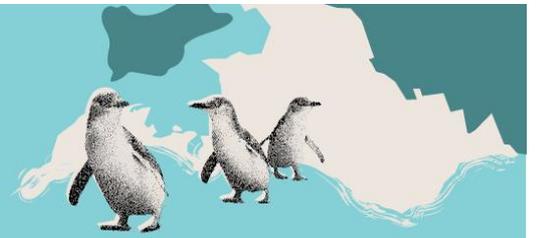


BASS COAST

Distinctive Area and Landscapes Project



What we heard from previous engagement

What you value:

- Small town coastal character
- Relaxed lifestyle, community connections, and village atmosphere
- Green spaces, trees and walking trails
- Clear breaks between settlements

What concerns you:

- Expansion of township/settlement boundaries
- Loss of township character
- Infrastructure not keeping pace with growth

Settlement

The Shire of Bass Coast is one of regional Victoria's fastest-growing municipalities. By 2036 the Shire is forecast to grow by an additional 14,000 residents, to a total population of 48,000. Demand for housing and urban infrastructure is expected to continue as new residents and holiday home owners are drawn to the region because of its proximity to Melbourne, coastal lifestyle, and growing economy.

A more diverse range of housing types will be required to cater for older residents, smaller households, and people with disabilities.

It is vital that growth is managed in a sustainable manner that protects township character, lifestyle and environmental values.



Strategic Directions

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

- Provide clear direction about the preferred locations for future urban growth by defining a settlement hierarchy and long-term settlement boundaries where required
- Reinforce Wonthaggi as the regional centre and location for long term housing growth
- Manage growth in sensitive coastal townships and hamlets to protect the lifestyle, character and environmental values
- Ensure the design of new housing fits the existing township character through effective built form controls (e.g. building heights, setbacks, landscaping)
- Ensure new development areas are well planned, have appropriate access to infrastructure and services, and respectful of sensitive environments and landscapes
- Encourage a range of housing types to support choice and changing demographics.

Tell us more

What other strategies could be considered to manage settlement growth while protecting distinctive areas and landscapes?

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.