Growth of towns

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

<table>
<thead>
<tr>
<th>SETTLEMENT</th>
<th>EXPANSION AND INFILL CAPACITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wonthaggi</td>
<td>A regional centre with high spatial growth capacity. Will be encouraged to accommodate large scale residential growth within the town boundary, particularly the north east growth area.</td>
</tr>
<tr>
<td>Cowes/Ventnor/Silverleaves</td>
<td>District Towns with moderate spatial growth capacity. Will be encouraged to accommodate some growth beyond existing urban zoned land and through infill development.</td>
</tr>
<tr>
<td>San Remo/Newhaven</td>
<td></td>
</tr>
<tr>
<td>Grantville</td>
<td>Towns with moderate spatial growth capacity. Will be encouraged to accommodate some growth beyond existing urban zoned land and through infill development.</td>
</tr>
<tr>
<td>Inverloch</td>
<td></td>
</tr>
<tr>
<td>Corinella</td>
<td>Towns with low spatial growth capacity. Will be encouraged to contain growth within existing urban or appropriately zoned land, primarily through infill capacity and defined settlement boundaries.</td>
</tr>
<tr>
<td>Rhyll</td>
<td></td>
</tr>
<tr>
<td>Coronet Bay</td>
<td></td>
</tr>
<tr>
<td>Cape Paterson</td>
<td>A village with low spatial growth capacity. Will be encouraged to contain growth within existing urban or appropriately zoned land, primarily through infill capacity and defined settlement boundaries.</td>
</tr>
<tr>
<td>The Southern Estates on Phillip Island (including Cape Woolamai), Kilcunda, Dalyston, Harmers Haven</td>
<td>Hamlets with low spatial growth capacity. Will be encouraged to contain growth within existing urban or appropriately zoned land, primarily through infill capacity and defined settlement boundaries.</td>
</tr>
</tbody>
</table>
**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 Ensure that the growth and consolidation of settlements is consistent the Settlement Hierarchy included in this Clause.

Strategy 1.2 Apply Structure Plans for Wonthaggi, District Towns and Towns identified in the Settlement Hierarchy included in this Clause to guide growth and urban development in the municipality. The Structure Plans must designate settlement boundaries for all towns.

Strategy 1.3 Allow for limited expansion of Cape Paterson in accordance with the *Bass Coast Strategic Coastal Planning Framework* (15 October 2008).

Strategy 1.4 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.

Objective 3 To encourage sustainable development, minimise impacts on the natural systems, increase natural reserves and vegetation in urban areas and improve the quality of life for the community.

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

Objective 4 To discourage urban development that encroaches or impacts on significant environmental features and in areas affected by future climate change impacts.

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.
  - Avoiding development in areas outside of town boundaries where there are possible impacts as a result of climate change.

Strategy 4.3 Ensure that development is set back from the coast to accommodate coastal features, vegetation and climate change impacts.

Objective 5 To enhance the sense of identity for each community.

Strategy 5.1 Ensure that new urban development contains high quality infrastructure, community services and facilities.

Strategy 5.2 Green spaces between each community will be protected from inappropriate urban development.

21.05-2 Rural Living and Low Density Residential Development

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 Discourage rural living 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.

Strategy 2.3 Strongly discourage the establishment of rural living or lifestyle development outside of areas identified for this use.

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

**Specific Implementation**

Apply the Hilltop, Ridgelines and Prominent Coastal Landform Protection Policy at Clause 22.02 to development on rural living and low density allotments (where relevant).

21.05-3 Small rural lots

**Overview**

Generally, the creation of small rural lots is inappropriate in rural areas. The additional house entitlement created is rarely necessary to improve the farm operation on the land from which it was excised. This is effectively the means by which rural land has been progressively lost to hobby farming or rural residential type living and is in direct conflict with the aims and objectives of the Farming Zone and the Rural Conservation Zone.

**Objectives and Strategies**

**Objective 1** To retain and protect viable rural holdings.

Strategy 1.1 Strongly discourage the fragmentation of the rural land through the creation of small rural lots within the Farming 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 and the Rural Conservation Zone in order to increase economies of scale and create more viable farming systems.

Strategy 1.5 Support, where appropriate, the creation of small lots as parts of re-subdivision where it provides for the ongoing protection and viability of agricultural landholdings.
Objective 2  To prevent land use conflicts in agricultural areas.

Strategy 2.1 Ensure that dwellings are not excised from land within the Farming 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 productive activities.

Strategy 2.3 Discourage subdivision that is likely to lead to a concentration of lots that changes the general use or development of the area.

Objective 3  To ensure small rural lots do not occur 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 remote from physical and community infrastructure.

Strategy 3.4 Support, where appropriate, the creation of small lots as parts of re-subdivision where it enables the protection of significant environmental features of a particular site.

Specific Implementation

Request applications for subdivision to create one or more small rural lots to provide the following information as appropriate:

- A Farm Management Plan or equivalent that clearly demonstrates how the subdivision will assist improved farming efficiency and address any environmental issues on the land to achieve more sustainable land management practices. A Farm Management Plan is a tool that farmers can use to make decisions regarding the operation, management and future directions of the rural holding.