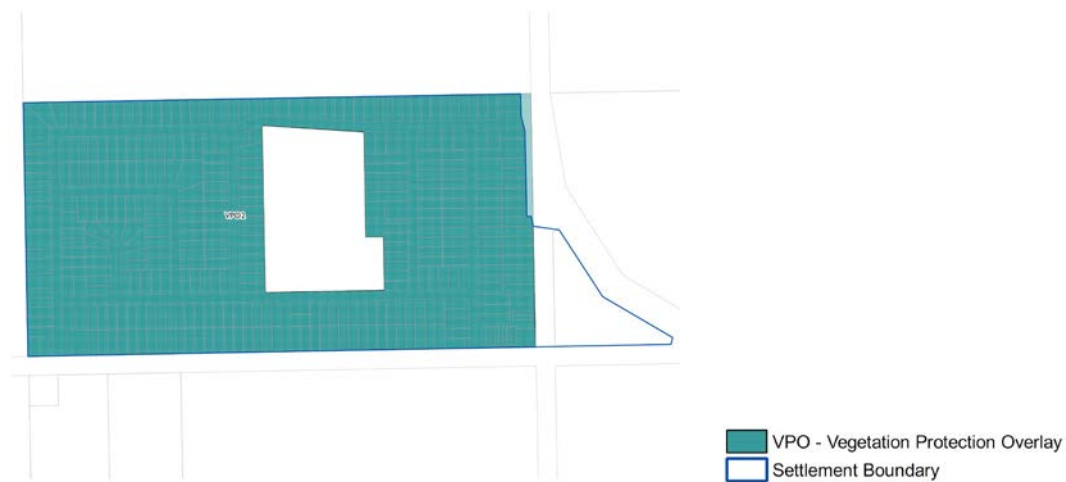
Residential land within Wimbledon Heights is all within the General Residential Zone.



134 Wimbledon Heights Land Zoning

Existing Overlays

A Vegetation Protection Overlay applies to all residential land.



135 Wimbledon Heights Overlays

WONTHAGGI

Wonthaggi (including North Wonthaggi and South Dudley) consists of a wide mix of land uses including retail, business, residential, community, recreational and environmental uses. Established as a coal mining town in the early 1900s, economic and population growth has seen Wonthaggi evolve into the primary service centre for the municipality and to a broader extent, the Gippsland region. The settlement contains a local government office, centrelink office, post office, court, multiple supermarkets, retail premises and food and drink premises, a hospital and medical services, a CFA station, ambulance, police station, primary and secondary schools, tafe, a country university centre, recreation reserves, playgrounds, pool and sporting facilities, a library and a community arts centre.

Development Pressure



Wonthaggi is experiencing moderate development pressure

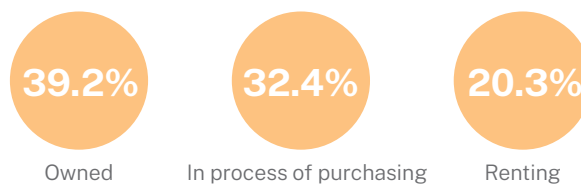
Predominate Dwelling Typology



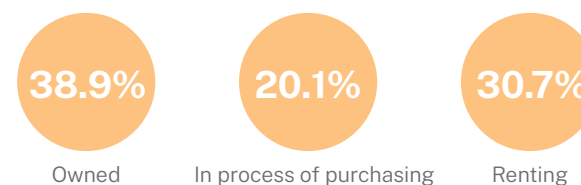
Detached, single storey

Housing Tenure

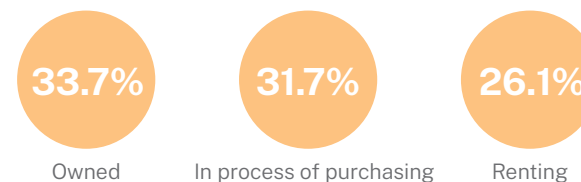
North Wonthaggi



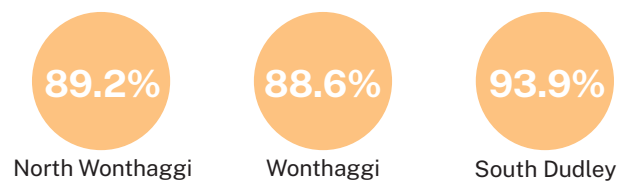
Wonthaggi



South Dudley



Occupancy Rate



Bass Coast average: 55.6%

Demographics



Population

- North Wonthaggi: 2,801
- Wonthaggi: 4,966
- South Dudley: 461



Age Profile

- North Wonthaggi:
 - Empty nesters and retirees (60-69 bracket)
- Wonthaggi:
 - Seniors (80-84 age bracket)
- South Dudley:
 - Young workforce (25-34 age bracket)



Median Household Size
2.2



Median Household Income
\$794 (weekly)

Dwelling Age Analysis

The age of dwellings in Wonthaggi is on average notably older than other townships in Bass Coast. It does vary, however, depending on the precinct.

Newer estates to the north and north-east comprise higher consistency in built form with most accommodating project homes of contemporary appearance, with building heights predominantly single storey.

Older residential areas contain greater proportion of weatherboard/fibro dwellings, many original miners cottages. Dwellings tend to be sited towards front of allotments to provide for secluded area of private open space to the rear.

There are limited examples of multi-dwelling housing, which are notably absent from areas surrounding town centre.

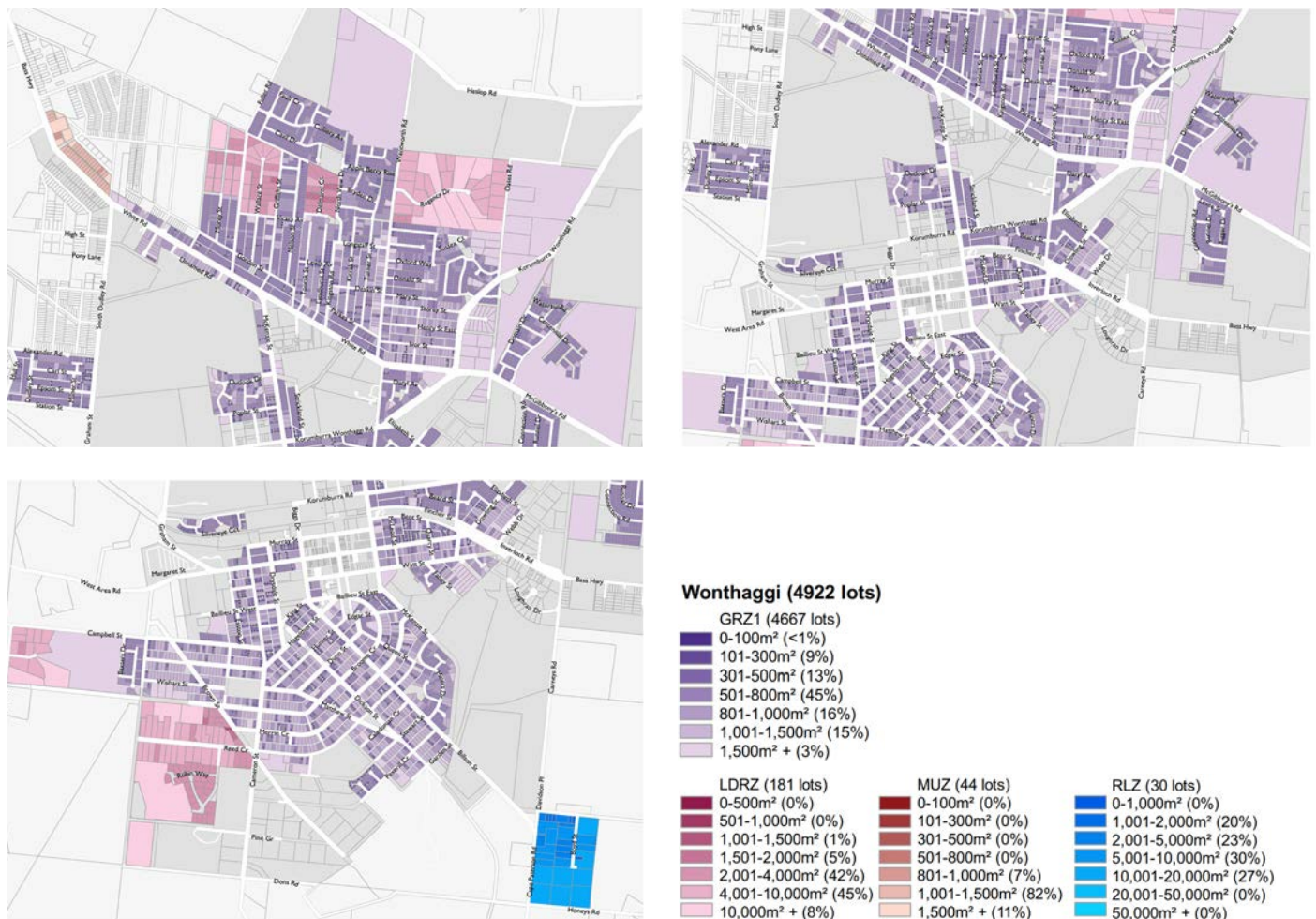
The building setbacks in residential areas are consistent, generous in the established areas and less so in the newer estates.

WONTHAGGI

Lot Analysis

In Wonthaggi lot sizes are larger than standard residential blocks, with the majority of lots between 500 to and 1,500 square metres. The lot layout and size arose from the initial planning of Wonthaggi as a 'model town' with the railway reserve central to the township.

There is an emergence of smaller lots, subdivided from the larger quarter acre residential lots. Overall, these do not form a notable proportion of the township.



136 Wonthaggi Lot Sizes

Landscape and Vegetation

The vegetation cover in Wonthaggi is mixed, but overall, the vegetation does not form a key characteristic of the town.

The majority of vegetation is on public land or within nature strips, are a number of established gum trees on public land and nature strips on McBride Avenue. Street trees are evident throughout the township to a variable extent, mostly concentrated in pockets rather than evenly distributed. There are a number of established Norfolk Island Pines within the town centre.

The grassed wide nature strips and generous front setbacks, combined with a lack of formal gardens, creates a suburban character in many parts of Wonthaggi.

WONTHAGGI



Landscape Character

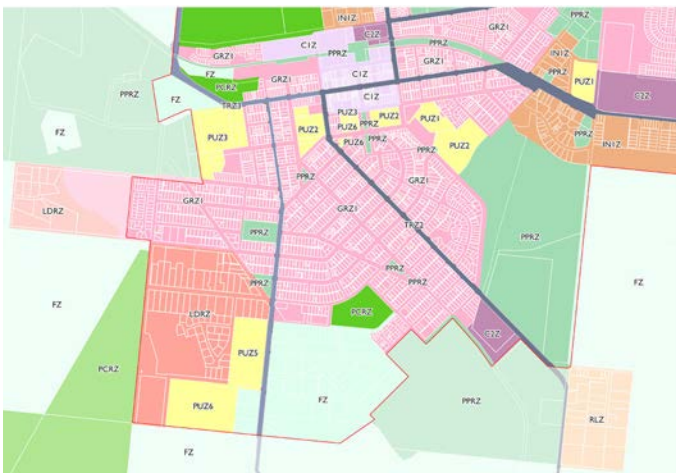
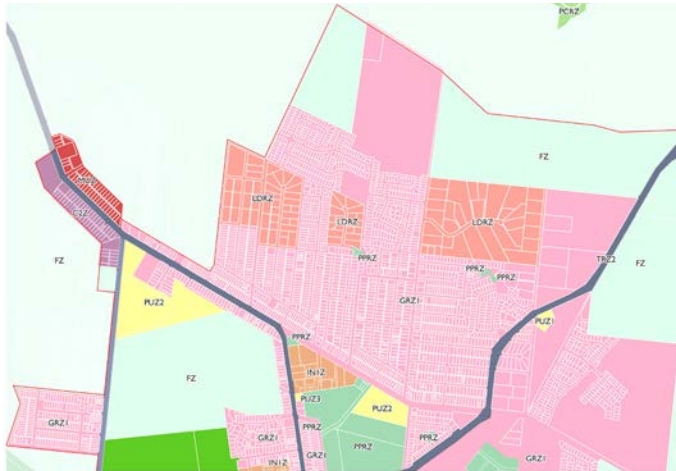
Wonthaggi is located within Landscape Area 1.3: Bunurong Coast and Powlett River Lowlands.*

Existing Zones

- Most residential land within the settlement is in the General Residential Zone, with areas on the periphery of the settlement of Low Density Residential Zone.
- The land on approach to the township from the west is Mixed Use Zone and Commercial 2 Zone. Commercial land within the town centre is Commercial 1 Zone, with pockets of Commercial 2 Zone and Industrial 1 Zone throughout the township.
- There are pockets of Farming Zone land within the settlement boundary.
- There is a notable concentration of Public Use Zones, and large Public Conservation Resource Zone and Public Park Recreation Zone within the established area of Wonthaggi

*as identified in the Bass Coast Distinctive Areas & Landscapes - Landscape Assessment Review

WONTHAGGI

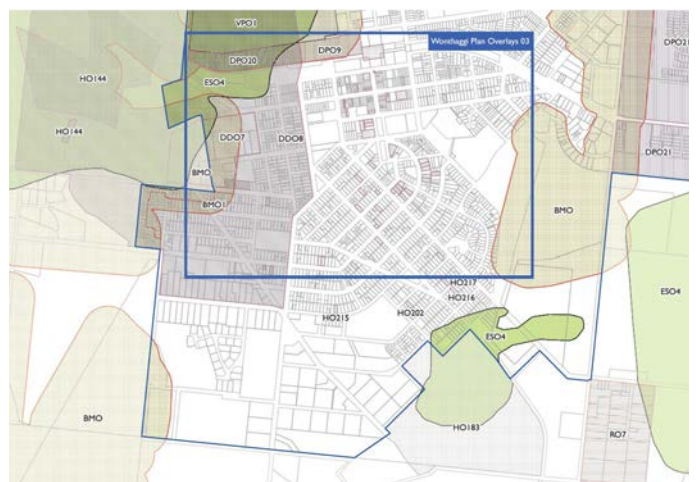
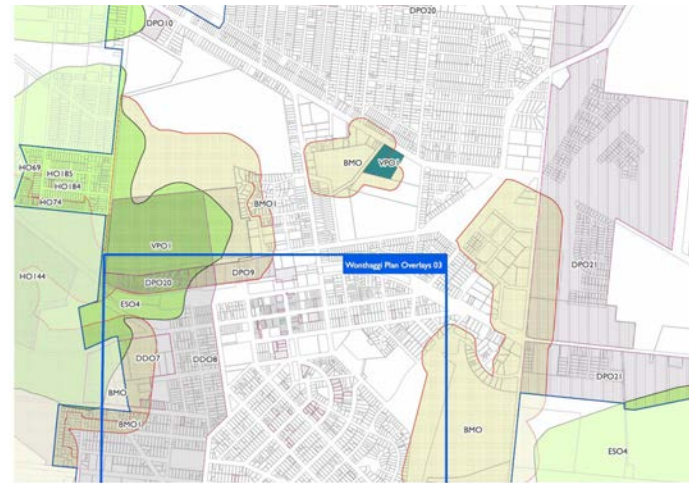
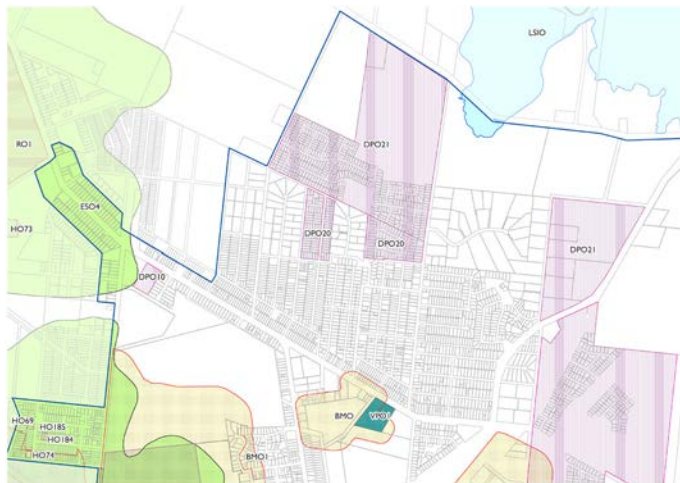


- C1Z - Commercial 1 Zone
- C2Z - Commercial 2 Zone
- FZ - Farming Zone
- GRZ1 - General Residential Zone - Schedule 1
- IN1Z - Industrial 1 Zone
- LDRZ - Low Density Residential Zone
- MUZ - Mixed Use Zone
- PCRZ - Public Conservation & Resource Zone
- PPRZ - Public Park & Recreation Zone
- PUZ1 - Public Use Zone - Service & Utility
- PUZ2 - Public Use Zone - Education
- PUZ3 - Public Use Zone - Health & Community
- PUZ5 - Public Use Zone - Cemetery/Crematorium
- PUZ6 - Public Use Zone - Local Government
- RLZ - Rural Living Zone
- TRZ2 - Transport Zone 2 - Principal Road Network
- TRZ3 - Transport Zone 3 - Significant Municipal Road
- Settlement Boundary

138 Wonthaggi Land Zoning

Existing Overlays

- The Heritage Overlay applies to dozens of properties included in the Heritage Overlay within Wonthaggi, mostly concentrated around the town centre and in South Dudley.
- The Design and Development Overlay Schedule 7 and 8 applies to land surrounding the hospital and ensures built form does not impact on emergency flight paths.
- The Development Plan Overlay 9, 10, 20 and 21 apply to land, mostly new estates, to guide use and development.
- The Bushfire Management Overlay applies to some residential land, mostly on the peripheries, which adjoin vegetated crown or publicly owned land.
- The Vegetation Protection Overlay applies to two parcels of crown land.
- The Land Subject to Inundation Overlay applies to a very small area of land in far north of the township.



- BMO - Bushfire Management Overlay
- DDO - Design & Development Overlay
- DPO - Development Plan Overlay
- ESO - Environmental Significance Overlay
- HO - Heritage Overlay
- LSIO - Land Subject to Inundation Overlay
- RO - Restructure Overlay
- VPO - Vegetation Protection Overlay
- Settlement Boundary