

BASS COAST

Distinctive Area and Landscapes Project



What we heard from previous engagement

What you value:

- Beaches and the connections between beaches and cliff faces
- Natural landscapes, including bush and woodland
- Rolling hills and rural landscapes

What concerns you:

- Overdevelopment and urban expansion
- Population increase
- Erosion and biodiversity loss

Landscape

Bass Coast's rural and coastal landscapes have great natural beauty and are important cultural heritage values of the region. The beaches and bays, rugged coastlines, rock platforms and formations, seascapes and bush are valued by locals and visitors for the enjoyment and scenic views they provide. Rolling pastoral hills give way to the Bass Hills and Strzelecki Ranges Foothills, which are iconic backdrops to the rural hinterland, with panoramic views and seascapes across Western Port and along the Bass Strait coastline.

These iconic landscapes are facing pressures from climate change including coastal erosion and rising sea levels and the removal of native vegetation. Urban development is also a threat as the demand for additional housing, tourism facilities and infrastructure in Bass Coast increases.



Strategic Directions

The Bass Coast Statement of Planning Policy could include strategies to:

- Protect and manage significant rural and coastal landscapes through clear planning controls
- Guide development within settlements, to ensure it is sympathetic to the surrounding landscape through built form controls (e.g. building heights and setbacks)
- Protect key viewing corridors and vantage points
- Protect green breaks between townships and avoid sprawl along the coast
- Retain and increase native vegetation cover that contribute to significant landscapes.

Tell us more

What other strategies could be considered to protect and enhance significant landscape values in the Bass Coast?

Get involved online at engage.vic.gov.au/distinctive-areas-and-landscapes-program/bass-coast where you can view and download the discussion paper and background information and provide feedback through the online form.