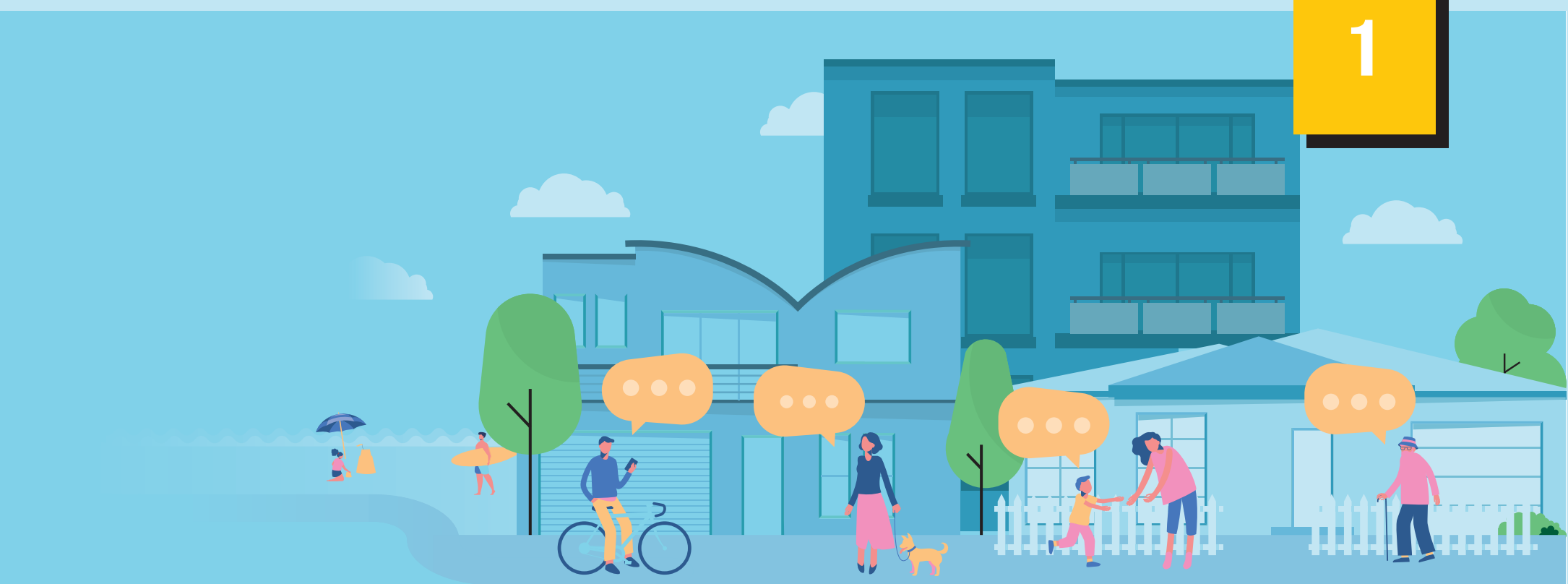


# Project overview



Welcome to our public consultation for the Bass Coast Neighbourhood Character Study. These information boards provide an overview of the project, outline key dates and share further context on neighbourhood character in Bass Coast.

## ABOUT THE NEIGHBOURHOOD CHARACTER STUDY

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

As residential areas across the Shire change over time, more guidance is needed to help inform planning controls about the preferred neighbourhood character and how new development can appropriately respond to its context.

We are preparing a neighbourhood character study that will ensure new residential development is sympathetic to local character and is managed in a way that reflects community values and promotes high quality design.

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

The project is being undertaken in a five stage process, as outlined below.

## NEIGHBOURHOOD CHARACTER PROJECT TIMELINE



## WHAT IS NEIGHBOURHOOD CHARACTER?

- Neighbourhood Character is what visually differentiates one neighbourhood from another. It is created by a combination of landscape, vegetation, the built environment, history and culture, and how they interact.
- Neighbourhood Character is underpinned by the following core concepts:
- Character is a combination of public and private spaces 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 attributes 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 some areas the character may be more obvious, more unusual, or more attractive, but no area can be described as having no character.



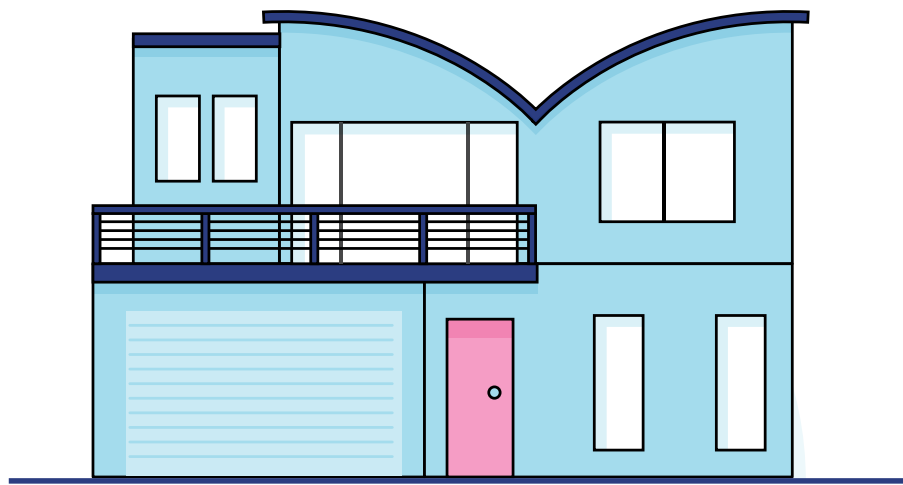
Houses in Wonthaggi



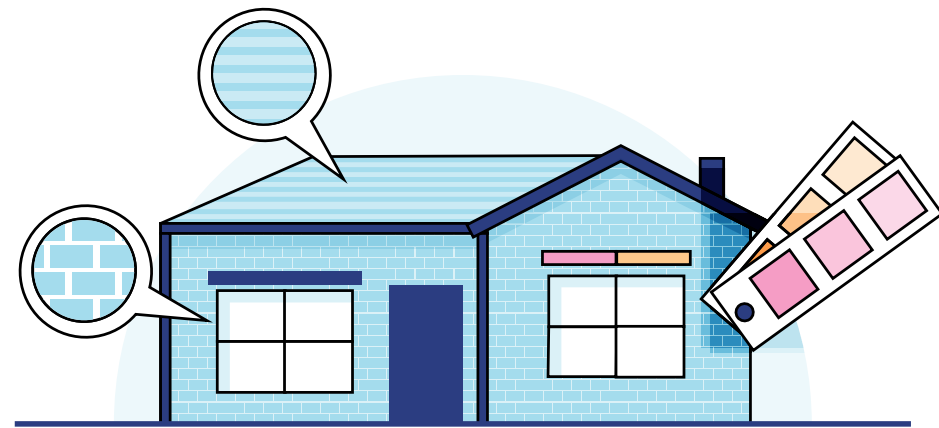
# Character in Bass Coast



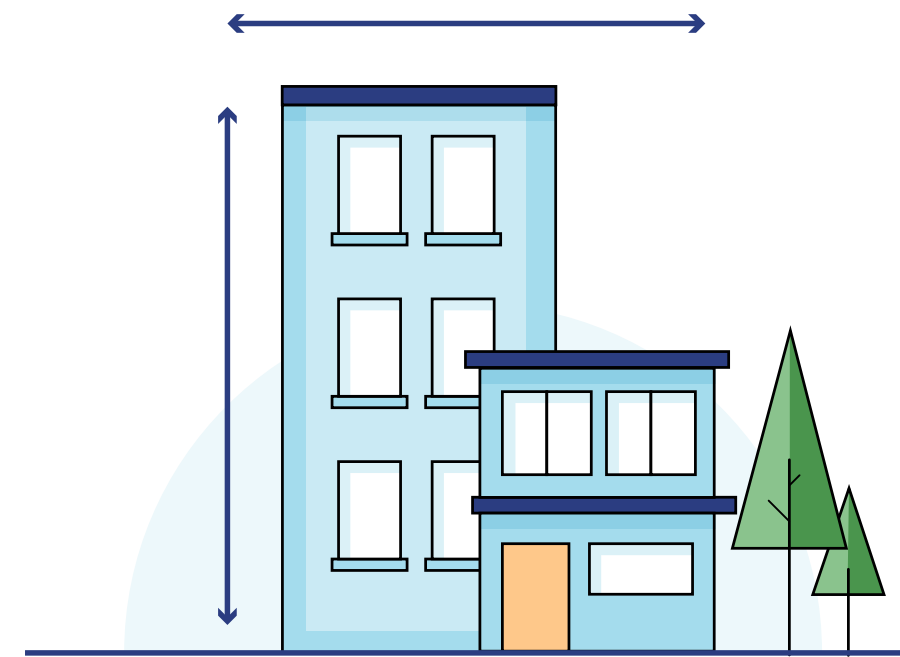
Bass Coast's diverse neighbourhoods each have their own characteristics, some which are more distinctive than others. The most common elements that are assessed in a neighbourhood character study are listed below.



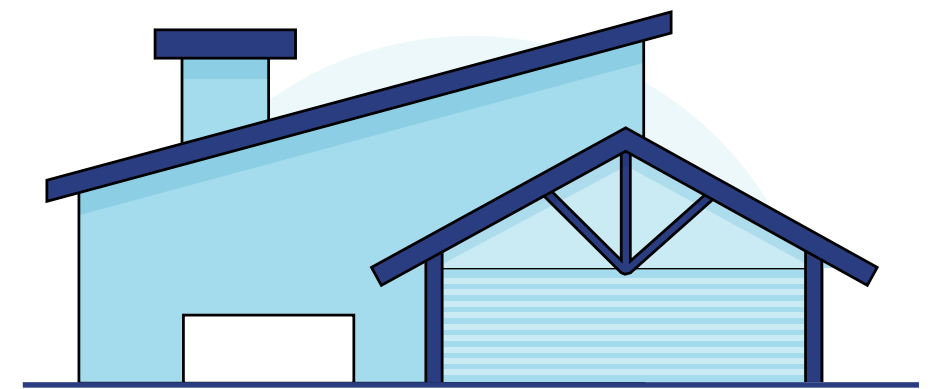
**Architectural style,  
form and layout**



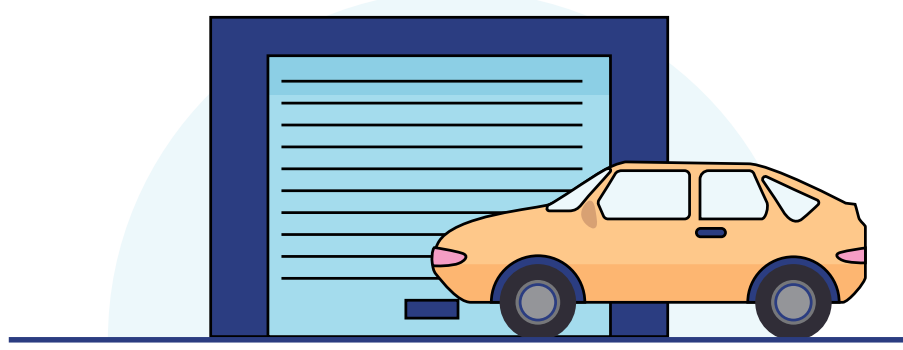
**Building materials  
and colours**



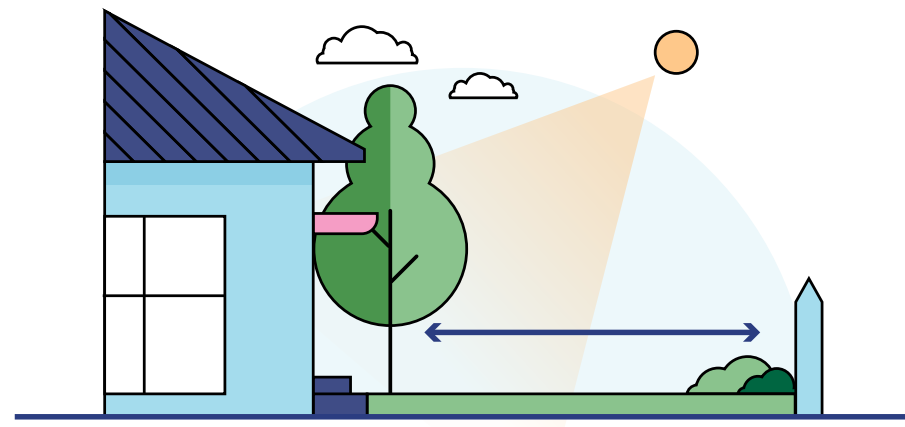
**Scale and height of  
buildings**



**Roof styles**



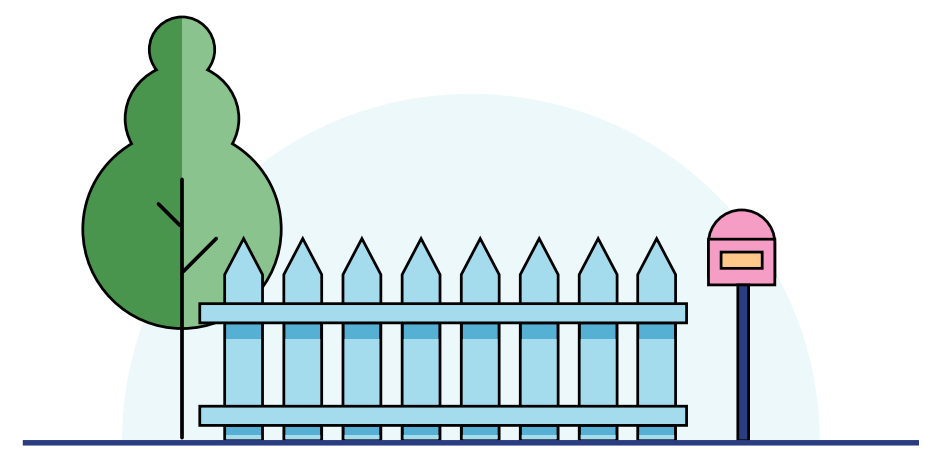
**Garages and  
carports**



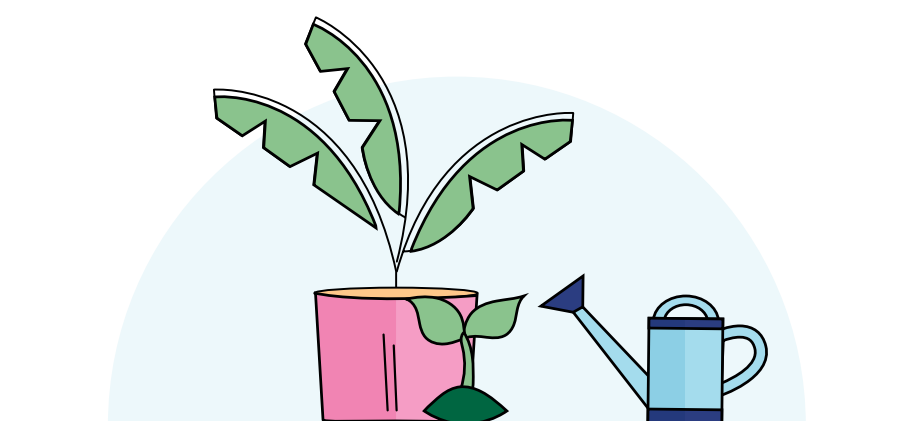
**Orientation and  
setbacks**



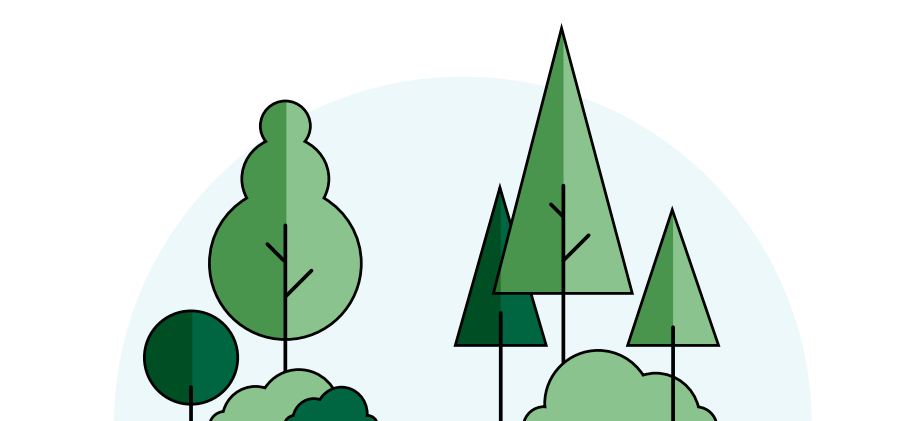
**Lot size and  
subdivision pattern**



**Front fencing**



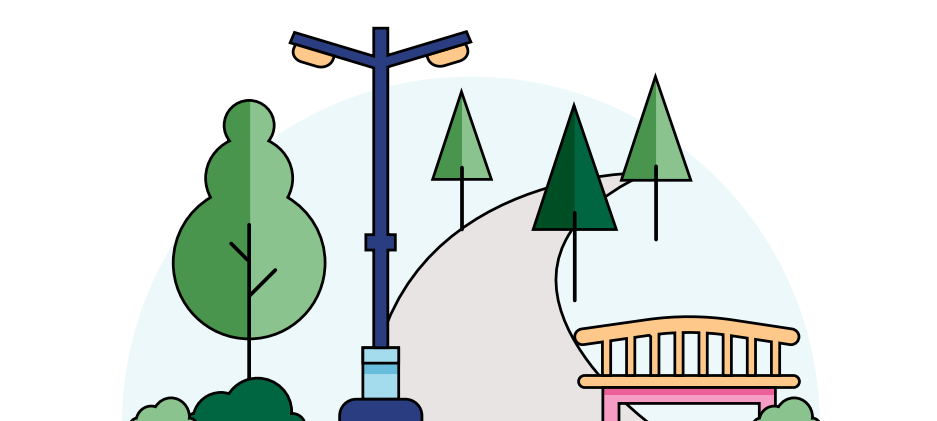
**Gardens and  
vegetation**



**Landscape  
character**



**Views and  
topography**



**Public realm and  
street layout**



## What do you like about your neighbourhood?

We want to hear your views on what makes your neighbourhood distinctive from others. What characteristics do you like the most? Are there any that you would like to see change?

Scan the QR code opposite to tell us what you think.



# Project overview



## BASS COAST HOUSING STRATEGY

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

We have recently undertaken a Residential Market, Demand and Supply Assessment, which has found that Bass Coast will need to accommodate 10,000 new houses by 2036 (see below).

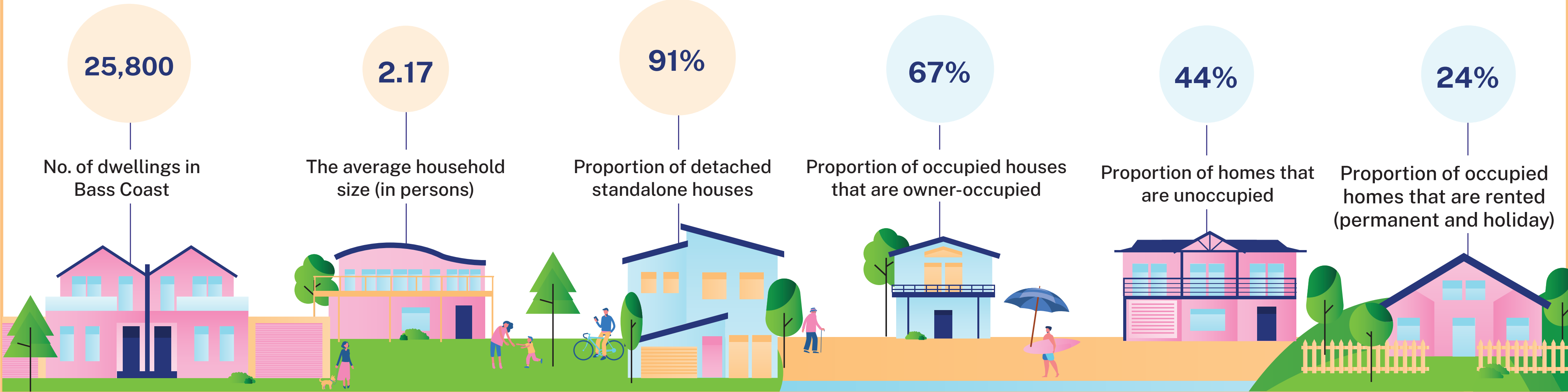
The housing strategy therefore needs to consider the most appropriate location and form of these houses, whether that be apartments in our largest towns, townhouses near our shopping areas or new standalone houses on the fringe.

The strategy will establish three housing principles that will form the basis of any decision-making. You can read more about the proposed housing principles on Information Board No. 4.

## HOUSING STRATEGY PROJECT TIMELINE



## HOUSING IN BASS COAST



## DETERMINING FUTURE HOUSING NEEDS IN BASS COAST

Before we start developing the draft Housing Strategy, we have undertaken a Residential Market, Demand and Supply Assessment to get a better picture of the future housing needs and challenges for Bass Coast. The findings from the assessment will be used to inform the Housing Strategy.

A summary of the key findings is provided below:

- Between 2011 and 2021, the Shire’s population increased by 8,600 residents.
- The mainland is projected to accommodate the majority of population and dwelling growth over the next 15 years.
- The majority of growth is projected in Wonthaggi, Inverloch and the Waterline townships.
- Approximately 534 – 656 additional dwellings will be required per year over the next 15 years.

- A total of approximately 10,000 additional dwellings are needed by 2036 to accommodate future housing needs.
- Demographic projections indicate that 78% of the additional households over the next 15 years will have either 1 or 2 residents, generating a demand for smaller dwellings
- The market for medium density housing in Bass Coast is expected to increase over time . This housing type will serve a range of residents including downsizers, investors and holiday rentals.

Please visit Engage Bass Coast to read the full Residential Market, Demand and Supply Assessment report:

[www.engage.basscoast.vic.gov.au](http://www.engage.basscoast.vic.gov.au)

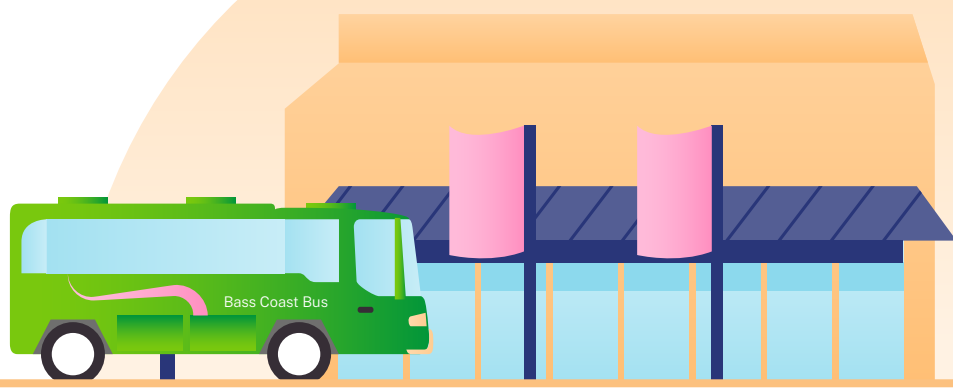


# Housing principles



We have developed three key principles to guide future housing growth and development across Bass Coast Shire. These principles cover the most important considerations when considering the location, type, intensity and diversity of housing required over the next 15 years.

01



STRATEGIC CONTEXT & SERVICES

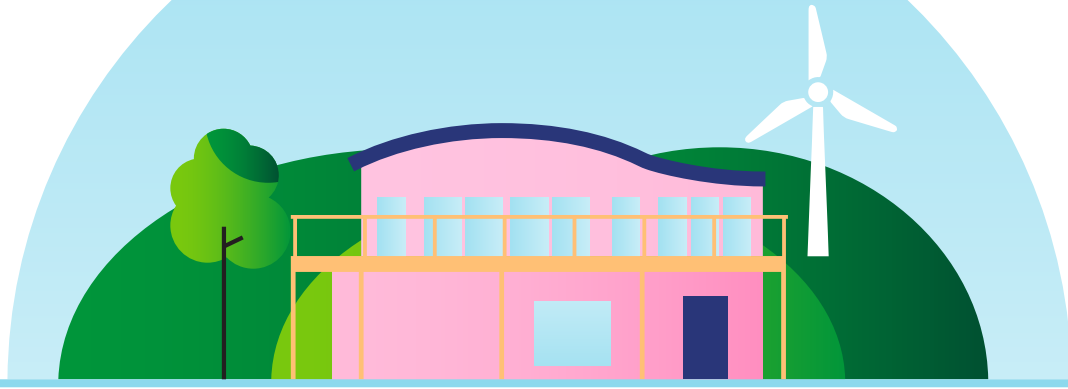
Promote 20-minute neighbourhoods in strategic locations

We will focus housing growth in settlements that provide good access to infrastructure, services, employment and goods.

**Why is this important?**

- We have an aspiration to build compact neighbourhoods where you can access all of your daily needs within 20-minutes.
- Locating housing close to existing services and infrastructure can help to reduce car dependency.
- Compact settlements encourages more walking and cycling, leading to healthier communities
- This approach is consistent with the Gippsland Regional Growth Plan, the Bass Coast Planning Scheme and the draft Statement of Planning Policy.

02



ENVIRONMENTAL HAZARDS & ECOLOGY

Consider environmental hazards and ecological values

We will avoid locating new housing in areas with high ecological values or subject to natural hazards.

**Why is this important?**

- Our natural environment has high ecological and conservational value.
- The natural environment underpins the Bass Coast economy.
- Settlement in Bass Coast is set amongst highly sensitive marine and land-based environments. We must avoid loss or further damage to these ecosystems.
- As our climate continues to change, natural hazards may get more severe.
- Increased natural hazards, such as bushfire, sea level rise and erosion, may impact more on our ability to live in some areas of Bass Coast.

03



NEIGHBOURHOOD & LANDSCAPE CHARACTER

Respect neighbourhood and landscape character

Neighbourhood and landscape character considerations can help to determine the most appropriate locations for future housing growth.

**Why is this important?**

- Neighbourhood and landscape character makes places in Bass Coast special and distinctive.
- It is important that new development is high quality and reflects local identity.
- Respecting neighbourhood and landscape character doesn't mean preventing growth, rather it's about managing change to reflect community values and promote high quality design.



Have we got these housing principles right?

Before we develop the draft Housing Strategy, we want to make sure that we have identified the right balance of priorities. We'd like to hear what you think about these principles. Do we have the right mix? Are there any others that we've missed?

Scan the QR code opposite to tell us what you think.





# Developing the studies

Council must plan to accommodate projected population growth over the next 15-years to ensure that new housing is well located and meets the diverse needs of local people. This means balancing a range of considerations and competing objectives to establish preferred development outcomes for different areas. The diagram below shows how each of the key studies will inform the Bass Coast Residential Development Framework.

## NEIGHBOURHOOD CHARACTER STUDY



This detailed assessment of neighbourhood character across all residentially zoned land will inform the preparation of preferred character objectives and design guidelines. These documents will guide the character of new residential developments.

## HOUSING STRATEGY



This long-term plan to manage housing growth will identify our housing needs and where housing growth should be located. Any changes to residential density will be based on key principles which will help to define the degree of change within our settlements.

## HERITAGE, ENVIRONMENTAL, LANDSCAPE AND LAND CAPABILITY



The recently completed Landscape Character Assessment and Township Character Assessment (completed as part of the Distinctive Areas Landscape assessment) will also be considered in the drafting of design guidelines and preferred character statements.

## RESIDENTIAL DEVELOPMENT FRAMEWORK



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

The Residential Development Framework will balance the outputs of these studies to identify minimal, incremental and substantial change areas for all residential settlements.

This will inform the application of zones and overlays that are needed to ensure new development respects the identified preferred neighbourhood character of residential areas.

## GET INVOLVED IN THE PROJECT

Your views are important in helping to shape future housing in Bass Coast. There are many ways you can get involved and have your say.



### Information sessions

Across the course of the projects we will be holding in-person information sessions across the Shire.

You can also drop into our Council offices to view hard copy or electronic versions of project reports.



### Feedback survey

We want to hear your views on neighbourhood character and housing in Bass Coast.

You can complete a short survey via the QR code.



### Email or phone

If you have any questions about the project, you can contact the project team via email at **strategicplanningadmin@basscoast.vic.gov.au** or via phone **1300 BCOAST (226 278)** or **(03) 5671 2211**.



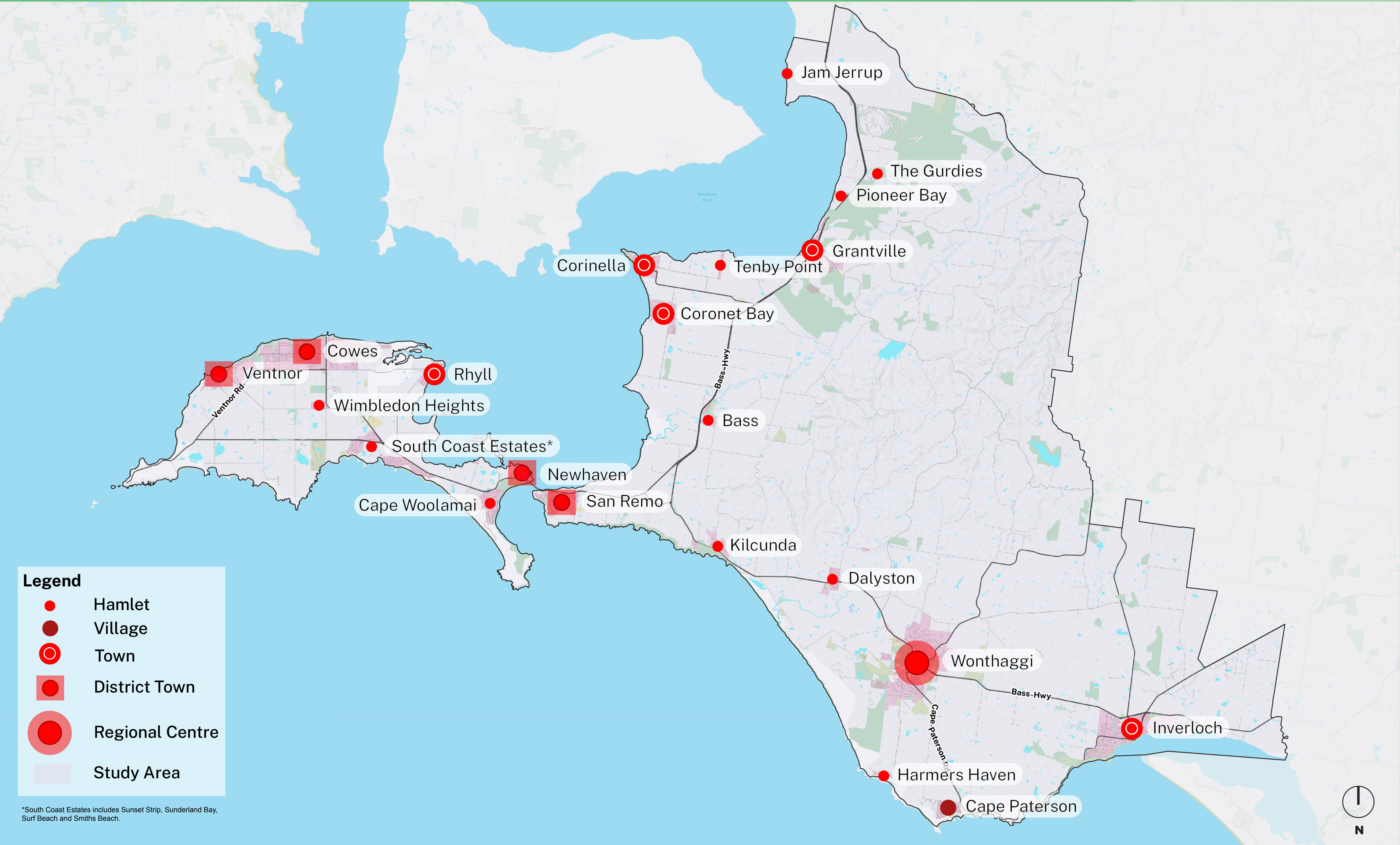
### Engage Bass Coast

All project information, reports and materials are available via our online engagement platform: Engage Bass Coast.

**[www.engage.basscoast.vic.gov.au/neighbourhoodcharacterhousing](http://www.engage.basscoast.vic.gov.au/neighbourhoodcharacterhousing)**



# Bass Coast Shire



**Legend**

- Hamlet
- Village
- ⊙ Town
- District Town
- ⊙ Regional Centre
- Study Area

\*South Coast Estates includes Sunset Strip, Sunderland Bay, Surf Beach and Smiths Beach.

