

21.01 MUNICIPAL PROFILE

09/02/2017
C140

21.01-1 Location

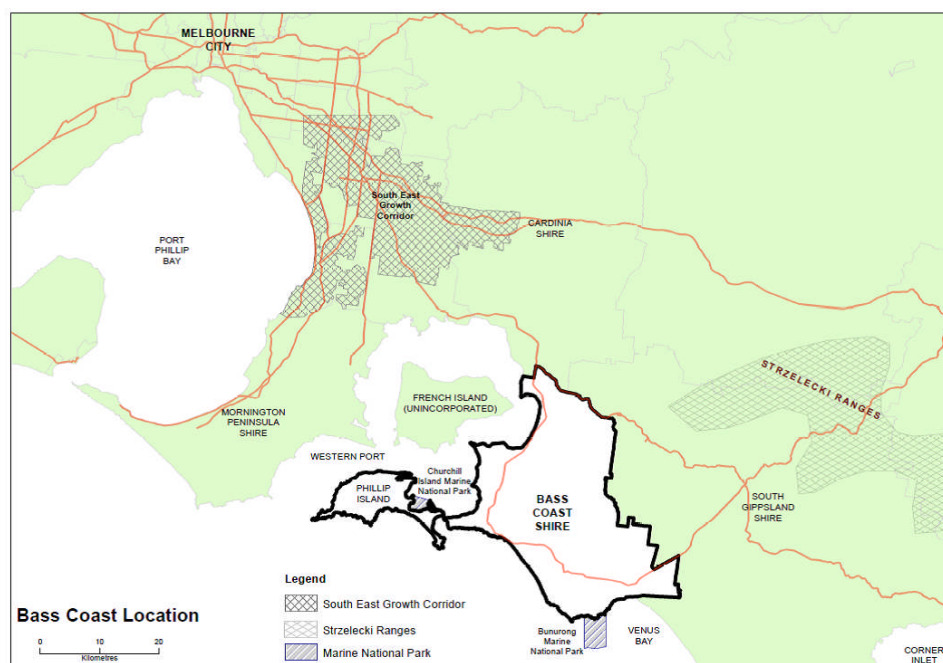
07/04/2016
C134

Bass Coast Shire is located in the West and South Gippsland region of Victoria, 52 kilometres south east of Dandenong and an hour and a half drive from central Melbourne.

Bass Coast Shire covers approximately 800 square kilometres. It is predominantly a coastal municipality defined by the unique foreshore habitats of Bass Strait, the Bunurong Coast, Western Port and Anderson Inlet. The coastal areas are complemented by rural hinterland, river flats, and the Strzelecki Foothills.

Bass Coast Shire was created on 2 December 1994 by the amalgamation of the former municipalities of Bass, Phillip Island and Wonthaggi, as well as including parts of the former municipalities of Cranbourne, Korumburra and Woorayl.

Map 1: Location of Bass Coast Shire



21.01-2 Settlement pattern

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The major population centres are Wonthaggi, Cowes, San Remo and Inverloch. Aside from Wonthaggi the larger centres are coastal communities with large population fluctuations during holiday and summer periods. Wonthaggi is located inland from the coast. It has a predominately permanent population, and has traditionally provided a link with the agricultural and rural communities.

There are a number of other towns and villages in the Shire. These range from small rural communities and small coastal hamlets, to developing activity centres such as Grantville.

The majority of the future urban growth within the municipality will be concentrated in Wonthaggi, in particular in the north east growth area. The growth area will accommodate approximately 8,000 people in a high amenity residential area. Council is also planning for significant residential expansion of San Remo, and the development of Grantville as a service centre for the northern part of the Shire.

21.01-307/04/2016
C134**History**

The traditional landowners of Bass Coast are the Bunurong and Boonwerung people and have occupied the area for in excess of 35,000 years. Aboriginal archaeological sites are known to be located around Western Port and Bass Strait. Aboriginal shell midden sites in the Coronet Bay area and on the western and southern foreshores of Phillip Island are on the Register of the National Estate.

Bass Coast Shire also has a richly layered post European settlement history. The Shire takes its name from George Bass who sighted the area during an expedition to prove the existence of Bass Strait in 1798.

European history in Bass Coast Shire dates back to some of the earliest settlement activity in Victoria. The material remains of European cultural heritage are located in towns and settlement, along the coast and in rural landscapes. Cultural heritage sites are located on both public and private land throughout the Shire. Many post European settlement heritage places are popular tourist attractions, including the State Coal Mine at Wonthaggi and Churchill Island.

21.01-407/04/2016
C134**Bass Coast Council Plan 2013 – 2017**

The Bass Coast Shire's Council Plan provides a vision that states;

Bass Coast Shire will be recognised as a unique place of environmental significance where our quality of life and sense of community is balanced by sustainable and sensitive development, population and economic growth.

The current Council Plan includes five Strategic Objectives that shape Council's vision for land use planning:

Natural Environment

- Our unique natural environment is protected, maintained and enhanced for the enjoyment of all.

Sustainable Development and Growth

- Our built environment complements our landscape, lifestyle and climate.

Healthy Communities

- Our community feels connected, safe and strong.

Effective Governance

- Our leadership will be achieved through good governance, community engagement and excellence in service delivery.

Economic Development

- Our economy is supported by diverse, local and innovative businesses and employment.

21.01-509/02/2017
C140**The Vision**

The specific visions for the Municipal Strategic Statement are:

Settlement

- Residential development and related urban land uses contained to existing activity nodes and designated growth areas.
- Communities with their own identity.
- A quality urban environment and well-functioning towns that benefit both residents and visitors.
- Agriculture and rural landscapes maintain non-urban breaks between towns.
- Rural living opportunities in areas identified for this use.

Housing

- Diverse housing options and types for all ages meeting changing household characteristics.
- Increased housing densities in proximity to commercial centres, community facilities and services.
- Affordable housing options provided in the municipality.

Economic development

- A positive investment climate for rural activities, home based business, tourist development and other commercial enterprises.
- Vital and diverse commercial centres providing year-round services and commercial opportunities.
- Innovative and sustainable rural activities contributing to a diversified rural economy, supporting the economic viability of local and regional produce, and promoting sustainable land management practices.
- Industrial activities bringing prosperity to the local economy, while being responsive to the environment and surrounding land uses.
- Quality tourist development responding to tourism market demand, the coastal experience, landscape character and the environment in identified locations throughout the municipality.
- Well designed tourism developments without residential components for permanent accommodation.
- National and international recognition as a location for nature-based attractions, as well as for sporting and cultural events.
- The 'right to farm' recognised and agricultural industry protected.
- Agriculture acknowledged as a significant economic driver, especially the dairy industry.
- Rural areas recognised as benefitting from tourism so long as it does not come at the expense of environmental, landscape, social and agricultural values.
- Opportunities for agriculture protected.
- Rural landscapes protected.
- Green breaks between towns maintained.
- Environmental values in the rural areas protected and enhanced.
- The liveability of Bass Coast's rural areas protected.

Environment

- A high quality built environment enhancing the surrounding natural environment and landscape values.
- An ecologically sustainable and biologically diverse environment.
- An extensive network of natural bushland reserves, wildlife corridors and vegetation areas, both on private and public land.
- Development responsive to the effects of climate change.
- The coastal and hinterland areas between activity nodes remaining as areas with views, landscape, environmental or rural values.
- Aboriginal and post European settlement cultural heritage sites recognised and protected.
- The Shire's rural areas, which contain important environmental assets and which contribute to the amenity and landscape, recognised and protected.
- Improved quality of water and the surrounding catchment environment.

Development responsive to environmental hazards.

Landscape and Built Form

- Architecture and building design responding to the environment, character and coastal setting.
- Development consistent with Environmentally Sustainable Design (ESD) principles.
- Built form in coastal areas with sustainable and sympathetic siting and design.
- New developments designed and sited to complement the specific context in which they sit and take account of existing land form, vegetation and urban character.
- The rural farmed landscape, combined with coastal views and beach access, as a significant element in the identity, image and liveability of Bass Coast.
- Improved appearance of advertising signage across the municipality.

Infrastructure

- High quality services and facilities that accommodate future growth of the towns and visitors to the area.
- High quality services and facilities that meet the changing needs of the population.
- Effective and efficient road, pedestrian, cycling and drainage networks provided throughout the Shire.
- High-speed communications infrastructure provided for the municipality.
- Water sensitive urban design, stormwater management and improved stormwater quality throughout the municipality.