

21.02 SETTLEMENT

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C147

21.02-1 Growth of towns

21/12/2017
C147

Overview

The distinctive settlement pattern of Bass Coast Shire, based on a hierarchy of townships and villages, contributes to the diversity of residential, commercial, recreational and employment opportunities available not only to Shire's residents, but to the wider community who visit the area.

A Settlement Hierarchy has been developed which seeks to set out the strategic directions and development opportunities in the Shire. This is set out in the table below, and in the Strategic Directions Framework Plan for Bass Coast Shire on the following page.

Council has prepared Design Frameworks and Structure Plans for all towns that inform the Local Areas section in Clause 21.10. These provide more specific guidance about future land use in the Shire's towns.

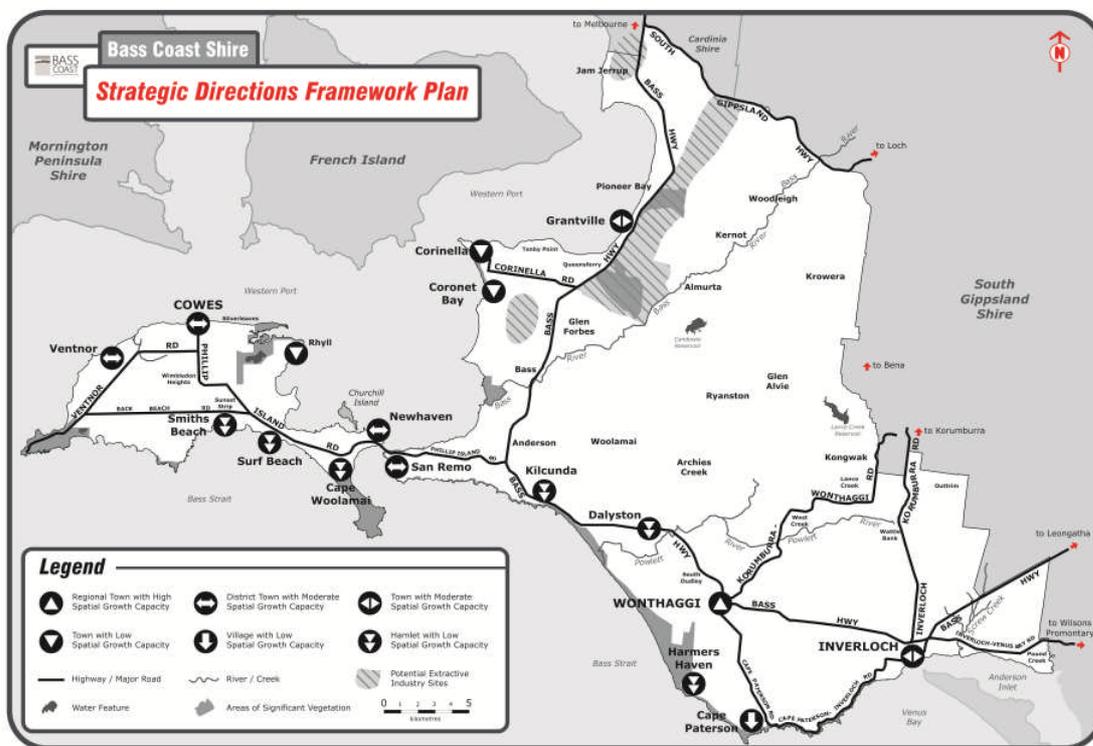
Settlement Hierarchy

Settlement	Definition	Expansion and infill capacity
Wonthaggi	Regional Centre: A settlement with large, diverse population and housing base with all essential services, including education, hospitals and interchange points for public transport. Large employment bases with strong connections with surrounding settlements.	<ul style="list-style-type: none"> ▪ High spatial growth capacity ▪ Encourage large scale residential growth within township boundary particularly within the north east growth area
Cowes San Remo	District Towns: Settlements with large and diverse populations. All essential services are provided to surrounding settlements. Variety of housing and moderate employment base. Popular visitor destinations as closer to Melbourne. Popular retirement destinations.	<ul style="list-style-type: none"> ▪ Moderate spatial growth capacity ▪ Encourage some growth beyond urban zoned land and infill development within township boundary
Grantville	Towns: A settlement with population levels that vary in line with general services. Diversity of demography and housing. Moderate to high levels holiday home ownership. Popular retirement/lifestyle destination closer to Melbourne. Basic medical facilities. Strong employment relationship with larger settlements nearby.	<ul style="list-style-type: none"> ▪ Moderate spatial growth capacity ▪ Encourage some growth beyond urban zoned land and infill development within township boundary
Inverloch	Town: A settlement with moderate population levels and seasonal fluctuations. Access to basic services. Sewer connections vary. Moderate to high levels of holiday home ownership in settlements closer to Melbourne or regional centres.	<ul style="list-style-type: none"> ▪ Low spatial growth capacity ▪ Encourage growth within existing urban or appropriately zoned land, primarily through infill capacity and defined settlement boundaries

Settlement	Definition	Expansion and infill capacity
Cape Paterson Coronet Bay Corinella	Village: A settlement with moderate population levels and seasonal fluctuations. Access to basic services. Sewer connections vary. Moderate to high levels of holiday home ownership in settlements closer to Melbourne or regional centres.	<ul style="list-style-type: none"> Low spatial growth capacity Encourage growth within existing urban or appropriately zoned land, primarily through infill capacity and defined settlement boundaries
Kilcunda, Dalyston, Rhyll Ventnor	Hamlet: Settlements with low, seasonal population levels, located in a singular urban zone. Generally no sewer connection or major services, and limited accommodation. High levels of holiday home ownership closer to Melbourne.	<ul style="list-style-type: none"> Low spatial growth capacity Encourage growth within existing urban or appropriately zoned land, primarily through infill capacity and defined settlement boundaries
Smiths Beach Sunset Strip Sunderland Bay Cape Woolamai Tenby Point Pioneer Bay/The Gurdies Harmers Haven	Hamlet: Settlements with low, seasonal population levels, located in a singular urban zone. Generally no sewer connection or major services, and limited accommodation. High levels of holiday home ownership closer to Melbourne.	<ul style="list-style-type: none"> No spatial growth capacity Any growth must be within existing urban or appropriately zoned land, primarily through infill capacity and defined settlement boundaries

Table 1: Settlement Hierarchy

Source: Victorian Coastal Strategy, 2008, Victorian Coastal Council.



Map 1: Strategic Directions Framework Plan

Key Issues

- Managing expectations regarding future residential or rural residential development of rural land, and promote sustainable rural land use.
- Maintaining a separation between townships and avoiding extending residential development in a linear form along the coast.
- Protecting areas of environmental, landscape, agricultural, cultural or recreational significance.
- Protecting the liveability of Bass Coast's rural areas.
- Managing significant land use pressure from population growth and visitors.
- Avoiding the expansion of settlements into areas where environmental hazards are identified.

Objectives and Strategies

Objective 1 To identify towns that are suitable for urban growth and to provide for sufficient land in these towns for growth until 2030.

- Strategy 1.1 Restrict urban development to existing urban areas except:
- Where the land is identified in an adopted Structure Plan as being within a future settlement boundary, or as part of a comprehensive review of the relevant Structure Plan for a town; and
 - Where the future settlement boundary from the adopted Structure Plan has been incorporated into the Bass Coast Planning Scheme; and
 - Where staging of the development is in accordance with a development plan approved by Council.

Objective 2 To ensure that residential development and related urban uses are restricted to existing or identified settlements.

- Strategy 2.1 Discourage urban growth beyond existing settlement boundaries of towns not identified in the Settlement Hierarchy included in this Clause.
- Strategy 2.2 Strongly discourage expansion of isolated residential, low density residential, and rural living estates.
- Strategy 2.3 Ensure that development within old and inappropriate subdivisions only occurs in accordance with an approved restructure plan.
- Strategy 2.4 Restructure existing rural living and low density residential development within identified settlement boundaries, in accordance with an approved restructure or development plan.
- Strategy 2.5 Protect and maintain the existing rural character of the Shire by providing clear definitions and distinctions between rural and urban areas.

Objective 3 To encourage sustainable development and minimise impacts on the environment.

- Strategy 3.1 Minimise the impact on significant environmental features within identified settlement boundaries, and address these impacts through the rezoning or development planning processes.

Objective 4 To discourage urban development that encroaches or impacts on significant environmental features.

- Strategy 4.1 Ensure that urban growth and development enhances significant environmental features by identifying and protecting these areas during the preparation of Structure Plans.
- Strategy 4.2 Manage climate change impacts by:
- Identifying areas subject to future impacts of climate change.
 - Preparing a strategy to deal with the possible impacts of climate change for developments located within existing urban boundaries.

- Strategy 4.3 Ensure that development is set back from the coast to accommodate coastal features, vegetation and climate change impacts.
- Objective 5 To discourage inappropriate development in areas where an environmental hazard has been identified.**
- Strategy 5.1 Identify and plan for environmental hazards.
- Strategy 5.2 Ensure development is responsive to environmental hazards.
- Strategy 5.3 Apply the appropriate planning controls to ensure responsive development in areas affected by environmental hazards.
- Strategy 5.4 Discourage inappropriate development in areas affected by riverine flooding and coastal inundation, in particular, areas affected by the Land Subject to Inundation Overlay.
- Objective 6 To enhance the sense of identity for each community.**
- Strategy 6.1 Ensure that new urban development contains high quality infrastructure, community services and facilities.
- Objective 7 To provide for improved public open spaces to meet the needs of growing communities.**
- Strategy 7.1 Ensure the provision of unencumbered public open space meets the needs of the communities it is to serve by improving access, facilities, presentation and environmental sustainability.

21.02-2

Housing

21/12/2017
C147

Overview

Provision needs to be made for a diverse range of housing types and tenures to cater for the municipality's varied community. As the population ages a more diverse range of housing is required. Provision also needs to be made for housing that can be adapted to cater for people with disabilities and older persons when the need arises. Housing in the area is becoming increasingly difficult to afford for many residents in the municipality.

Urban consolidation is encouraged in areas that have the physical infrastructure, community facilities and commercial facilities to support an increase in population.

Key Issues

- Providing housing to meet the demands of a changing demographic profile.
- Catering for an increasingly aged population.
- Providing affordable housing in the municipality.

Objectives and Strategies

- Objective 1 To increase housing densities and the consolidation of urban areas in appropriate locations and restrict increased housing densities and the consolidation of urban areas in inappropriate locations.**
- Strategy 1.1 Encourage increased housing densities within Wonthaggi, Cowes/Ventnor, San Remo, Inverloch and Grantville:
- In proximity to commercial centres, community facilities and services.
 - In areas nominated in structure plans or Design Frameworks.
 - Within 200 metres of a main commercial activity centre.
- Strategy 1.2 Discourage increased housing densities in Cape Paterson, Dalyston, Kilcunda, Bass, Corinella, Coronet Bay, Newhaven, Ventnor and Rhyll. Ensure that any development is consistent with the prevailing character of the area and is only located in areas where there is adequate infrastructure and community services.

- Strategy 1.3 Discourage increased housing densities in towns without the appropriate infrastructure or services to support such development, or where there are particular environmental or character features, including the townships of Tenby Point, Jam Jerrup, Pioneer Bay, Adams Estate, Harmers Haven, The Gurdies, South Dudley, Mabilia Road Estate in Kilcunda, Silverleaves, Sunset Strip, Wimbleton Heights, Smiths Beach, Sunderland Bay, Surf Beach and Cape Woolamai.
- Strategy 1.4 Avoid inappropriate encroachment of residential/rural-residential subdivisions and rezoning on industry, including rural industry, having regard to the threshold distances in Clause 52.10 and the EPA Recommended Buffer Distances for Industrial Residual Air Emissions (AQ 2/86).
- Strategy 1.5 Subdivisions should not create ‘battle-axe’ allotments, unless accompanied by a development application, or where there is an approved permit for development.
- Objective 2 To provide a diversity of housing types to meet the needs of all residents and visitors to the municipality.**
- Strategy 2.1 Ensure older person’s accommodation, including retirement villages and nursing homes, is provided in proximity to commercial, community and recreational facilities in Wonthaggi, Inverloch, Cowes, San Remo and Grantville.
- Strategy 2.2 Ensure housing is designed to be accessible for people with limited mobility.
- Objective 3 To provide more affordable housing options in the municipality.**
- Strategy 3.1 Encourage the provision of affordable housing by ensuring that housing:
- Is affordable for different income groups.
 - Is of different types and forms.
 - Is responsive to the needs of households at different life stages.
 - Includes a range of options that will sustain diverse communities.
- Strategy 3.2 Explore opportunities to use vacant or under-utilised Council owned land for affordable housing
- Objective 4 To provide a diversity of lot sizes to meet the needs of all residents and visitors to the municipality.**
- Strategy 4.1 Encourage the following densities;
- 1 dwelling per 300 sqm on land located within 400 metres of a main commercial activity centre or community facility.
 - 1 dwelling per 450 sqm on land located within 800 metres of a main commercial activity centre or community facility.
 - 1 dwelling per 600 sqm on land located more than 800 metres away from a main commercial activity centre or community centre.
- Objective 5 To ensure new residential development contributes to the new and upgraded infrastructure.**
- Strategy 5.1 Ensure new residential developments contribute towards the provision of infrastructure.
- Strategy 5.2 Encourage high speed communications infrastructure for new housing within the municipality.
- Strategy 5.3 Ensure public open space contributions are used to improve the provision and quality of neighbourhood amenities.

21.02-3 Rural Living and Low Density Residential Development

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C140

Overview

Properly planned rural living on lots generally between 2ha and 8ha and low density residential development on lots generally between 0.4ha to 2.0ha is a legitimate activity providing for a particular lifestyle.

However rural living and low density residential development have the potential to adversely affect the coastal and landscape values of the municipality, as well as the productive agricultural capacity of the area.

Objectives and Strategies

Objective 1 To provide for rural living and low density residential development in identified areas.

Strategy 1.1 Strongly discourage the establishment of rural living or lifestyle development and low density residential development outside of areas identified for this use.

Strategy 1.2 Ensure that new rural living and low density residential development does not compromise the potential future development of towns.

Strategy 1.3 Consider the fire safety of residents in the design and siting of development.

Objective 2 To minimise the impact of development on the landscape and the environment.

Strategy 2.1 Avoid rural living and low density residential development in areas that are of high scenic quality.

Strategy 2.2 Avoid linear development between settlements, particularly along the coast.

Objective 3 To restructure old and inappropriate residential subdivisions into low density residential lots.

Strategy 3.1 Encourage the restructuring of old and inappropriate subdivisions where Restructure Plans exist.

Objective 4 To retain viable rural holdings located on productive agricultural land and restrict inappropriate development within agricultural areas.

Strategy 4.1 Ensure that rural living and low density residential development does not locate in areas that will impact on productive agricultural land.

Strategy 4.2 Ensure dwellings in rural areas do not adversely affect the use of the land for agriculture and are consistent with sustainable land management practices.

Strategy 4.3 Ensure a clear link between the need for a dwelling and the agricultural use of the land.

21.02-4 Small rural lots

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C140

Overview

The creation of small rural lots is inappropriate in rural areas. The additional house entitlement created through a small lot subdivision is rarely necessary to improve the farm operation on the land from which it was excised. Small lot subdivisions can result in rural land being lost to hobby farming or rural residential type living and is in direct conflict with the aims of the Farming Zone and the Rural Conservation Zone.

There is a considerable supply of lots at a range of sizes in Bass Coast, such that further subdivision for genuine agricultural purposes will rarely be required.

Objectives and Strategies

- Objective 1 To retain and protect viable rural land holdings.**
- Strategy 1.1 Discourage the fragmentation of rural land through the creation of small rural lots within the Farming Zone, the Rural Activity Zone and the Rural Conservation Zone.
- Strategy 1.2 Discourage small rural lots in areas of agricultural production.
- Strategy 1.3 Discourage boundary realignments and the creation of additional lots, unless they result in a consolidated parcel of land being retained for agricultural use, and it can be demonstrated that there is a clear improvement in farming efficiency.
- Strategy 1.4 Provide opportunities to consolidate or increase the size of land holdings in the Farming Zone, the Rural Activity Zone and the Rural Conservation Zone in order to increase economies of scale and create more viable farming systems.
- Strategy 1.5 Only facilitate the creation of small lots for the ongoing protection and viability of agricultural landholdings.
- Strategy 1.6 Discourage subdivision that is likely to lead to a concentration of lots that changes the general use or development of the area.
- Objective 2 To prevent land use conflicts in agricultural areas.**
- Strategy 2.1 Discourage dwellings from being excised from land within the Farming Zone, the Rural Activity Zone and the Rural Conservation Zone, unless it can be demonstrated that there is a clear improvement in farming efficiency.
- Strategy 2.2 Encourage the use of existing small lots for innovative or niche production activities.
- Objective 3 To ensure small rural lots are not created in environmentally sensitive areas.**
- Strategy 3.1 Discourage small rural lots within Proclaimed Water Supply Catchment Areas zoned Rural Conservation.
- Strategy 3.2 Discourage small rural lots where there is likely to be an impact on landscape values, significant environmental features such as remnant vegetation, wetlands, coastal reserves and waterways.
- Strategy 3.3 Discourage small rural lots in areas where there are unsealed roads and in areas remote from physical and community infrastructure.
- Strategy 3.4 Only facilitate the creation of small lots as parts of re-subdivision where it enables the protection of significant environmental features of a particular site.