LAND USES

Housing

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.

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, Mabila Road Estate in Kilcunda, Silverleaves, Sunset Strip, Wimbledon 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).

Objective 2 To provide a diversity of housing types and lot sizes 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 ensure new residential development contributes to the new and upgraded infrastructure.

Strategy 4.1 Ensure new residential developments contribute towards the provision of infrastructure.

Specific Implementation

- Apply the requirements of Council’s ‘Older persons’ Housing Policy (2007) and the Older Person’s Developer Guidelines (2007).
- Apply the Stormwater Management Policy at Clause 22.01.
- Assess proposals for increased housing densities against the following criteria:
  - Development should achieve 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.
  - Development should be fully serviced via reticulated services including water, electricity, sewerage, and gas (if available).
  - Development should be accessed from a sealed road.
  - Subdivisions should not create ‘battle-axe’ allotments, unless accompanied by a development application, or where there is an approved permit for development.

21.06-2 Commercial

Overview

The role and function of commercial areas is changing as population and visitation increases. Smaller commercial centres provide the day to day needs of the local community as well as acting as a social gathering point. Some businesses are home based which also provide an economic benefit to the municipality.

Objectives and Strategies

Objective 1 To support the development of new and existing businesses within the municipality.

- Strategy 1.1 Provide opportunities for increased business diversification and expansion, including the development of export income streams.
- Strategy 1.2 Facilitate the establishment and further development of new enterprises and provide opportunity for increased business diversification.

Objective 2 To have attractive, functional, and viable business centres.

- Strategy 2.1 Encourage commercial and community uses to establish on undeveloped business zoned land in the smaller townships throughout the municipality.
- Strategy 2.2 Consolidate industry and commercial uses in the Wonthaggi north east growth area to encourage business development and local job growth to support population growth in Wonthaggi.
Specific Implementation

Consideration of rezoning requests
Support an increase in business zoned land in Wonthaggi to provide for a variety of new
and existing businesses consistent with the Wonthaggi Structure Plan.

Objectives and Strategies

Objective 1  To facilitate the establishment and further development of industry in the Shire.
Strategy 1.1 Encourage new industrial development to locate in Wonthaggi to build on the existing
infrastructure and industrial base.
Strategy 1.2 Encourage new and existing industries to locate within existing and planned industrial
estates where all physical infrastructure is available, and which are readily accessible to
transport networks.
Strategy 1.3 Strongly discourage the establishment of industry that may also have offsite amenity
impacts on land outside of existing and planned industrial estates.
Strategy 1.4 Encourage the relocation of industrial activities from predominantly residential areas to
new industrial estates.
Strategy 1.5 Encourage consolidation of industrial uses that support the northern part of the Shire in
Grantville.

Objective 2  To promote the development of certain industry in appropriate locations.
Strategy 2.1 Encourage manufacturing and processing industries that use sand and ancillary products as
a raw material in Grantville.
Strategy 2.2 Encourage the establishment of ‘value-adding’ industries within the Shire.

Specific Implementation

Consideration of rezoning requests
Support an adequate supply and location of industrial zoned land in the Shire.

Tourism

Overview
Nature plays an important role in tourism in the Shire. The Phillip Island Nature Park is an
important tourism asset on Phillip Island.
A range of accommodation, eating establishments, and shops contribute to the visitor’s
experience and to the economy providing local job opportunities, investment, and facilities
for residents.
There is a growing demand for environmentally sustainable tourist development, and a
recent demand for large scale tourism development. The large scale tourism development is
predominantly residential and has the same long-term implications as urban use and
development.

Tourism areas
### Objectives and strategies

**Objective 1**  
To encourage new tourist development in appropriate locations.

Strategy 1.1 Support new tourist development in the tourist areas identified in this Clause.

Strategy 1.2 Discourage tourist developments from establishing intermittently along major tourist routes.

Strategy 1.3 Discourage ad hoc tourist development along tourist routes outside identified tourist precincts, distant from existing tourist and urban infrastructure.

Strategy 1.4 Discourage tourist developments on high quality agricultural land and in areas of high environmental and landscape quality.

Strategy 1.5 Discourage tourist or recreation-based resorts such as golf courses from establishing on productive agricultural land.

Strategy 1.6 Encourage new tourist development to be sited and designed to minimise its impact on the natural environment and landscapes.

Strategy 1.7 Ensure tourism related developments is planned, located and integrated with existing settlements consistent within the coastal planning policy context.
Objective 2  To provide diversity in tourist accommodation.

Strategy 2.1 Encourage tourist accommodation in appropriately zoned rural areas.

Strategy 2.2 Encourage the development of short-term tourist accommodation such as holiday units and cabins, particularly at Corinella, Coronet Bay, Grantville, San Remo, Cowes, and Inverloch.

Objective 3  To provide diversity in tourist attractions and eating establishments.

Strategy 3.1 Encourage a diverse range of restaurants and entertainment facilities at Cowes, San Remo, Wonthaggi, Grantville and Inverloch.

Strategy 3.2 Facilitate the development of integrated recreation, cultural heritage or nature based tourist developments at locations identified for these uses.

Strategy 3.3 Promote local art and craft people to establish home-based cottage industries with either direct sale to the public, through local retail outlets, at community markets, or at major tourist destinations.

Strategy 3.4 Encourage tourist facilities and services that are compatible with and add value to the existing built and natural attractions of the municipality.

Strategy 3.5 Encourage tourist, recreational activities, primary produce sales and tasting, linked or dependent upon agricultural activities, to establish in appropriately zoned rural areas.

Objective 4  To encourage sustainable year-round tourism.

Strategy 4.1 Actively promote tourist development that will contribute and reinforce the municipality as an all-year round tourist destination.

Strategy 4.2 Encourage development which is innovative, attracts visitors throughout the year, is conducive to overnight stays or which leads to new tourist products or promotions.

Strategy 4.3 Provide the necessary infrastructure needed to host major sporting and cultural events.

Strategy 4.4 Support the provision of temporary camping and accommodation premises to satisfy demand beyond the capacity of established premises for major events attracting over 50,000 people.

Specific Implementation

Assess proposals for tourist development and associated signage against the following criteria:

- Development on major tourist routes should be sited and designed to ensure that it does not detract from the visual values and vistas that are enjoyed by motorists, passengers, cyclists and pedestrians.

- When deciding on tourism developments consider, as appropriate:

  - The relationship of the layout and building design to:
    - Native vegetation, watercourses, the coastline, ridge lines and other natural features.
    - The capability of the site to accommodate the proposed development.
    - Access from roads, both internal and external to the site and the provision of car parking areas for patrons.
    - The natural and built environment.
    - Location relative to major tourist routes.
    - The landscape features of the immediate area.
    - The use of landscaping treatment to complement development.
    - Height, scale, mass and colour that is compatible and responsive to the environment.
    - The signage that is visible to the public from outside the development.
Agricultural activities, particularly dairy and beef cattle farming are a significant contributor to the local and regional economies and a major source of local employment.
Agriculture is the main land use of the Shire’s hinterland and as such creates an attractive landscape backdrop to the coastal areas.

**Objectives and Strategies**

**Objective 1** To establish a strong and vibrant rural agricultural community comprising a range of diversified enterprises that is efficiently managed and ecologically sustainable.

**Strategy 1.1** Diversification of agricultural practices including introduction of new crops and animals, use of energy efficient technology, and ecologically sustainable farming techniques will be encouraged.

**Strategy 1.2** Strongly encourage farmers to prepare and implement Farm Management Plans for their properties, particularly as part of a planning permit application for a change in land use or development.

**Strategy 1.3** Encourage the planting of locally indigenous vegetation to provide shelter for livestock, minimise soil erosion and salinity, enhance landscape quality, and provide further opportunities for wildlife corridors.

**Objective 2** To retain viable rural holdings, particularly on productive agricultural land.

**Strategy 2.1** Strongly discourage the subdivision of productive agricultural land.

**Strategy 2.2** Encourage restructuring of existing titles to more adequately respond to sustainable farming operations and environmental objectives.

**Strategy 2.3** Encourage use, development and management of land that is conducive to maintaining options and opportunities for future farming activities.

**Objective 3** To prevent land use conflicts in agricultural areas.

**Strategy 3.1** Limit development in rural areas that is not associated with an agricultural land use.

**Objective 4** To encourage a range of value-adding rural industries to establish in the Shire.

**Strategy 4.1** Encourage rural industries which package and/or process local primary products in proximity to their raw product.

### Forestry and timber production

**Overview**

Forestry and timber production is a relatively new and small scale industry for the Shire. The growing of softwood and hardwood timber plantations by farmers to supplement their incomes, or whole properties being used for timber plantations is a legitimate use of rural land, particularly if it is not productive agricultural land and the land is predominantly cleared.

**Objectives and Strategies**

**Objective 1** To minimise the impact of timber plantations and forestry on the environment and significant landscape.

**Strategy 1.1** Ensure indigenous vegetation is not removed for the establishment of timber plantations.

**Strategy 1.2** Strongly discourage timber plantations from locating in areas of high landscape and environmental quality.

**Strategy 1.3** Ensure that extensive buffer zones of indigenous vegetation are planted around timber plantations.

**Objective 2** To minimise the impact of timber plantations and forestry on infrastructure.
Strategy 2.1 Minimise the impact of timber plantations and forestry on infrastructure, including the surrounding road networks and water supply.

21.06-7 Extractive Industry

Overview

The known sand resources at The Gurdies-Grantville area will become increasingly important for concrete sand supplies in metropolitan Melbourne over the next 20 years. Although extractive industry itself may not employ many workers, the transporting of material, the associated service activities and related industrial activities provide employment opportunities for the local population.

Objectives and Strategies

Objective 1 To ensure the long term protection of known and potential sand resources.
Strategy 1.1 Discourage incompatible use or development from within or adjacent to buffers of known stone and sand resources.

Objective 2 To effectively manage extractive industry in response to surrounding land uses and the natural environment.
Strategy 2.1 Ensure that extraction of stone is carried out in accordance with high environmental standards and does not have a detrimental impact on the environment or significant landscape areas.
Strategy 2.2 Ensure that extensive buffer zones of indigenous vegetation are planted around quarries.
Strategy 2.3 Minimise the impact of extractive industries on the infrastructure capacity of the surrounding area.
Strategy 2.4 Ensure quarries are located or designed so as to minimise impacts on areas of high landscape and environmental quality.

Specific Implementation

Request extractive industries provide the following information as appropriate:

- A draft or outline of the work plan required in the Extractive Industries Development Act 1995.
- A detailed Infrastructure Management Strategy addressing, but not limited to, any issues in relation to surrounding road networks, water usage, and drainage. When deciding on applications consider, as appropriate:
  - The EPA Protocol for Environmental Management (PEM) Mining and Extractive Industries (December 2007) to minimise impacts on the environment and surrounding areas.
  - The Extractive Industry Interest Areas map for Bass Coast Shire when considering applications in The Gurdies - Grantville area, the area north of Inverloch and around the existing quarry on Phillip Island.