



Draft San Remo Structure Plan

March 2025



Acknowledgement of Country

Bass Coast Shire Council acknowledges the Bunurong as the Traditional Owners and Custodians of the lands and waters, and pays respect to their Elders past, present and emerging, for they hold the memories, the traditions, the culture and Lore. Bass Coast Shire Council celebrates the opportunity to embrace and empower the Aboriginal and/or Torres Strait Island Communities in their diversity. Bass Coast Shire Council will create opportunities for future recognition and respectful partnerships that will honour the Traditional Owners and Custodians, and Aboriginal and/or Torres Strait Islander Peoples.

Diversity and Inclusion

Bass Coast Shire Council is committed to providing communications and engagement that is welcoming, safe, accessible and inclusive for our community including First Nations, Culturally and Linguistically Diverse (CALD), Lesbian, Gay Bisexual, Transgender, Queer, Intersex and Asexual (LGBTQIA+) peoples, people with disability and of all ages.

Disclaimer Regarding Bunurong Vocabulary

This document includes Bunurong language where possible, based on guidance provided by the Bunurong Land Council Aboriginal Corporation (BLCAC). The BLCAC's linguistic research is ongoing, and as such, spellings may be subject to revision. Variations in spelling are acknowledged, and examples such as Wunmarrinh/Warn-mar-in (Western Port Bay) and Milawul/Millow (Phillip Island) may occur.



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STRUCTURE OF REPORT

The San Remo Structure Plan report is organised into three parts: Introduction, Themes and Implementation. Each part serves a distinct purpose:

Introduction and Context: This section establishes the foundation for the Structure Plan by:

- Presenting the vision for San Remo
- Explaining the structure plan process
- Outlining the strategic context, including relevant policy and technical reports
- Summarising the engagement outcomes from 2023 and 2024 and depicting how that influenced the Structure Plan's development

Structure Plan Themes: This section details the specific themes that guide the Structure Plan. These themes include Environment, Land Use, Transport, Community and Heritage, Economy, and Utilities and Services. For each theme, corresponding objectives, strategies and actions are outlined.

Implementation: this section describes how the Structure Plan will be implemented. It outlines the 'how' and 'what' of implementation, listing overarching implementation actions for the entire plan, as well as specific actions for each Structure Plan theme. The Implementation Actions Table specifies:

- Level of priority (high, medium and low)
- Timing (immediate, short, medium and long-term)
- Stakeholders for consultation or collaboration

INTRODUCTION AND CONTEXT

San Remo is located on Yallock Bulluk Country, the traditional lands of one of the seven identified Bunurong clan groups. For generations, the rich bio-cultural landscape of San Remo has supported the physical, cultural, spiritual, social and economic lives of Bunurong peoples. The relationship with Country is deeply symbiotic and essential, as each relies upon the other for health and well-being. By keeping Country budap (healthy) Country in turn cares for the people who live and spend time there.

This coastal settlement is nestled within a landscape of exceptional natural beauty and significance. It sits at the point where the Bass Hills terminate as a prominent peninsula at the coastal edge offering panoramic outlooks over Bass Strait, Wugmarrinh (Western Port Bay), the Narrows, and the crossing to Milawul (Phillip Island). This distinct coastal setting captures the experience of calm waters transitioning into rips and wild seas, where coastal headlands, give way to beaches and the San Remo Jetty.

San Remo is a district town, located 124 km southeast of Naarm (Melbourne), in the Bass Coast Shire Council. The regional centre of Wonthaggi is located 25km east of the San Remo township.

As of 2023, an estimated 1760 people called San Remo home, with an average age of 52 years old. The township covers a land area of approximately 200 hectares and has been developed with approximately 1,040 homes. Homes are predominantly separate houses (82%) with a small portion being considered medium density (16%). The occupancy rate of these homes is 70 percent, which is higher than the Shire average of 63 percent. This suggests a slightly higher permanent population in San Remo compared to other parts of the Shire.

As a district town, San Remo's population is anticipated to grow. There are almost 500 residential lots available within the settlement boundary and the eastern growth front could include a land area of



between 70-150 hectares. The exact size of the growth front will be determined by the State Government via the Bass Coast Statement of Planning Policy.

San Remo serves a large catchment area, providing a range of commercial services along Marine Parade. These include a supermarket, food and beverage outlets, a pharmacy, Australia Post, a bank, and a medical clinic. A kindergarten and primary school are centrally located in the established part of town. The newly established, Bass Coast College Junior Campus, catering to years 7 to 9, is situated on Potters Hill Road in the growth area of San Remo.

San Remo offers a range of open spaces for recreation and leisure. The San Remo Recreation Reserve, circled by the primary school, kindergarten, and Bass Coast Health, serves as a central hub for community activities. It provides club rooms, squash and indoor court facilities, and open space for various recreational uses, like tennis and lawn bowls. Lion's Park offers another

green space with a playground and marks the beginning of the Yallock Bulluk Marine and Coastal Park, and provides further opportunities for outdoor recreation and exploration of the coastal environment. Anderson Street Reserve, located on an elevated area of the town, contributes to the town's network of open spaces. The Marine Parade foreshore provides scenic views and access to the coast and is home to a jetty that supports both commercial activities and recreational pursuits. The jetty is a popular spot for fishing, boating, and enjoying the coastal atmosphere. For younger residents, jetty jumping is a popular pastime (though potentially risky!).

The Phillip Island Tourist Road serves as a strategic transport link, managing traffic flow onto Milawul (Phillip Island) and into San Remo. Private vehicle use is the dominant mode of transportation on this road. Public transport options are available, including bus connections.

The key components of the town and its regional context are shown in Figure 1 & 2.

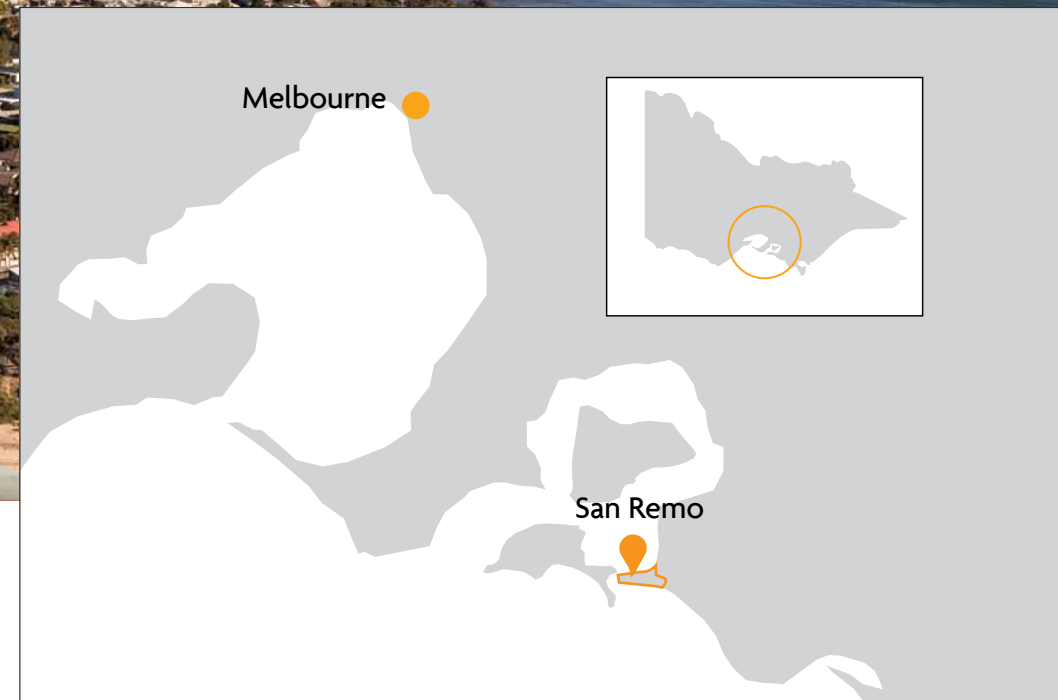


Figure 1. Location of San Remo in relation to metropolitan Melbourne and surrounding areas.



Figure 2. Features of the San Remo township

PURPOSE OF THE STRUCTURE PLAN

As a designated ‘District Town’, San Remo provides essential services and infrastructure for its growing residential population, and the surrounding area. The San Remo Structure Plan (the Structure Plan) plays a critical role in guiding the town’s future development over the next 20 years. It will strategically identify suitable locations and provisions for adequate housing, commercial spaces, community services, transport, open space, infrastructure and built form, all while protecting and conserving the natural environment and cultural elements that define San Remo.

San Remo is currently experiencing significant growth and represents one of the last major greenfield development opportunities in the region. Therefore, the Structure Plan is crucial for providing certainty for residents, landowners, and various stakeholders regarding San Remo’s future.

It establishes a clear vision for managing this change and will inform Council’s planning decisions, infrastructure upgrades, and planning scheme amendments to ensure effective implementation. Ultimately, the Structure Plan serves as a roadmap for sustainable and well-planned growth in San Remo.

The Structure Plan’s themes—Community and Heritage, Environment, Economy, Land Use, Transport, and Utilities and Services—were developed based on identified issues, stakeholder engagement, and alignment with relevant planning policies. These themes directly respond to the Victorian Planning Provisions (VPPs) as detailed in the Bass Coast Planning Scheme, including clauses related settlement, environmental and landscape values, environmental risks and amenity, natural resource management, environment and heritage, housing, economic development, transport and infrastructure.

WHAT IS A STRUCTURE PLAN?

A Structure Plan is a long-term strategic planning tool used to guide development and planning outcomes, generally for a large area, or on a township basis.

Structure Plans outline areas for future growth and development and detail how growth will be managed by considering population, demographics and economic forecasting. Structure Plans also seek to accommodate the unique characteristics of the area.

Structure Plans set out to address multiple issues in an overarching strategic plan in collaboration with local communities and stakeholders. This process of forming a Structure Plan, ensures the needs of residents and broader planning objectives are met.

For Bass Coast, a Structure Plan informs how the planning controls in the Planning Scheme will change, or how non-statutory actions, such as capital works, will be implemented.

Study area

The Structure Plan Study Area extends to Punch Bowl Road (east) containing the future growth-front with the established township bound by Bass Strait (south) and Wunmarrinh (Western Port Bay) (north and west) (refer Figure 3).



Figure 3. Study area for the San Remo Structure Plan

The Structure Plan will deliver planning outcomes to three distinct areas of San Remo:

- the main commercial and activity centre area along Marine Parade
- the existing, well-established residential and community areas
- the growth areas to the east of the established area

Objectives

The San Remo Structure Plan objectives are:

- To develop a shared vision for managing change and facilitating growth in San Remo.
- To outline a framework to manage, influence, and facilitate change in accordance with policy.
- To identify and define different areas of San Remo with direction on their individual function.
- To ensure neighbourhood character is defined and preferred character is preserved.
- To facilitate provision and longevity of public utilities, services and infrastructure in San Remo.
- To realise the full potential of underutilised land, including government land in San Remo.
- To outline appropriate urban design and built form outcomes, particularly the Town Centre.
- To identify, protect and enhance Aboriginal cultural heritage values and assets.
- To ensure biodiversity, natural environment and landscapes are valued, protected and enhanced.
- To address and identify public realm and capital improvement opportunities.
- To outline implementation of initiatives, advocacy, actions and scheme amendments.
- To identify local characteristics, needs, opportunities and constraints specific for San Remo.
- To investigate and facilitate provision of stormwater management assets and integrated water.

COMMUNITY PROFILE

San Remo had an estimated population of 1,760 in 2023, which was expected to grow to an estimated 1,760 by 2023. The average age in San Remo is 52, reflecting the ageing population trend seen across Bass Coast, which is expected to continue for the next 15-20 years and reflective of a population that comprises of mostly retired persons.

In 2021, San Remo had 680 jobs, concentrated in sectors such as population-serving (40%), health and education (25%), knowledge-serving (18%), and traditional industries (17%). The average weekly income in San Remo (\$1,059) is significantly lower than the averages for Bass Coast (\$1,109) and Regional Victoria (\$1,214)

STRATEGIC CONTEXT

The Structure Plan aligns with the strategic directions of State, Regional, and Local planning policy to ensure consistent land use planning outcomes. It was developed based on the documents listed in Table 1, which are further detailed in the *Draft San Remo Structure Plan Background Report*.

Table 1: Policies, plans and strategies considered in preparing the San Remo Structure Plan.

Policy name	Overview
Plan Melbourne 2017-2050	Overarching State planning strategy implemented via the Bass Coast Planning Scheme. Plan Melbourne’s Policy 4.5.2 identifies the need to protect Melbourne’s peri-urban areas, such as Bass Coast. In these areas it is important to balance population growth while protecting valuable agricultural land, natural resources and the environment, and the distinctive character of these areas.
Gippsland Regional Growth Plan 2014	The Gippsland Regional Growth Plan provides regional level direction for land use planning and identifies the need to protect the region’s assets while accommodating growth. The Plan recognises San Remo with regional context as a small town, required to support growth.
Victoria’s Housing Statement – the decade ahead 2024-2034	The Statement identifies draft housing targets for all Victorian local governments. For Bass Coast the target is 18,500 new homes by 2051.
Bass Coast Distinctive Area and Landscapes program	As part of Bass Coast’s declaration as a Distinctive Area and Landscape, the draft Statement of Planning Policy (SPP) was prepared. The SPP is intended to guide future land use and development in Bass Coast while protecting distinctive attributes. For San Remo this will include a protected settlement boundary, and improved planning controls for the surrounding significant landscapes.
Bass Coast Shire Council Plan 2021-2025	The Council Plan includes strategies to ensure connection between people and place as well as managing growth while ensuring the intrinsic values and character of Bass Coast are retained.
Bass Coast Housing Strategy 2024	The Bass Coast Housing Strategy outlines a framework for managing housing growth over the next 15 years. Housing change areas for San Remo are shown in Figure 6.
Bass Coast Neighbourhood Character Study 2024	The Bass Coast Neighbourhood Character Study has defined preferred character and character attributes, together with the threats to character in the residential areas of the Shire. For San Remo, the identified character area types include Coastal contemporary, Coastal residential, and Rural residential, as shown in Figure 7.
San Remo, Newhaven and Cape Woolamai Structure Plan 2010	The San Remo, Newhaven and Cape Woolamai Structure Plan is a strategic plan which was prepared in 2008 through to 2010 for the future growth and development of the San Remo, Newhaven, and Cape Woolamai. This San Remo Structure Plan will supersede San Remo aspects of the San Remo, Newhaven and Cape Woolamai Structure Plan 2010.
Bass Coast Planning Scheme	Sets out the Shire’s strategic planning framework and the application of zones and overlays to guide land use and development. San Remo is described as a District Town that has a large diverse population where additional growth is identified to occur subject to demand. As a District Town, and due to its geographical location, San Remo services a large catchment from surrounding settlements who rely on it for community facilities and commercial needs.

For the preparation of the Structure Plan, various technical reports were undertaken. Table 2 provides details on the completed reports. All technical reports listed in Table 2 are available to the public throughout the Structure Plan Community Consultation period in March – April 2025.

Table 2: Summary of San Remo Structure Plan technical reports.

Report name	Summary
Traffic Impact Assessment	The Traffic Impact Assessment (TIA) evaluated the condition of San Remo’s existing transport system to identify areas for improvement. Recommendations of the TIA include projected traffic growth will exceed capacity at the Phillip Island Road intersections with Bergin Grove, Back Beach Road, and Potters Hill Road. To mitigate this, the TIA recommends adopting VicRoad’s planned improvements for the Bergin Grove and Back Beach Road intersections and installing traffic signals at the Potters Hill Road intersection. Additionally, it recommends further investigation into the road network in response to the State Government’s Movement and Place Framework.
Demographic Analysis and Long-Term Forecasts	The Demographic Analysis shows a population projection of 260-800 residents between 2021 and 2041. The Analysis revealed several key trends: - San Remo has experienced higher population growth than surrounding areas, particularly in mature adults and retirees. - The population consists mainly of local residents and internal migrants, primarily from nearby LGAs. - While trips to/from the Shire are mostly for leisure, San Remo has fewer holiday homes than the rest of Bass Coast. - The town’s workforce is smaller due to its older demographic, though a higher proportion of residents commute long distances for work. - The fastest growing industries are Health/Education and Knowledge Services, while Population Services show the highest total growth. - San Remo/Bass Coast face lower average incomes and higher rents, leading to significantly lower affordability.
Servicing and Utilities Study	The Study assessed future utility needs with key findings including: - No reticulated gas is planned. - Early utility engagement is crucial. - Sewer infrastructure has limited capacity (500 lots) after that a substantial upgrade is required. - Potable water supply is adequate. - Recycled water is currently infeasible. - Drainage requires Council determination. - AusNet can handle some growth, but full development requires a Zone Substation and further power alternatives study. - NBN integration is necessary.



Report name	Summary
Community Infrastructure Assessment	The Assessment was required to identify current and future service levels, and gaps in community infrastructure in San Remo. Given San Remo services a large catchment, the Assessment considered large towns such as Wonthaggi and Cowes, alongside the smaller communities. The Assessment's findings are: - San Remo's population is growing. - High number of ageing residents who will require accessible infrastructure and services. - Existing infrastructure in San Remo is well located, with opportunities for co-location and improved connections. - Proposed future residential growth area will require additional open space. The recommendations in the Community Infrastructure Assessment included: - Monitor utilisation of the San Remo Kindergarten (Pre-School). - Support facilitation of private early years providers to increase access to long day care and integrated kindergarten programs. - Engage with existing aged care providers to understand capacities and constraints. - Facilitate additional aged care in San Remo. - Collaborate with Department of Education to monitor Bass Coast College. - Advocate to State Government to redevelop Recreation Centre. If not achievable, Council should consider small community centre within the main activity centre or growth area. - Collaborate with State Government to monitor response times from nearby ambulance stations. - Engage with community to understand if a single multi-purpose court (including netball) is required. - Develop a Public Open Space (POS) Master Plan for the growth area for POS to be within 400m of all new dwellings. - Undertake a Movement and Place study to understand potential public and active transport barriers.
Biodiversity Assessment	A Biodiversity Assessment, updated the San Remo Flora and Fauna Study 2006, and identified key threats: habitat loss/fragmentation from development, population growth, invasive species, erosion, and climate change. High-level recommendations include protecting core habitats and waterways, establishing wildlife corridors to facilitate fauna movement, creating/enhancing conservation zones, applying planning controls to minimise development impacts within these zones, and establishing coastal buffers to protect marine environments.

Report name	Summary
Economic Needs Analysis	The purpose of the Analysis was to provide economic-backed advice across key sectors and land uses relevant to the preparation of the Structure Plan. The findings from the Analysis include ensuring market-ready residential land to accommodate 35-53 new dwellings annually, projecting a population of 3,700 at full build-out. Unzoned land should be rezoned quickly, promoting diverse housing, including aged care, while considering environmental impacts. By 2044, San Remo needs 2,400 sqm of retail and 1,000 sqm of non-retail commercial space. The analysis supports expanding/revitalising Marine Parade's retail area, including the supermarket, implementing a precinct-based approach, and planning a local centre in the growth area. Enhancements to Marine Parade should include access and streetscape improvements. Industrial land is deemed unsuitable for San Remo.
Stormwater Management Strategy	The Stormwater Management Strategy (SWMS) aimed to define stormwater needs for current and future San Remo development, providing evidence-based recommendations for the Structure Plan. It analysed hydrology, existing capacities, and the impact of new development on existing areas and Phillip Island Road, ensuring no worsening of conditions. The study area was divided into three growth areas for separate stormwater management options and costings. The overall findings in the Strategy found: - Stormwater catchments range from steep to flat and exhibit volume sensitive behaviours, which impacts stormwater sub-catchments and upstream/ downstream conditions. - For the progress of the SWMS work, and the Structure Plan, current topography levels, infrastructure, observed flooding and community feedback is crucial to refine planning for stormwater and flooding strategies, and any changes to the Bass Coast Planning Scheme.

Report name	Summary
BLCAC Cultural Values Statement	The Bunurong Land Council Aboriginal Corporation Cultural Values Statement informs the Structure Plan by highlighting Bunurong history and values, including tangible and intangible cultural and biocultural heritage specific to San Remo. It addresses Yallock Bulluk Country, sustaining waters, camping and meeting places, damage and destruction, fight and sorrow, and connections to Country.
Urban Design Framework	The Urban Design Framework formulates urban design improvements for private and public realms within the Town Centre (along Marine Parade), the Recreation Reserve and Lion's Park, with consistent design approaches incorporated throughout the established and growth residential areas. The Framework includes an Implementation Plan which assigns responsibilities and timing to each of the recommendations listed under the broad opportunities and key precincts.
Access and Movement Study and Car Parking Plan	The Access and Movement Study and car parking plan was required to understand current and projected integrated transport modes and car parking infrastructure in San Remo, building on the Traffic Impact Assessment. The car parking plan is crucial to address current and future car parking in San Remo, a residential and community hub but also a tourist destination. It is found that there is an overall net gain of car parking in the Marine Parade activity centre. The Study's recommended implementation actions are separated into headings, including Motor vehicle and freight, Road safety, Public transport, Active transport, Policy and strategy, and Car parking.

HOUSING IN SAN REMO

- Total number of dwellings: 1,037
- Household size: 2.21 people
- 70 percent of homes occupied (63 percent Bass Coast average)
- 71 percent owner occupied (72 percent Bass Coast),
- 22 percent rented (20 percent Bass Coast average)
- Separate house 82 percent (91 percent Bass Coast)
- Medium density, 16 percent (8 percent Bass Coast)

Supply:

- Vacant lots: 522 lots,
- Infill capacity: 1,148 lots
- Activity Centre, 157 dwellings over 23 sites
- Growth front between 600-1,200 additional lots

Demand:

- Annual dwelling requirement 35-50 per year.
- *Supply to be considered on a municipal wide basis.

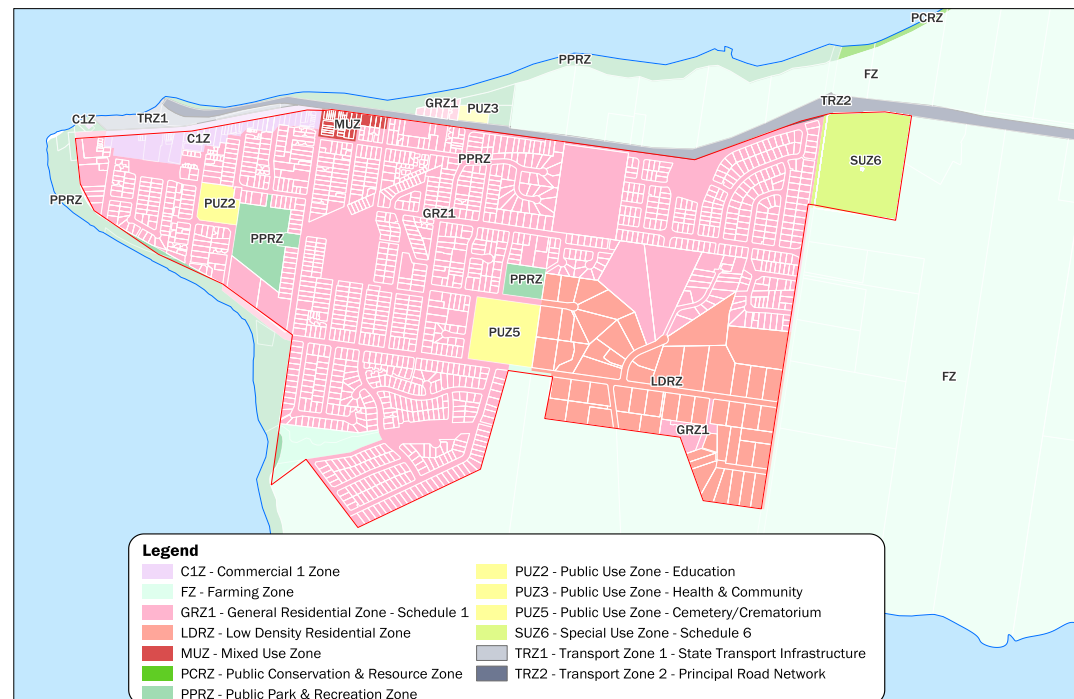


Figure 4. Zones



Figure 5. Overlays

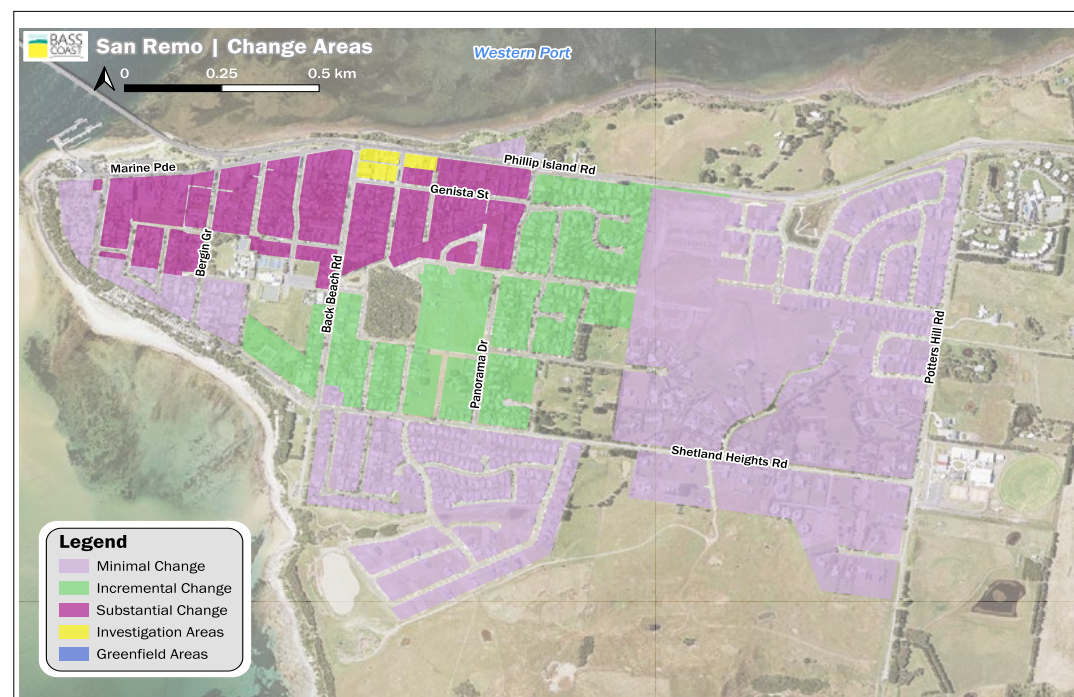


Figure 6. Housing Change Areas

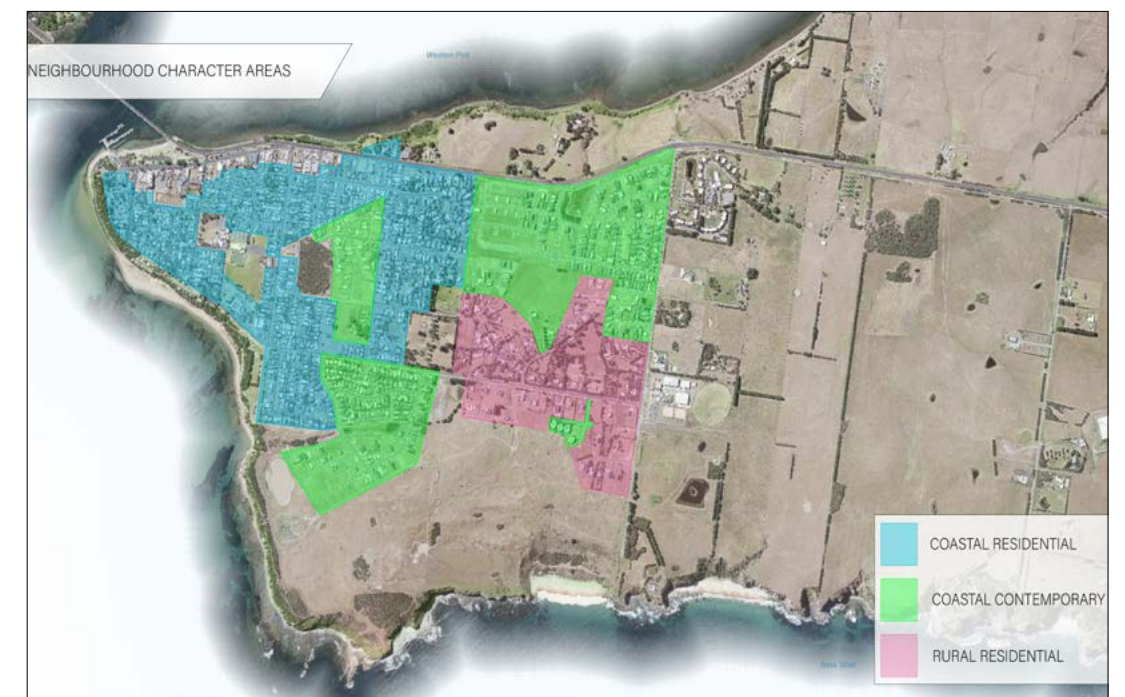


Figure 7. Neighbourhood Character Profiles



VISION

The 20-year vision for San Remo identifies the values and priorities of the community across all the various themes in the Structure Plan.

By 2045, San Remo is a thriving and vibrant district centre in Bass Coast where the rich heritage of the area, including Bunurong bio-cultural values, is interwoven into the daily life of residents and visitors. Crucially, the Bunurong people's rights to self-determination will be realised through transfer of relevant decision-making powers, so they can shape the future of their Country, waters and culture. Bunurong traditional and living knowledge will inform planning and management, ensuring protection of the area's unique attributes, while the broader community deeply values and respects Bunurong cultural values, cultural heritage, places of significance, and connection to Country.

Community life is centred around a community hub and the urban form has gently developed to continue to meet the changing needs of residents.

As the town has developed, new buildings and infrastructure are climate-responsive, hazard-responsive, adequately accommodate the expected growth, give residents pride in their town and opportunities to rehabilitate natural habitats have been identified and acted upon.

The local economy is robust and supports both residents and tourists year-round through services, goods and employment supported by a well-functioning transport network which provides both adequate capacity for all users and realistic alternatives to the private car that are more environmentally friendly.

WHAT WE HAVE HEARD SO FAR

Preliminary community consultation for the Structure Plan was held in late 2023, with the purpose of gauging community interest and ideas for the future of San Remo. There were 137 comments received on a range of issues and ideas for San Remo, the most comments were related to the 'Transport & Roads' theme.

A Community Reference Group (CRG) was established for the San Remo Structure Plan. Nominations for the CRG were received through the preliminary community consultation phase. In January 2024, the CRG was established with 12 people made up of San Remo residents, Bass Coast locals or those who own or manage businesses in San Remo.

Throughout the preparation of the Structure Plan significant stakeholder engagement has been undertaken. The objective of early engagement was to advise stakeholders of the Structure Plan project, and its purpose, as well as an opportunity to form positive relationships with stakeholders in the community.

The main comments heard from community, the CRG and stakeholders, include:

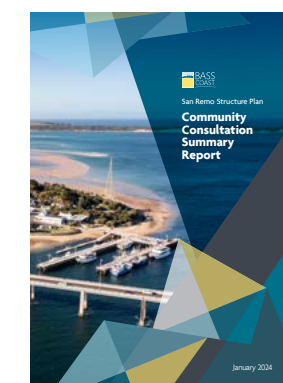
- Overall beautification and improvement of streetscapes (including Marine Parade), public spaces and infrastructure.
- Shared-use solutions for community infrastructure.
- More commercial and business opportunities.
- Improved pedestrian access throughout town, including beach access for all abilities.
- Better car parking provision and upgrade of transport (private and public) networks.
- Upgrade underutilised areas (e.g. Recreation Reserve) and provide facilities for all-ages, particularly teens.
- Improved drainage and consideration of stormwater management due to climate change.
- Improved services for all ages and demographics, such as medical, childcare, and aged care.
- Address consistent, and responsive urban and built design for San Remo.

Through stakeholder engagement of the Structure Plan, predominantly in 2024, the following aspects were further refined and shaped to be addressed:

- Engage with younger demographics to understand their future needs.
- Clarify and understand Bunurong Land Council's role and influence in structure planning.
- Understand how best to engage with Bunurong community.
- Importance of building relationships with local businesses and traders – support plans for further development.
- Define community expectations for the Structure Plan.
- Understand current public land management issues and capacities, and plan for the future.
- Assess infrastructure capacities with service authorities.
- Address user needs for the Recreation Centre and Reserve.
- Align the Structure Plan with Council and State Government advocacy, priorities and plans.

- Improve public spaces – open space, DDA (Disability Discrimination Act 1992) compliance, safety, environmental impacts, access, etc.
- Unlock underutilised land for development.
- Meet emergency services needs in San Remo.

The *San Remo Structure Plan Community Consultation Summary Report* and the *San Remo Structure Plan Stakeholder Engagement Summary Report* include additional details about what was heard.



San Remo Structure Plan Community Consultation Summary Report



San Remo Structure Plan Stakeholder Engagement Summary Report

STRUCTURE PLAN THEMES

This section of the Structure Plan report details its key elements, organised into themes and sub-themes as shown in Table 3. For each theme, the sub-themes include a summary along with key considerations, objectives, strategies and actions. To ensure the Structure Plan respects tangible and intangible local Aboriginal heritage, each theme incorporates relevant Bunurong values. Bunurong values should be considered in understanding and implementing the Structure Plan.

Table 3: Structure Plan themes.

Theme	Sub-Themes
Community and Heritage	- Demographics and community profile - Aboriginal cultural heritage - Post-contact European heritage
Land Use	- Residential - Commercial and mixed use - Public land and public open space (POS)
Environment	- Natural environment and risks - Built environment - Climate change impacts
Utilities and Services	- Asset Management (Infrastructure) - Community Infrastructure - Utilities - Stormwater Management
Economy	- Tourism - Employment - Economic Development
Transport	- Road network - Public transport - Active transport - Parking

COMMUNITY AND HERITAGE

Bunurong values – Community and Heritage

The Bunurong values identified to be considered and referenced for the Community and Heritage Theme include:

- Embedding Bunurong history, culture, and values into spaces, art, and local decision-making.
- Recognising and protecting Country as living, interconnected system that sustain all life.
- Preserving and celebrating Bunurong heritage, language, and traditions through storytelling, education, and acknowledgment of significant sites.
- Encouraging strong relationships between people who live on and care for Bunurong Country, fostering respect, inclusion, and shared responsibility.
- Acknowledging past injustices suffered by the Bunurong people, while working towards reconciliation.
- Applying traditional ecological knowledge to care for Country for future generations.
- Identifying, preserving, and managing places of cultural, environmental and spiritual significance.

Key considerations

The following points highlight key considerations for future planning and infrastructure development in response to the Community and Heritage Theme.

- The importance of incorporating information and visual representations of Bunurong peoples, culture, and storylines into the urban fabric of San Remo.
- The need for improved pedestrian wayfinding in San Remo that communicates the town's history from both Bunurong and post-contact European perspectives.
- The potential benefits of establishing a centralised community hub or centre in San Remo to serve a multitude of purposes for residents.
- The necessity of upgrading and expanding the limited and aged recreation centre, facilities, and infrastructure in San Remo.
- The impact of the trend towards smaller household sizes residing in larger homes on housing needs and land use in San Remo.
- The significant population growth San Remo has experienced (4.06% annually over the past 10 years) and its implications for future planning.
- The demographic shift in San Remo, with growth across all age categories, particularly in Mature Adults and Retirees, and the need to address the significantly larger proportion of Mature Adults and Children.
- The implications of the demographics of the population on planning and service provision in San Remo.

COMMUNITY AND HERITAGE DISCUSSION

San Remo's community and heritage, including Bunurong cultural values, and those connected to the settlers and migrants who have arrived since the first wave of colonisation, is important in shaping the cultural identity of the town.

The Community and Heritage sub-themes have been considered and are discussed on opposite page.

Demographics and community profile

San Remo has experienced significant population growth over the past decade, outpacing both Regional Victoria and the surrounding areas. A 4.06% annual increase has seen the population swell from 1,090 in 2011 to an estimated 1,760 in 2023.

Looking ahead, projections suggest continued growth, with an anticipated increase of around 650 residents by 2041. This would bring the total population to approximately 2,350, although various scenarios suggest a potential range between 2,180 and 3,840. This growth is primarily fueled by internal migration, with new residents predominantly arriving from nearby LGAs such as Casey, Cardinia, and Yarra Ranges. Notably, natural increase was negative for the 2021-2022 period, highlighting the importance of migration to San Remo's growth trajectory.

While the population is growing, it's also ageing. San Remo has a distinctly higher proportion of mature adults and retirees compared to other regions, with 59% of residents aged 45 and over in 2021. This trend is expected to continue, with retirees projected to make up 39% of the population by 2036.

This demographic shift, combined with a current dwelling occupancy rate of just 71% (projected to reach 74% by 2041, is still well below the Victorian average), presents several challenges. San Remo must find ways to attract and retain a younger demographic, address housing affordability, and ensure adequate services and infrastructure are in place to support its growing and ageing population.

Aboriginal cultural heritage

Bunurong peoples hold a deep and enduring connection to San Remo, which is, located within Yallock Bulluk Country, the traditional lands of one of the seven Bunurong clans. For hundreds of generations, they lived, fished, and cared for the land Country, sea Country, and sky Country in this area. Their land management practices, based on established customs, knowledge, philosophy, and lore, predate colonisation and demonstrate a long history of stewardship. Colonisation violently disrupted this connection, yet Bunurong peoples maintain a strong relationship with San Remo, emphasising the importance of preserving their cultural and biocultural values for future generations.

The San Remo Structure Plan can help achieve this by recentering Bunurong knowledge and values alongside the Victoria Planning System, which, as a legacy of colonisation, has historically

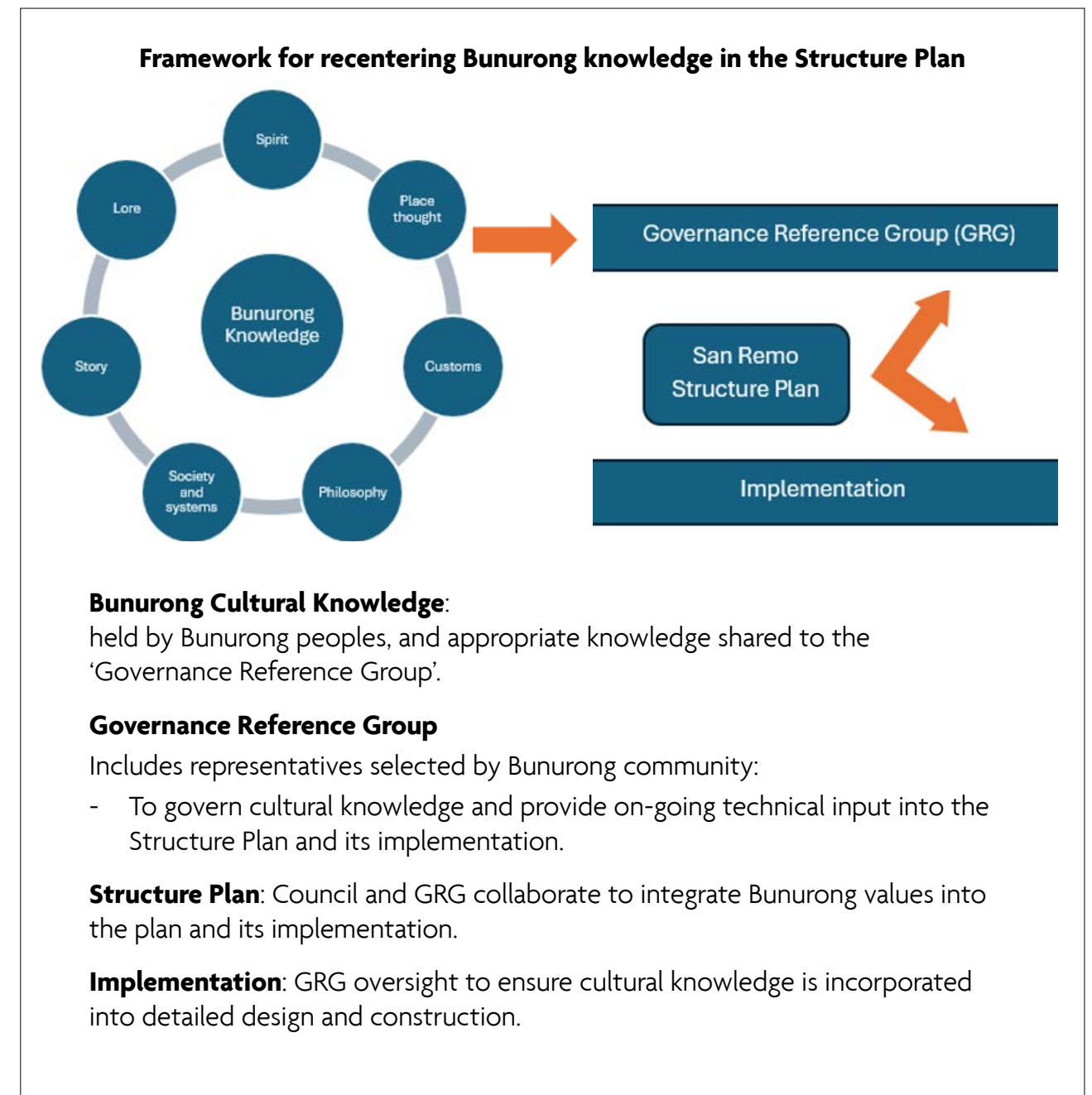
All of our Country is highly significant, every square inch, every rock, every leaf, every dune and every artefact ... if you lose enough of something, what little you have left becomes so much more important.

- Bunurong Land Council Aboriginal Corporation, 2018

excluded them. This involves working with both the existing Victorian Planning System and Indigenous planning concepts, to find balance. Effectively, decentering the former while centering the latter. This process of knowledge activation and resurgence, recognising Bunurong peoples ongoing custodianship and right to self-determination over this Country, is aimed at increasing their authority and legitimacy within the Victorian Planning System.

As such, the San Remo Structure Plan should:

- Recognise Bunurong values, and interests in urban planning. This should be framed by Bunurong worldviews, which understand the interconnected relationship between natural, physical, and metaphysical resources within San Remo.
- Recognise that interconnectedness transcends the artificial boundaries of urban or rural zones within a land use planning context, and that the San Remo Structure Plan and its implementation must ensure that the urban environment is not treated as distinct from the surrounding natural environment.
- Support urban development that enables Bunurong communities to see their culture (values, narratives, and aspirations) reflected in the urban landscape, including promoting land rights and enabling Bunurong to occupy ancestral land.
- Ensure the establishment of the Governance Reference Group (GRG).



Post-contact European heritage

Re-named from Griffiths Point to San Remo in 1888, the town is shaped by its maritime and fishing history, importance as transport and freight connection to Melbourne, and its role as a gateway to Milawul (Phillip Island).

San Remo has three heritage-listed sites, with additional locations identified as having potential heritage value through the Bass Coast Heritage Gaps and Prioritisation Framework. The three heritage-listed sites include the Westernport Hotel, St Augustine’s Anglican Church and the San Remo House at 11 Phillip Island Road.

Years of campaigning resulted in the construction of a vital piece of infrastructure, a suspension bridge across ‘The Narrows’, connecting the mainland at San Remo with Milawul (Phillip Island) at Newhaven. The original bridge was opened in 1940, which had an immediate impact, increasing both tourism and commercial productivity. A new reinforced concrete bridge was opened in 1969 with the original bridge demolished in 1970.

Preserving the post-contact heritage of San Remo through wayfinding, events, interactive information installations, storytelling and physical historical sites provides tangible and intangible links to the past. As the town continues to grow, recognising and protecting the heritage of the place is essential in maintaining San Remo’s unique character and identity.

COMMUNITY AND HERITAGE OBJECTIVES, STRATEGIES AND ACTIONS

In response to the key findings and considerations for the Community and Heritage Theme and its sub-themes, the following objectives and strategies are proposed with:

- Demographics and community profile
- Aboriginal cultural heritage
- Post-contact European heritage

Demographics and community profile

Objective	Strategy
Plan for responsible growth in San Remo by understanding and responding to current and future demographic trends, particular housing.	Regularly review demographics and update planning actions. - Action: Undertake demographic reviews, including analysis of Census data, to understand population growth, age distribution, household size, and other relevant trends. - Action: Review and update actions within the Structure Plan following the release of new Census data to ensure they align with current and projected demographics. Address housing trends and typologies to meet current and future demographic needs. - Action: Undertake regular residential land supply and demand assessments in San Remo and identify current and future housing needs based on demographic projections. - Action: Promote housing diversity by encouraging a range of housing typologies (e.g., apartments, townhouses, smaller single-family homes) to provide options for residents and potentially create more sustainable housing outcomes.
Ensure San Remo’s long-term sustainability by attracting and retaining a younger demographic, addressing housing affordability, and providing adequate services and infrastructure for its growing and ageing population.	Attract and retain a younger demographic. - Action: Support local employment opportunities to provide attractive career paths for young people. - Action: Develop programs and initiatives that cater to the needs and interests of young families and individuals. Provide adequate services and infrastructure for the population. - Action: Strengthen the Community Precinct centered around the San Remo Recreation Centre, San Remo Primary School, San Remo Pre-School, and Bass Coast Health, by: - supporting the expansion of the existing kindergarten. - supporting an early learning childcare centre. - supporting aged care facility on the Bass Coast Health site. - supporting recreation activities (expanding tennis and lawn bowls) and open green space. - discouraging land uses that are not compatible with the community precinct and recreation.

Aboriginal cultural heritage objectives, strategies and actions

Objective	Strategy
Integrate Bunurong values, interests, and cultural knowledge into the San Remo Structure Plan implementation, recognising the interconnectedness of all resources and supporting Bunurong self-determination.	Incorporate the Bunurong worldview into all planning processes. Action: - Explicitly acknowledge and integrate Bunurong cultural values in planning outcomes and establish the GRG with clear terms of reference, outlining roles, responsibilities, and decision-making processes. - In conjunction with the GRG, assess and manage the impact of urban development on the surrounding natural environment holistically, considering the interconnectedness of all resources, and breaking down artificial boundaries between urban and rural zones.
	Promote Bunurong visibility and representation in the urban landscape. Action: - Incorporate Bunurong cultural values and language into public art, signage, building design, and place names. - Support urban development that enables Bunurong communities to see their culture (values, narratives, and aspirations) reflected in the urban landscape, including co-naming.
	Support Bunurong land rights and enable occupation of ancestral land. Action: Explore opportunities for co-management, or other mechanisms that support Bunurong access to and connection with their ancestral lands, working with relevant landholders and government agencies.

Post-contact European heritage objectives, strategies and actions

Objective	Strategy
Enhance understanding and experience of San Remo's history and improve pedestrian movement.	Improve wayfinding throughout San Remo, connecting to the town's history. Action: - Incorporate Bunurong cultural values, alongside those connected to the settlers and migrants who have arrived since the first wave of colonisation into wayfinding elements. - Design and install new or upgrade existing wayfinding signage and infrastructure to facilitate pedestrian movement.
	Conduct detailed heritage assessments for San Remo. Action: - Implement and advocate for funding to undertake the detailed heritage assessments identified in the Bass Coast Heritage Gaps and Prioritisation Framework. - Utilise the findings of the heritage assessments to inform wayfinding and other interpretive elements, enriching the understanding of San Remo's history.



LAND USE

Bunurong values – Land Use

The Bunurong values identified to be considered and referenced for the Land Use Theme include:

- Encourage responsible and sustainable land uses to minimise environmental impacts on Bunurong Country and respect natural landscapes.
- Support urban expansion that protects significant natural and cultural sites.
- Design public and private developments that integrate Indigenous knowledge, art, and storytelling to reflect Bunurong heritage.
- Promote landscaping, built form, and urban design which aligns with Bunurong principles of caring for Country.
- Identify, conserve, and manage important Bunurong sites and areas with Traditional Owners.
- Recognise important waterways, wetlands, and coastal areas which require care and respect.
- Ensure public open space provides opportunities for connection with nature, cultural learning, and community gathering.

Key considerations

- The outcomes and timing of the Bass Coast DAL program and its implications for the eastern extent of the San Remo protected settlement boundary, as well as the introduction of new SLOs.
- The need to align with the Bass Coast Housing Strategy and Bass Coast Neighbourhood Character Study.
- The capacity of the planning system to effectively manage the current degree of residential development and change, given the resulting inconsistencies and outdated nature of some planning controls.
- The limited delivery and implementation of the previous San Remo elements of the San Remo, Newhaven and Cape Woolamai Structure Plan 2010 and lessons learned for future planning efforts.
- The lack of consistency in built form and design outcomes throughout San Remo, particularly in the newer eastern areas, and the importance of preventing this issue from extending into the new growth front.
- The increased growth in eastern San Remo and the need for comprehensive strategic planning to determine appropriate locations for supporting services like commercial development, public open space, and stormwater infrastructure.
- The ability to effectively control and manage urban encroachment onto nearby agricultural land.
- The varied and inconsistent public land management arrangements currently in place throughout San Remo.

The Land Use theme captures how the land throughout San Remo will be used, developed, and managed in the future. It directly informs the Structure Plan, zoning, and extent of different land uses.

Land Use discussion

Residential discussion

The Structure Plan considers the residential areas of San Remo to include, the established area encompassing all the land within the settlement boundary (west of Potters Hill Road) and the growth front, east of Potters Hill Road. The growth front's development is subject to the State Government's Distinctive Areas and Landscapes project and is discussed in a separate section of this report, titled 'Growth Area'.

San Remo's established residential area features conventional residential development (500-800 square metres) adjacent to Wujmarrinh (Western Port Bay) which transitions up to a precinct of low density housing (2,000-4,000 square metres) set high on the exposed hill surrounded by open farmland overlooking Bass Strait.

The residential zones in San Remo are the Mixed Use Zone (MUZ), General Residential Zone (GRZ) and the Low Density Residential Zone (LDRZ). The township is presented with a number of housing challenges that are multifaceted and impact various aspects of the community, from affordability to supply issues. These are discussed below.

Demand

San Remo has seen a surge in housing demand, particularly during the COVID-19 pandemic, leading to a sharp increase in house prices and rental rates. The median house price in San Remo is significantly higher than the regional average, making it one of the most expensive peri-urban areas in Victoria. This price escalation is partly due to the town's desirable coastal location, larger housing stock, and demand from semi-retirees and retirees. The high cost of housing is a barrier for many potential residents, particularly younger families and key workers, who find it increasingly difficult to afford to live in the area.

Supply

The Distinctive Areas and Landscapes Program proposes a protected settlement boundary for all settlements in Bass Coast, the protected settlement boundaries are being placed in a bid to protect significant landscapes and environmental features. Of all the settlement boundaries proposed, San Remo is the only township proposed to have a protected settlement boundary that extends beyond its existing settlement boundary to include a growth front. This growth front will be servicing the greenfield housing needs, not just for San Remo but also for the Milawul (Phillip Island) and the waterline communities. It is vital the growth front is appropriately sequenced and managed in accordance with the growth areas section of this report.

Occupancy Rates and Housing type

San Remo has a lower house occupancy rate compared to the Victorian average, with a significant number of unoccupied dwellings likely used as holiday homes or investment properties. This high proportion of holiday homes affects the availability of housing for permanent residents, exacerbating affordability issues, discussed in the next section of the report.

Additionally, the current housing stock is predominantly separate houses, with a smaller proportion of medium-density housing. While the average household size is expected to remain stable at around 2.2 persons per household. A significant increase in the number of retirees is anticipated, with 39% of the population projected to be retirees by 2036. The majority of households currently consist of adult couples (34%) and lone persons (29%), with a lower proportion of family households compared to regional Victoria. As such there is a pressing need for diverse housing options to accommodate different household structures and income levels, including smaller homes and units for retirees, medium-density housing for downsizers, and affordable options for lower-income residents.

Updating existing housing policy

To provide certainty about housing change across the Shire, the Council recently adopted the Bass Coast Housing Strategy and the Bass Coast Neighbourhood Character Study. Combined, both documents inform planning scheme changes.

To accommodate and plan for growth, the Housing Strategy outlines a framework for managing housing growth for the next 15 years, by ensuring sufficient land and housing diversity for future community needs. The Housing Strategy guides housing change across the Shire in townships and informs the appropriate location and application of residential zones. The Housing Strategy 'Change Areas' of minimal, incremental, substantial and investigation, for San Remo are shown in Figure 6.

These housing change areas have been applied in accordance with State planning guidance in Planning Practice Note 90: Planning for housing (PPN90) which sets out the descriptors for the change areas:

- Substantial Change Areas – Planning for intensification
- Incremental Change Areas – Consolidating existing urban areas
- Minimal Change Areas – Inappropriate for further consolidation

For San Remo, there is also an investigation area identified, which takes in an area of GRZ and MUZ on Phillip Island Road. This pocket of land is discussed below under Commercial and Mixed Use sub-theme.

Inline with the Housing Strategy, the Neighbourhood Character Study was undertaken at the same time, to incorporate neighbourhood character profiles for the Shire’s towns. For San Remo, the Neighbourhood Character Study identified three different neighbourhood character areas, these are shown in Figure 7:

- Coastal contemporary
- Coastal residential
- Rural residential

Coastal Contemporary

Residential areas characterised by consistently sited dwellings in private garden settings and gridded street layout. Modern dwelling types dominate across the precinct, interspersed by heritage dwellings as well as Contemporary infill development. Distinguishing characteristics which define the sub-precincts are listed below.

- Predominantly 2 storey dwellings in coastal areas
- Predominantly contemporary development
- Low to medium levels of vegetation
- Sloping to steep topography
- Coastal views



Coastal Residential

Residential areas characterised by higher density development and a gridded street layout in coastal locations. Modern and contemporary dwelling types dominate across the precinct, interspersed by heritage dwellings. Distinguishing characteristics which define the sub-precincts are listed below.

- Features occasional higher density development
- Mix of post war, modern and contemporary style developments
- Low to medium levels of vegetation
- Flat to sloping topography
- Occasional coastal views



Rural Residential

Primarily consists of Contemporary dwellings, interspersed with Inter-war and Post-war dwellings, sited on large residential lots within rural settings and at edges of settlements. Dwellings feature large floor plates and are inconsistently sited within grassy, open lawns in a vegetated setting surrounded by a mix of sealed and unsealed roads and varied infrastructure treatments.

- Large lots
- Medium levels of vegetation
- Sealed and unsealed roads
- Features flat to sloping topography
- Views to surrounding rural properties and landscape



Based on the recommendations in the Neighbourhood Character Study and the Housing Strategy Statutory Implementation Report, the following residential zones are proposed for the housing change areas and neighbourhood character precincts in San Remo, the proposed zones are shown on Figure 8.

Change Area	Neighbourhood Character Precinct	Current Zone	Recommended change
Substantial Change	Coastal Contemporary	General Residential Zone	General Residential Zone
	Coastal Residential	General Residential Zone	General Residential Zone
Incremental Change	Coastal Contemporary	General Residential Zone	General Residential Zone
	Coastal Residential	General Residential Zone	General Residential Zone
Minimal Change	Coastal Contemporary	General Residential Zone	Neighbourhood Residential Zone
	Coastal Residential	General Residential Zone	Neighbourhood Residential Zone
	Rural Residential	General Residential Zone	Neighbourhood ResidentialZone
		Low Density Residential Zone	Low Density Residential Zone



Figure 8. The proposed residential development framework illustrating the proposed zone changes.

Through implementing the Housing Strategy and the Neighbourhood Character Study, it is proposed each neighbourhood character precinct and change area combination will have its own schedule to the GRZ and the Neighbourhood Residential Zone (NRZ). This will not be applied to the LDRZ, which will instead have a Design and Development Overlay applied.

The implementation of the Housing Strategy and the Neighbourhood Character Study is currently under development and will be applied through a Shire-wide planning scheme amendment, including San Remo.

For the Structure Plan, there are no proposed changes to the above approach as recommendations are consistent with the Housing Strategy and the Neighbourhood Character Study.

Genista Street - Mixed Use Zone Precinct

The MUZ is applied to 21 properties in San Remo along Phillip Island Road, Back Beach Road and Genista Street. Some, or all of this land was previously covered by an Industrial Zone prior to the New Format Planning Scheme in 1999. The Planning Panel noted the application of the MUZ it –

has been applied to areas where it is proposed to encourage tourist related development, as the zoning for an appropriate range of residential and commercial uses.

The San Remo, Newhaven and Cape Woolamai Structure Plan 2010 identified the area of MUZ and land east to Panorama Drive to be used for tourism development, reinforcing this original purpose. However, no rezoning was recommended.

In July 2013, Planning Scheme Amendment VC100 revised the purpose of the Mixed Use Zone across Victoria. The changes included the introduction of an additional purpose ‘to provide for housing at higher densities’. Prior to this, the MUZ did not include reference to residential densities. Since this time, higher density housing has emerged throughout areas zoned MUZ. The MUZ zoning in San Remo has not been reviewed since this change.

For the MUZ, the Practitioners Guide to Victoria’s Planning Schemes states the following regarding its application –

This zone is applied to areas suitable for a mixed-use function, including a range of residential, commercial, industrial and other uses. It is suitable for areas identified for residential development at increased

densities including urban renewal and strategic redevelopment sites. A schedule to the zone may specify a maximum building height and local requirements for specified clause 54 and clause 55 standards.

The Bass Coast Housing Strategy placed all MUZ land into Investigation Areas citing a mismatch between the original intention of the MUZ at its application and the trends of the MUZ since VC100. In San Remo, the MUZ is surrounded on all sides by Substantial Change Areas and based on the objectives and strategies informing the areas, would be included in this substantial change area if not for the current zoning.

The San Remo Urban Design Framework, prepared for the Structure Plan, recommends the MUZ land be rezoned to the Commercial 1 Zone (C1Z) to be consistent with the balance of the Marine Parade Activity Centre. The PPN90 says the following about the C1Z –

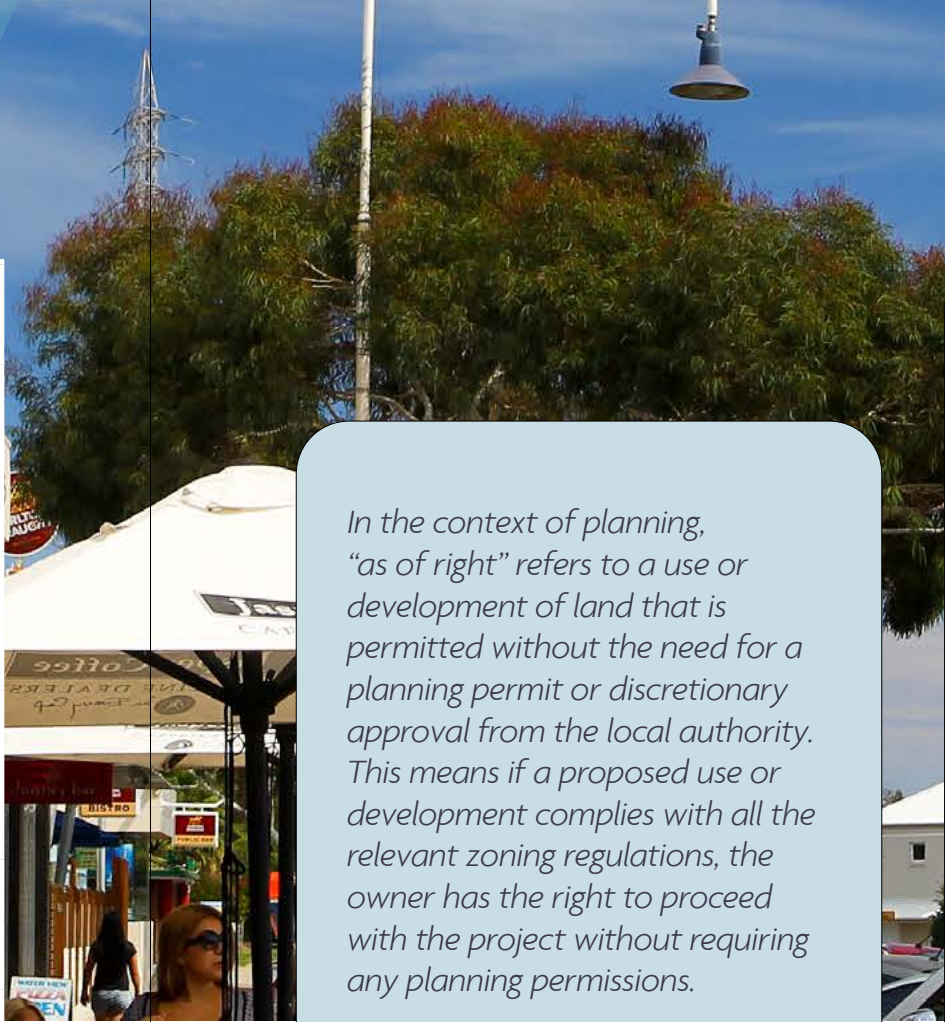
This zone is applied in mixed use commercial centres for retail, office, business, residential, entertainment and community uses. It allows a wide range of commercial and accommodation activities without a permit, including a supermarket or shop. A schedule to the zone allows a maximum leasable floor space to be specified for office or shop only in rural planning schemes (not in metropolitan Melbourne).

From a functional perspective, there are some differences between the MUZ and the C1Z in terms of permit requirements for various land uses and development, see table over the page.

Use or Development	Mixed Use Zone	Commercial 1 Zone
Use and development of a Dwelling	As of right – permit requirements mirror General Residential Zone	As of right if the ground floor frontage is 2m or less – a permit is required for any buildings and works
Use of a Bed & Breakfast	As of right subject to conditions	As of right if the ground floor frontage is 2m or less
Use as other holiday accommodation	Permit required	As of right if the ground floor frontage is 2m or less
Use as food and drink premises	As of right if floor area is 150sqm or less	As of right
Use as shop	As of right if floor area is 150sqm or less	As of right
Use as office	As of right if floor area is 250sqm or less	As of right
Medical centre	As of right if floor area is 250sqm or less	As of right
Use as other retail	Permit required	As of right
Industry	Permit required	Permit required

It is clear from the above comparison that the CIZ is more permissive to commercial uses and holiday accommodation than the MUZ. The MUZ allows for more private residential use with some allowance for small-scale commercial uses.

Given the Urban Design Framework (UDF) identifies the MUZ area as an important part of the Marine Parade Activity Centre, rezoning this area to Commercial 1 Zone is appropriate, and should be considered for the following reasons on the opposite page:



In the context of planning, “as of right” refers to a use or development of land that is permitted without the need for a planning permit or discretionary approval from the local authority. This means if a proposed use or development complies with all the relevant zoning regulations, the owner has the right to proceed with the project without requiring any planning permissions.

- CIZ is more permissive to commercial uses envisaged for the Marine Parade Activity Centre, including tourism-oriented uses.
- It allows consistent zoning across the entire ‘activity centre’ precinct.
- Rezoning does not impact the current businesses, which includes some industry.
- The Environmental Audit Overlay (EAO) continues to apply to the land and area, preventing sensitive uses without formal investigation into land contamination.
- Both the CIZ and MUZ are compatible with the Substantial Change Area surrounding the area recommended by the Housing Strategy, and this is not a valid reason to prevent the rezoning.

Mary Grove - Live/work tenancies

Recommendation 18 for the Marine Parade Precinct Masterplan in the Urban Design Framework states: *Encourage future small-scale commercial and live/ work tenancies to the rear of Mary Grove residences.*

The land in question at 6-20 Mary Grove is located within the General Residential Zone and noted as a Substantial Change in Housing Strategy (2024). Whilst the General Residential Zone does allow home-based businesses, it is limited in the number of other businesses that can be accommodated in the zone such as medical centres, convenience shops and food and drink premises and only with a land-use permit.

The Mixed Use Zone has been investigated as an alternative to achieve this recommendation. As described above, the MUZ allows for private residential use with some allowance for small-scale commercial uses.

Applying the MUZ allows for the private market to determine when commercial uses will be appropriate and feasible in this location whilst facilitating housing as the primary land use.

Affordability

San Remo has been experiencing significant housing affordability challenges driven by high demand and rising prices. As of 2022, the median house price in San Remo was \$1.02 million, significantly higher than the Bass Coast median (\$777K) and nearly double the median for Regional Victoria (\$580K). The high house prices are influenced by the town's coastal location, larger housing stock, and increased demand, particularly during the COVID-19 pandemic. The rental market is also highly competitive, with median rents around \$450 per week and a limited supply of rental properties available for permanent residents.

Employment and income levels in San Remo contribute to the housing affordability challenges. The labour force participation rate in Bass Coast is 49%, lower than the regional Victoria average of 56%. Many residents work in agriculture, tourism, and service sectors, with a significant portion commuting to Melbourne's southeastern suburbs.

Despite strong population growth, local job growth has been low, partly due to an ageing population and migration trends. The average income of residents living in San Remo is \$939 per week, which is higher compared to other areas of Bass Coast (\$860 per week) and slightly higher than the Regional Victoria average (\$930 per week). However, wage growth has been slow, and the competitive job market has not yet translated into a substantial rise in the Wage Price Index.

San Remo has experienced steady population growth over the past decade, however, the housing occupancy rate, currently around 70%, is projected to only slightly rise to 74% by 2041,

remaining below the Victorian average of 86%. A significant portion of households in San Remo consists of couples without children, non-family households, and unoccupied private dwellings, which is higher than the regional Victoria average.

To address these challenges, the Housing Strategy 2024 emphasises the need for diverse and affordable housing options. Key actions include implementing the Bass Coast Social and Affordable Housing Strategy, and encouraging housing diversity and higher density and accessible housing around town centres. The strategy also highlights the importance of supporting key workers in healthcare, hospitality, tourism, and agriculture, who struggle to find affordable housing.

Similarly, the Victorian Housing Statement aims to improve housing affordability and has introduced mechanisms like the Development Facilitation Program (DFP) which aims to streamline standard planning processes and supports significant regional housing developments that meet specific criteria including: a minimum value of \$15 million and at least 10% affordable housing provision. Leveraging programs like the DFP could be particularly relevant for San Remo, which has an identified infill capacity of 1,140 lots, and within the Marine Parade Activity Centre specifically, there is potential to accommodate 157 dwellings across 23 sites.

Overall, for San Remo there is a clear objective to improve housing affordability and diversity, ensuring access to suitable housing for all residents, including key workers and those on lower incomes.

Residential Objectives, strategies and actions

Objective	Strategy
Increase the supply of affordable and diverse housing.	Facilitate the development of new affordable and diverse housing options. Action: - Actively promote and attract investment to develop housing in Marine Parade, specifically targeting projects that can meet the DFP criteria. - Investigate streamlining local government planning processes for housing developments that include affordable housing components, potentially offering incentives such as fast-tracked approvals or even density bonuses. - Engage with community housing providers to develop affordable housing options. - Advocate for State and Federal Government support for affordable housing initiatives in San Remo. - Incorporate the strategic guidelines for the Growth Area into Clause 11.01-1L-5 of the Bass Coast Planning Scheme to guide any future rezoning of the growth area. Encourage higher density and accessible housing around the town centre. Action: - Implement the Bass Coast Housing Strategy, Bass Coast Neighbourhood Character Study, and San Remo Urban Design Framework into the Bass Coast Planning Scheme to clarify and strengthen the opportunities for increased density, particularly around Marine Parade and the substantial change areas, while preserving the character. - Rezone the Mixed Use Zone land to Commercial 1 Zone. - Rezone land at 6-20 Mary Grove to the Mixed Use Zone to facilitate compatible small-scale commercial if the market demand is generated.
Support key workers and lower-income households	Develop targeted housing solutions for key workers. Action: - Collaborate with local employers in sectors like healthcare, hospitality, tourism, and agriculture to identify their employees' housing needs and develop tailored solutions, potentially including employer-assisted housing programs. - Advocate for State and Federal Government support for key worker housing initiatives in San Remo.

cont...Residential Objectives, strategies and actions

Objective	Strategy
Monitor and Evaluate Progress.	Establish a framework for monitoring housing affordability indicators in San Remo. - Action: Regularly collect and analyse data on house prices, rents, vacancy rates, and income levels. - Action: Track the progress of implemented strategies and actions and make adjustments as needed.

Land Use - Commercial discussion

The Marine Parade Activity Centre is the primary commercial hub, featuring a mix of retail, hospitality, and commercial enterprises, anchored by the supermarket. The town’s strategic location at the gateway to Milawul (Phillip Island) enhances its economic activities, particularly in retail and hospitality.

This area is zoned Commercial 1 Zone, the zone has two main purposes, which are:

- To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.
- To provide for residential uses at densities complementary to the role and scale of the commercial centre.

The San Remo Economic Analysis found that the town’s economic output is around \$214.1 million, with tourism being a major contributor. The town has approximately 680 jobs, representing about 5% of total employment in Bass Coast. Key sectors driving employment include healthcare, accommodation and food services, and retail trade, which are essential for both residents and the seasonal influx of tourists.

High housing costs and limited local employment opportunities make it challenging to attract and retain employees in San Remo. Many residents commute long distances to work, which can impact their quality of life and contribute to traffic congestion. Supporting local job growth and providing affordable housing options for key workers in sectors like healthcare, hospitality, and tourism is vital for the town’s economic sustainability.

A summary of the key recommendations from the San Remo Economic Analysis include:

- **Retail/Commercial:** Expand retail space in the Marine Parade Activity Centre (2,400 sqm by 2044, 3,600 sqm at full build-out), prioritising its revitalisation and supporting supermarket expansion. Encourage active street frontages and mixed-use redevelopment (shop-top housing, tourist accommodation).
- **Tourism:** Support existing tourism projects (trails, foreshore, Marine Precinct). Encourage commercial accommodation in mixed-use buildings and leverage rural surroundings for tourism development (wellness retreats, farm gates).
- **Infrastructure:** Improve access/movement in the Activity Centre, invest in public realm/streetscape (especially western end), and enhance the foreshore/marine precinct.
- **Industrial:** Acknowledge San Remo’s unsuitability for industrial land due to its location and limited land, but ensure provision elsewhere in the Shire.
- **Long-Term:** Plan for a full build-out population of ~3,700 and protect the future opportunity for a convenience centre (1,000 sqm) east of Potters Hill Road, subject to demand.

Commercial land objectives, strategies and actions

Objective	Strategy and Actions
To improve local employment opportunities and reduce reliance on long commutes, thereby enhancing residents' quality of life.	Strategies: - Support the growth of key sectors like tourism, hospitality, and healthcare. - Facilitate the development of new businesses and encourage entrepreneurship. - Advocate for improved public transport options to connect San Remo with surrounding areas. Actions: - Implement the Bass Coast Economic Development Framework that promotes growth key sectors and outlines support measures. - Support the redevelopment of the Bass Coast Health site. - Establish a business support program offering resources, mentorship, and networking opportunities. - Collaborate with local training institutions to deliver relevant training programs. - Lobby for improved public transport services and frequency.
To enhance the vitality and attractiveness of the Marine Parade Activity Centre as a retail and commercial hub.	Strategies: - Implement the recommended retail and commercial floorspace targets, prioritising the Marine Parade Activity Centre. - Support the expansion of the existing supermarket as a key anchor. - Incentivise redevelopment of underutilized sites for mixed-use development, including shop-top housing and tourist accommodation. - Improve streetscape and public realm in the Activity Centre. Actions: - Amend the Bass Coast Planning Scheme to facilitate the recommended commercial floorspace. - Work with the supermarket operator to support their expansion plans. - Develop an incentive program for attracting investment in the redevelopment projects in the Activity Centre. - Implement the measures outlined in the San Remo Urban Design Framework. - Within the growth front designate land east of Potters Hill Road for a potential future convenience centre.

Objective	Strategy and Actions
To strengthen San Remo's visitor economy by enhancing existing tourism assets and developing new tourism experiences.	Strategies: - Support existing tourism projects like Yallock Bulluk Coastal Trail, Bass Coast Dinosaurs Trail, foreshore enhancements, and the Marine Precinct redevelopment. - Encourage the development of commercial accommodation in mixed-use developments. - Promote the development of small scale rural tourism offerings, such as wellness retreats and farm gate experiences at the periphery of the township. Actions: - Continue to support and promote existing tourism initiatives. - Streamline the planning approval process for tourist accommodation in mixed-use developments. - Partner with local tourism operators to develop and market rural tourism experiences.
To ensure adequate infrastructure and services are in place to support economic development and tourism growth.	Strategies: - Improve vehicle access and movement in and around the Marine Parade Activity Centre. - Invest in public realm and streetscape improvements. - Enhance the foreshore and marine precinct. Actions: - Implement the recommendations of the Bass Coast Access and Movement Strategy for the Activity Centre. - Prioritise public realm improvements in the Marine Parade Activity Centre, in accordance with the San Remo Urban Design Framework.
To acknowledge the limited suitability of San Remo for industrial land use while ensuring adequate provision across the Shire.	Strategies: - Recognise San Remo's coastal location and finite urban land as constraints for industrial development. - Support the provision of industrial land in more appropriate locations within the Shire in accordance with the Bass Coast Industrial Land Use Strategy. Actions: - Reflect the limited industrial potential of San Remo in the planning scheme. - Implement the findings of the Bass Coast Industrial Land Use Strategy and direct all industrial type land uses to appropriately zoned land.

Land Use - Public land and public open space (POS) discussion

Public open space is crucial for healthy, thriving communities. It enhances physical and mental wellbeing, fosters social connections and inclusion, provides economic benefits (reduced healthcare costs, worker attraction, nature-based tourism), and protects the environment. Bass Coast Shire Council recognises this importance and strives to provide a diverse and integrated network of public open space that meets the needs of current and future residents.

San Remo currently boasts 57 hectares of public open space, including 12.64 hectares dedicated to sports and recreation areas, and playgrounds across eight sites.

A key feature of San Remo's open space is the network of natural open spaces and conservation areas surrounding the township, encompassing diverse landscapes from Wunmarrinh (Western Port Bay) to the Bass Strait coast. These areas are linked by recreational corridors, with the planned Yallock Bulluk Coastal Trail poised to further enhance this network. This unique natural setting is a hallmark of San Remo's public open space and a valuable asset. However, it's acknowledged that these trails are primarily accessible to able-bodied individuals, and some parts of the trails

are subject to environmental pressures like sand accretion and erosion. Furthermore, land management responsibilities require clarification, with DEECA proposing Council assume management.

While no state-wide benchmark exists for per capita open space provision, six guiding principles are typically considered: equitable distribution (access within a 5-minute walk of 95% of dwellings), access and connectivity (free access, safe pedestrian and cycle links), quality (optimised design, construction, and maintenance), quantity (appropriate provision for various uses), diversity (range of park types and amenities), and sustainability (biodiversity support, resource efficiency).

A recurring concern throughout community consultation has been the perceived lack of public open space in San Remo. To assess this, an audit of existing public open space was conducted, classifying areas into categories including: sports fields and organised recreation facilities, parks and gardens, natural and semi-natural open space, recreation corridors, conservation reserves/protected areas, government schools, and cemeteries.

This audit revealed a deficiency in the eastern portion of Island View Estate (east of Moondara Drive) and within Elevation Crescent. Approximately 170 properties

in this area lack access to grassed open space suitable for informal recreation. Residents instead rely on drainage reserves and the shared path along Phillip Island Road. The nearest formal park and garden space, Anderson Street Reserve, is located between 401 and 1,000 metres away (as the crow flies), a distance likely greater when considering indirect pedestrian routes via footpaths within road reserves and municipal reserves. Therefore, the provision of new parkland is recommended.

The audit revealed a privately owned parcel of land within the Penniwells Estate, situated between the rear boundaries of properties on Oceanview Drive and the public walking corridor/drainage reserve. Despite the presence of a fence, the parcel appears visually contiguous with the public open space. This parcel is located within the settlement boundary, zoned Farming, and is not subject to any overlays. It is currently undeveloped, with no agricultural activity or built structures observed. Given its location within the settlement boundary and its immediate proximity to public open space, it is recommended that the Structure Plan include an investigation into potential land use opportunities for this site. Furthermore, this parcel is one part of another separate landlocked farming-zoned lot, also situated within the settlement boundary. Considering the site's contextual characteristics, it is recommended that

the landlocked lot remain designated as Farming Zone land and be excluded from the settlement boundary.

The audit identified several zoning anomalies involving public land. Specifically, instances were found where public land was inappropriately zoned, which can potentially impact effective public land use management. For example, the Bass Coast College is situated within the Farming Zone, and the conservation area at Keams Estate is included in the General Residential Zone. To rectify these inconsistencies, it is recommended that a planning scheme amendment be initiated to correct the identified public land zoning anomalies.

San Remo's formal sports and active recreation facilities comprise four tennis courts, a lawn bowls rink, a squash court, and an indoor multi-purpose court at the San Remo Recreation Centre. Basketball and netball courts are also available at Bass Coast College. Preliminary assessments have identified a need for one additional netball court and four additional tennis courts, effectively relocating existing courts from Newhaven to San Remo. The planned growth front will necessitate the inclusion of further active recreation facilities. A comprehensive Sports and Active Recreation Needs Assessment is recommended to determine the optimal configuration and usage of these future facilities.



Figures 9. Public open space in San Remo.

The impact of projected population growth necessitates careful consideration of existing open space capacity. Within the San Remo substantial housing change area, the Marine Parade foreshore, San Remo Recreation Centre, and Lions Park are identified as critical open spaces. Upgrades to these areas and improved connectivity between them are essential. The San Remo Urban Design Framework (UDF) outlines measures for enhanced wayfinding and public realm/streetscape improvements to facilitate these connections, and also provides guidance on planned upgrades. The San Remo Recreation Centre has the potential to function as a valuable multi-use community space, supporting a range of activities that complement the surrounding open space and land uses, providing an overall improvement to net community benefit. Realising this potential requires careful consideration of existing land management arrangements to ensure development maximises community benefit.

Effective management and maintenance of public open space, including the diverse arrangements currently in place for various sections of State-owned Crown land in San Remo, are crucial. While shared management can offer some advantages, the current system in San Remo has presented challenges in achieving consistent and optimal outcomes for the community. The Structure Plan, therefore, recommends a comprehensive review of public land management arrangements in San Remo, both for the present and the future, to achieve the following:

- **Enhanced Advocacy:** Strengthened advocacy for projects and initiatives identified in the Structure Plan, particularly those outlined in the San Remo UDF, related to public land.
- **Clear Accountability:** Consistent management practices that provide clarity for the community regarding responsible parties for each area, facilitating easy contact when necessary.
- **Unified Standards:** Consistent maintenance programming and implementation to create a cohesive network of public areas with a unified 'look and feel', including consistent infrastructure and design elements.

Public Land and Public Open Space Objectives, strategies and actions

Objective	Strategy and Actions
To address the identified deficiency in public open space, particularly in the eastern portion of Island View Estate and Elevation Crescent.	Strategies: - Prioritise the provision of new parkland in areas with identified undersupply. - Ensure equitable distribution of open space, aiming for access within a 5-minute walk (400m) of 95% of dwellings. - Incorporate diverse open space typologies (parks, gardens, playgrounds) to cater to various recreational needs. Actions: - Develop a detailed plan for new parkland provision, including location, size, and amenities. - Acquire suitable land for new park development. - Consult with the community to determine desired park features and amenities. - Implement the parkland development plan, including construction and landscaping.

To enhance the quality, connectivity, and functionality of existing public open spaces, including the Marine Parade foreshore, San Remo Recreation Reserve, and Lions Park.	Strategies: - Improve connections between key open spaces through enhanced wayfinding, public realm improvements, and streetscape upgrades. - Upgrade existing facilities and amenities within these spaces. - Ensure the San Remo Recreation Centre plays a multi-functional role, supporting diverse community uses. Actions: - Implement the wayfinding and public realm improvements outlined in the San Remo UDF. - Implement upgrade plans for the Marine Parade foreshore, San Remo Recreation Reserve, and Lions Park outlined in the San Remo UDF. - Explore partnerships and funding opportunities for facility upgrades.
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cont...Public Land and Public Open Space Objectives, strategies and actions

Objective	Strategy and Actions
To ensure adequate and well-planned open space provision.	Strategies: - Incorporate open space planning into the growth front’s design from the outset. - Allocate sufficient land for a variety of open space types, including sports fields and active recreation facilities. - Conduct a Sports and Active Recreation Needs Assessment to inform the design and provision of sports and recreation facilities. Actions: - Undertake a recommended Sports and Active Recreation Needs Assessment. - Develop design guidelines for all open space in the growth front, ensuring connectivity and functionality. - Secure funding mechanism for open space development in the growth front. - Undertake a planning scheme amendment to ensure public land and public open space is appropriately zoned. - Undertake an investigation to determine suitable land use options, with consideration given to public open space development, for the Farming Zone parcel situated within the Penniwells Estate settlement boundary. - Integrate open space requirements into the growth front master plan.
	To protect, enhance, and manage San Remo’s natural open spaces and recreation corridors, including the Yallock Bulluk Coastal Trail. Strategies: - Address environmental constraints such as sand accretion and erosion. - Clarify land management responsibilities, potentially with Council assuming management from DEECA. - Improve accessibility for all community members, including those with mobility limitations. Actions: - Develop and implement management plans for natural open spaces, addressing environmental challenges, specifically environment risks. - Formalise land management agreements with relevant agencies. - Amend planning scheme maps to ensure public land is in the most appropriate zone. - Investigate opportunities to improve accessibility of trails and natural areas. - Promote community awareness and appreciation of these natural assets.

UTILITIES AND SERVICES

Bunurong values

The Bunurong values for the Utilities and Services Theme include:

- Utilities and services, including community infrastructure, must aim to protect and restore Country by including Bunurong community and cultural values.
- Decision-making on utilities and services for San Remo must involve and benefit local Bunurong communities.
- Incorporate Bunurong values, history, storylines and art into urban, infrastructure and service design.
- Understanding and protecting sacred Bunurong sites, particularly in San Remo’s growth front area.
- Utilities and services should give back to the land and community, not just extract from them.
- Knowledge-sharing between Traditional Owners and Bunurong community and service providers should be encouraged.
- Meaningful consultation with Traditional Owners and Bunurong community should be required in all planning and development programs and projects.

Key considerations

The Utilities and Services key considerations for the Structure Plan include:

- The aged infrastructure throughout San Remo and the lack of an entrance statement to the township on Phillip Island Road.
- The capacity of existing stormwater infrastructure to accommodate growth and climate change impacts.
- The limited ability of existing infrastructure to withstand residential growth and change on a haphazard or piecemeal basis.
- Funding limitations for infrastructure and development in public areas.
- The aged public infrastructure, such as playgrounds, shelters, and seating, throughout San Remo.
- The limited, safe, and all-abilities access to beaches and coastal areas around San Remo.
- The lack of safe and pedestrian-friendly spaces throughout streetscapes, particularly in eastern growth areas.
- The limited usable and attractive areas of public open space for all ages and abilities.



Utilities and services discussion

An effective and well-functioning town is based around how well serviced it is in terms of physical and community infrastructure. To create a San Remo which is resilient and liveable is important, both for existing residents, future residents and Council.

Asset Management (Infrastructure)

In San Remo, the Bass Coast Shire Council is responsible for a diverse portfolio of assets, including roads, urban stormwater systems, public open spaces, pathways, and built structures. Effective asset management is crucial for ensuring these assets meet community needs and provide value for money. To achieve this, the Council utilises Asset Management Plans, which provide a framework for best-practice asset investment decision-making and strategic management. These plans aim to optimise service levels across a range of criteria, including availability, accessibility, quality, quantity, safety, responsiveness, environmental sustainability, and cost-effectiveness.

The current Asset Management Plans define the condition of the Council's assets as of the 2024 financial year. They also project the necessary funding over the next 10 years to achieve desired asset performance targets and details the planned asset management activities for that period. San Remo's assets will continue to be managed in accordance with these established tools and strategies.

A key consideration for San Remo is the unique and complex nature of its asset management landscape.

Unlike other towns, San Remo's assets, particularly roads and open spaces, are often managed by a variety of stakeholders. This includes various land managers such as Department of Transport and Planning (formerly VicRoads) for the Phillip Island Tourist Road, and who own undeveloped land in the foreshore, DEECA who are the Committee of Management for the foreshore including near Marine Parade and Lions Park, Parks Victoria who are responsible for the Jetty and manage some of the foreshore areas, Committee of Management for the San Remo Recreation Reserve, amongst these are also vital assets like Bass Coast Health, San Remo Pre-School, San Remo Primary School.

This multi-stakeholder environment necessitates cohesive and unified management practices. A shared strategic vision is essential to ensure all stakeholders are working towards the same goals for the benefit of the community. Without a coordinated approach, there's a risk of fragmented efforts, duplication of resources, and potentially conflicting priorities. This can lead to inefficiencies, reduced community benefit, and a lack of clear accountability.

Therefore, a transparent, cohesive, and unified management framework is crucial for San Remo's assets. This framework should clearly define the roles and responsibilities of each stakeholder, establish communication channels, and outline a process for joint decision-making. By fostering collaboration Council can maximise the value of San Remo's assets and ensure they contribute to a vibrant and thriving community. This collaborative approach should be an integral part of San Remo's future as it will weave together the various asset management activities into a seamless and effective whole. Critically, all assets, regardless of the managing stakeholder, should be treated as integral components of San Remo's overall public realm, contributing to a unified and cohesive community experience.

Asset Management Objectives, strategies and actions

Objective	Strategy and Actions
Establish a collaborative governance framework and unified Asset Management Plan.	Strategies: Implement a formal governance structure and develop a unified Asset Management Plan involving all stakeholders. Actions: - Establish a San Remo Asset Management Committee with representation from all relevant entities. - Develop a consolidated Asset Management Plan integrating all assets, regardless of ownership, with shared vision, priorities, and performance targets. - Formalise stakeholder agreements outlining roles, responsibilities, and collaborative arrangements.
Improve communication and transparency.	Strategies: Enhance communication and engagement with the community and stakeholders. Actions: - Develop a communication plan and platform for sharing asset information and project updates. - Conduct regular community forums and establish clear communication channels.



Community Infrastructure

Community infrastructure is defined as the spaces and program through which people socialise, learn, recreate, create and celebrate culture. It is the sum of ‘hard’ infrastructure (buildings) and ‘soft’ infrastructure (support services and programs).

Community infrastructure encompasses public and privately provided facilities and services, including those managed by the Council and non-Council entities. Within San Remo, the scope of community infrastructure includes categories such as education, early years, services for older people, community health, emergency services, law and order, hospitals, community meeting spaces, libraries, arts and cultural facilities, and indoor and outdoor recreation facilities.

The Community Infrastructure Assessment found that San Remo’s, small local population, is growing. There is a high number of ageing residents which will require accessible infrastructure and services. San Remo also services populations outside its periphery providing access to early years infrastructure and health services.

Overall, the existing infrastructure is San Remo is well located, with opportunities for collocation and connections with the retail precinct. Due to the size of the current and forecast population the demand for new infrastructure is limited. Given this, Council should ensure the existing infrastructure can adapt and respond to changing community needs. The proposed future residential growth area will require additional open space and due to availability of land, it may be able to accommodate regional recreation infrastructure for the broader Bass Coast community.

Community Infrastructure	Recommendation
Education	Work with the Department of Education to monitor the utilisation of Bass Coast College and community demand for public high schools beyond year 9 across the Milawul (Phillip Island) and the San Remo community to ensure community needs are being met.
Early years	Council should monitor the utilisation of the San Remo Kindergarten (Pre-School), and if appropriate based on the broader catchment, support the expansion of at least one additional kindergarten room. Council should support the facilitation of private early years providers into San Remo and Milawul (Phillip Island) to increase access to long day care and integrated kindergarten programs.
Services for older people	Council should engage with existing aged care providers to understand existing and forecast utilisation, capacity, constraints, and opportunities. If services are facing capacity constraints, Council should support the facilitation of additional aged care in San Remo.
Libraries	No additional library services are required for San Remo. If the opportunity presents for a redevelopment of the existing San Remo Library, consideration for the development of meeting spaces should be considered.
Arts and cultural facilities	There is not a need for a standalone arts and cultural space within San Remo. Consideration should be given however to ensuring that arts programs and services can be provided in a flexible manner in existing infrastructure such as the San Remo Recreation Centre.

Community Infrastructure	Recommendation
Community spaces	Overall there are enough community meeting spaces in San Remo however this is all being delivered through the San Remo Recreation Centre which is unable to provide flexible and adaptable community spaces. Council should advocate to the State Government to undertake a redevelopment of the San Remo Recreation Centre to provide a recreation and community centre that has a range of community meeting spaces that are inclusive, adaptable, and flexible. This should include spaces that have the ability to change size with operable walls, spaces for seniors activities, arts activities, and spaces for young people. If a redevelopment is not achievable at the San Remo Recreation Reserve, Council should consider the ability to deliver a small community centre within the activity centre or in the planned residential growth area to the east.
Community health	No additional community based health services are required for San Remo.
Emergency services, law and order, hospitals	No additional emergency services, law and order, or hospitals are required for San Remo. Council should work with the State Government to monitor response times from ambulance stations in Cowes, Grantville, and Wonthaggi to San Remo. If delays prove to negatively impact the health outcomes for San Remo residents, Council should advocate to the State Government for a local ambulance service in San Remo. Council should also undertake the development of a Movement and Place Study to understand any potential public and active transport barriers to district and regional infrastructure outside of San Remo.

Community Infrastructure	Recommendation
Indoor and outdoor recreation facilities	There is insufficient demand for additional recreation facilities in San Remo apart from a single netball court. Given the proximity to higher level netball facilities this would not be used for formal games, rather community use. It is recommended that Council engage with the community to understand if a single multipurpose court (including netball) is required. Council should consider master planning the residential growth area in San Remo and consider if this location is appropriate for higher order recreational infrastructure. This infrastructure would go beyond the catchment of San Remo.
Open space	Based on accessibility of open space, the current population is well serviced. The proposed residential growth area located east of the township however does not have access to walkable open space. Given this, it is recommended that Council undertake a master planning process for the new growth area which includes the delivery of open space within 400m of all new dwellings.

Community Infrastructure Objectives, strategies and actions

Objective	Strategy and Actions
To enhance community infrastructure and services in San Remo, addressing current needs and planning for future growth.	Actions: Implement the recommendations from the San Remo Community Infrastructure Assessment.

Utilities

Utilities relates to services provided, normally by organisations other than Council for reliable drinking water, wastewater, energy, telecommunications, and waste services.

The San Remo Servicing and Utilities Study identified future changes and upgrades for utility services in the study area. The study stated that early and ongoing engagement and relationship-building with service providers will be crucial to identify impacts and future infrastructure needs, particularly for the growth areas. The service providers relevant to San Remo include:

- Westernport Water
- Melbourne Water and the West Gippsland Catchment Management Authority
- AusNet
- NBN Co

Given the Bass Coast Shire’s declared Climate Emergency, it is important for planning to recognise that stationary energy represents the largest source of emissions in Bass Coast at about 39%, with electricity contributing 37.5%, LPG bottled gas 3.3%, and mains gas 1.2%, and that the transition away from fossil fuels is critical. The existing AusNet Services distribution network was examined for its capacity to support a transition to renewable energy. While this initial analysis establishes a baseline, it does not consider embedded network solar options. A dedicated embedded network study is highly recommended to fully assess potential demand reductions on the current infrastructure, the study should evaluate several key options:

- **Large-Scale Solar:** The feasibility of a Bass Coast Shire-allocated solar farm.
- **Grid-Scale Storage:** The integration of battery storage at substation to improve grid stability and resilience.
- **Distributed Generation:** The potential for widespread solar panel installations on commercial properties and car parks, connected to the network.



Utilities Objectives, strategies and actions

Objective	Strategy and Actions
To ensure reliable and sustainable utility services in San Remo, meeting current and future needs, particularly in growth areas, while supporting the transition to renewable energy.	Strategies: Engage in collaborative utility planning.
	Actions: - Engage proactively with service providers (Westernport Water, Department of Transport and Planning, Melbourne Water, AusNet, NBN Co) to anticipate infrastructure needs, coordinate upgrades, and integrate utility planning into the San Remo growth area development, ensuring timely service provision and exploring innovative solutions. This includes establishing regular communication, joint planning, and service agreements.
	Strategies: Foster a sustainable energy transition.
	Actions: - Facilitate the shift to renewable energy by conducting a dedicated embedded network study to assess options (large-scale solar, grid-scale storage, distributed generation), advocating for supportive policies, and encouraging community-led initiatives. For growth areas, require developers to demonstrate sustainable energy integration (solar-ready homes, energy-efficient building design, electric vehicle (EV) charging infrastructure).



Stormwater Management

Stormwater management is crucial in San Remo, requiring ongoing attention due to its coastal location and varied topography, which present unique challenges. The area’s stormwater catchments range from steep to flat and are volume-sensitive, with sub-catchment behaviour influenced by both upstream and downstream condition. The San Remo Stormwater Management Strategy provides a comprehensive analysis of the existing stormwater infrastructure including detailed hydrological and hydraulic analyses to assess the capacity of current stormwater systems and identify the infrastructure needed for new developments. It evaluates multiple datasets, including topography, infrastructure, and complaints data, to estimate the performance of stormwater infrastructure.

Key findings indicate that while most existing drainage systems are robust, some areas require improvements to handle increased stormwater runoff due to new developments. The Strategy proposes various options for stormwater management, including the construction of retarding basins, wetlands, and pipelines, to ensure no worsening of stormwater impacts compared to existing conditions.

Cost estimates for the proposed stormwater management strategies are provided, with high-level costs ranging from \$1.66 million to \$14.16 million, depending on the option and growth area. The Strategy emphasises the importance of integrating up-to-date topography, infrastructure, and community feedback into planning and engineering schemes to develop effective stormwater and flooding strategies.



Considering the Integrated Stormwater Management Strategy alongside other Structure Plan themes, the following is important:

- Decisions regarding Growth Area 1 stormwater treatments should be deferred until the DAL program determines the extent of future protected settlement boundary.
- Growth Area 2 is unlikely to develop. The settlement boundary is not expected to extend in this area, precluding residential development, and infill development is not required within the existing low-density residential zone.
- Growth Area 3, prioritised as the San Remo Recreation Reserve, should continue to provide diverse recreation and community services. Critically, this site will accommodate a proposed retarding basin, ensuring no increase in stormwater runoff and improving the capacity of existing infrastructure. This is necessary for the amenity of the surrounding residential area and will assist with development of the identified substantial change area.

Stormwater Objectives, strategies and actions

Objective	Strategy and Actions
To effectively manage stormwater in San Remo, addressing existing challenges, accommodating future development, and protecting the environment.	Strategies: Implement the San Remo Stormwater Management Strategy. Actions: - Prioritise and implement the Strategy’s recommendations, focusing on infrastructure projects (retarding basins, wetlands, pipelines) to prevent worsening stormwater impacts. This includes prioritising stormwater improvements in the established areas surrounding Growth Area 3, including the retarding basin at the San Remo Recreation Reserve, and deferring Growth Area 1 decisions pending DAL program outcomes. Growth Area 2 is not a priority to be actioned. Strategies: Develop and fund the Stormwater Management Strategy Implementation Plan. Actions: - Create a detailed implementation plan with timelines and responsibilities. Secure funding through diverse sources including exploration of sources including but not limited to grants, Development Contribution Plans, or special charge scheme to equitably distribute costs.



ECONOMY

Bunurong values

The Bunurong values for the Economy Theme include:

- Encourage economic development which aligns with Bunurong values.
- Promote industries that protect and enhance the natural landscape, ensuring that economic activities do not harm the land or waterways.
- Support economic initiatives that create meaningful opportunities for Bunurong people, including employment, business ownership, and cultural enterprises.
- Promote authentic and respectful Bunurong-led / Owned tourism experiences that share the history, traditions, and knowledge of the Traditional Owners.
- Ensure tourism development safeguards culturally significant places, with Bunurong leadership.
- Encourage low-impact, nature-based tourism that respects and protects Bunurong Country.
- Support Bunurong-led tourism businesses, cultural tours, and visitor experiences that provide direct economic benefits to Traditional Owners.

Key considerations

The Utilities and Services key considerations for the Structure Plan include:

- The need to create local employment opportunities by leveraging the area's assets and resources.
- Managing pressure on commercial uses as the population and visitor economy grow.
- Importance of balancing the town's dual role as both a community service centre and tourism destination.
- The provision of infrastructure to support further business activation and events in the San Remo foreshore area, such as outdoor dining, recreation, entertainment, and pop-up events.



Economy Discussion

The Structure Plan recognises the importance of a resilient and diverse local economy, with a focus on three key sub-themes of:

- **Tourism**
- **Employment**
- **Economic Development**

Given the interconnection between the economic sub-themes, the section below will discuss them in conjunction with each other rather than individually.

San Remo has an important role and function in an economic sense as it provides a commercial hub for the town itself and the surrounding areas. Further to this, both historically and currently, San Remo is a popular holiday and tourist destination. People are either passing through on their way to Milawul (Phillip Island), staying in San Remo or coming for the day trip, most likely to catch the daily pelican feeding at the San Remo Fishermans' Co-Op. Generally, San Remo's tourism is based off nature-based experiences with reflect the unique landscapes surrounding the town.

Creating, maintaining and supporting local employment could be difficult for San Remo as there is a relatively low percentage (50%) of residents that are employed (ABS 2021 Census). This is reflective of the age demographic of San Remo which has an average age of 52 years. This is expected to be maintained for the next 15-20 years, and thus, the economic impact of an ageing population needs to be accounted for now through the provision of jobs and facilities that cater to the demographic.

Expanding and enhancing commercial infrastructure such as the supermarket on Marine Parade, rezoning underutilised land to allow for new commercial spaces, and provisioning for events on San Remo's foreshore through the installation of utilities alongside recreation facilities will enhance the town's status as a destination

for both locals and visitors. New development will also attract and retain local employment which is crucial to reducing the need for residents to travel long distances for work, therefore, ensuring a more sustainable local economy. Strengthening San Remo's economic development will help maintain its role as a commercial hub, support tourism and events, and create opportunities for local employment growth.

As discussed above in Land Use, providing suitable, affordable and available housing for employees to support the economy is an issue faced in Bass Coast. For San Remo, the following points should be considered in providing strategies and actions to overcome housing issues to support the local economy:

- For Bass Coast, to a lesser extent in San Remo, a substantial proportion of housing stock is used by visitors, not permanent residents. Holiday homes and short-term holiday rental accommodation places pressure on year-round, traditional rental and housing markets locally. Therefore, impacting local business in attracting and retaining employees, particularly if they are travelling from other areas.
- Methods currently available, particularly through the planning system, have not been able to adequately address, control or manage holiday homes and short-term holiday rental accommodation issues in San Remo.
- Balancing the supply of housing to support tourism, but also to protect the residential element of the community, thus supporting the economy through local jobs.
- Ability to implement and attract more, and dense and mixed-use type development in the San Remo activity centre.

Objectives, strategies and actions

In response to the key findings and considerations for the Economy Theme and its sub-themes, the Objectives, Strategies, and Actions have been incorporated into the land use implementation actions due to their similarity. These are listed in the Implementation Table as LU1, LU2, LU6, and LU8–LU18.

TRANSPORT

Bunurong values

The Bunurong values for the Transport Theme include:

- Transport systems should minimise harm to the land, waterways, and ecosystems.
- Movement across Country in San Remo should use sustainable transport options that reduce pollution and environmental impact.
- Travel should be inclusive and support the well-being of all community members, including Bunurong Elders and community.
- Decisions about transport should consider the voices of Traditional Owners in planning and development.

Key considerations

The Utilities and Services key considerations for the Structure Plan include:

- The need to address the problematic intersection arrangements in San Remo at Phillip Island Road with Potters Hill Road, Back Beach Road, and Bergin Grove.
- The importance of improving public transport connections to, within, and from San Remo, particularly in response to the needs of the older-aged demographic.
- The necessity of mitigating disruptions and inconsistent traffic flows along Phillip Island Road (in both directions) during daily and seasonal peak periods.
- The opportunity to enhance and promote the use of alternative and more environmentally sensitive transport options for accessing San Remo.
- The importance of developing and expanding sufficient cycling infrastructure throughout residential streets in San Remo.
- The need for a comprehensive approach to managing the varied car parking demands throughout the year, considering both residential needs and tourism, including determining appropriate changes, locations, and amounts.
- The necessity of implementing better management strategies for on-street car parking to address issues in San Remo's town centre, especially during busy periods.
- The opportunity to improve connectivity between existing trail and pedestrian connections and lookout areas within and around San Remo.

Transport Discussion

Providing and maintaining a well-planned and efficient transport network is essential to ensuring San Remo is accessible, connected, and safe for residents, visitors, and businesses.

As San Remo grows, an integrated transport network is important to enhance mobility throughout the town, reduce congestion along Phillip Island Road as the main route into town, and, where possible, promote sustainable travel options.

Road network

The San Remo Road Network consists primarily of local roads providing access to residential properties. Some roads provide a link between these local roads and the Marine Parade Activity Centre and/or Phillip Island Road.

Phillip Island Road is the only arterial road within the study area. It is a two-lane road running roughly east-west and managed by VicRoads (the only one in San Remo). The road provides the only road access to San Remo and Milawul (Phillip Island) and forms the northern settlement boundary for the town. Phillip Island Road has intersections with the following roads in the study area:

- | | |
|-------------------|---------------------|
| - Bergin Grove | - Panorama Drive |
| - Back Beach Road | - Moondara Drive |
| - Keam Crescent | - Potters Hill Road |
| - San Remo Parade | - Punch Bowl Road |

Phillip Island Road has traffic priority at all these intersections.

San Remo's main commercial and activity centre is located along Marine Parade which can be accessed from Phillip Island Road via Bergin Grove and Back Beach Road.

Other key local roads providing connections across San Remo include Potters Hill Road, Shetland Heights Road, Moondara Drive, Panorama Drive, Back Beach Road and Bergin Grove.

The San Remo Access and Movement Study includes the following appraisal using the State Government's 'Movement and Place Framework' that show the important movement function of Phillip Island Road and Shetland Heights Road. Back Beach and Potters Hill Roads as well as Bergin Grove act as secondary key link roads in the township.

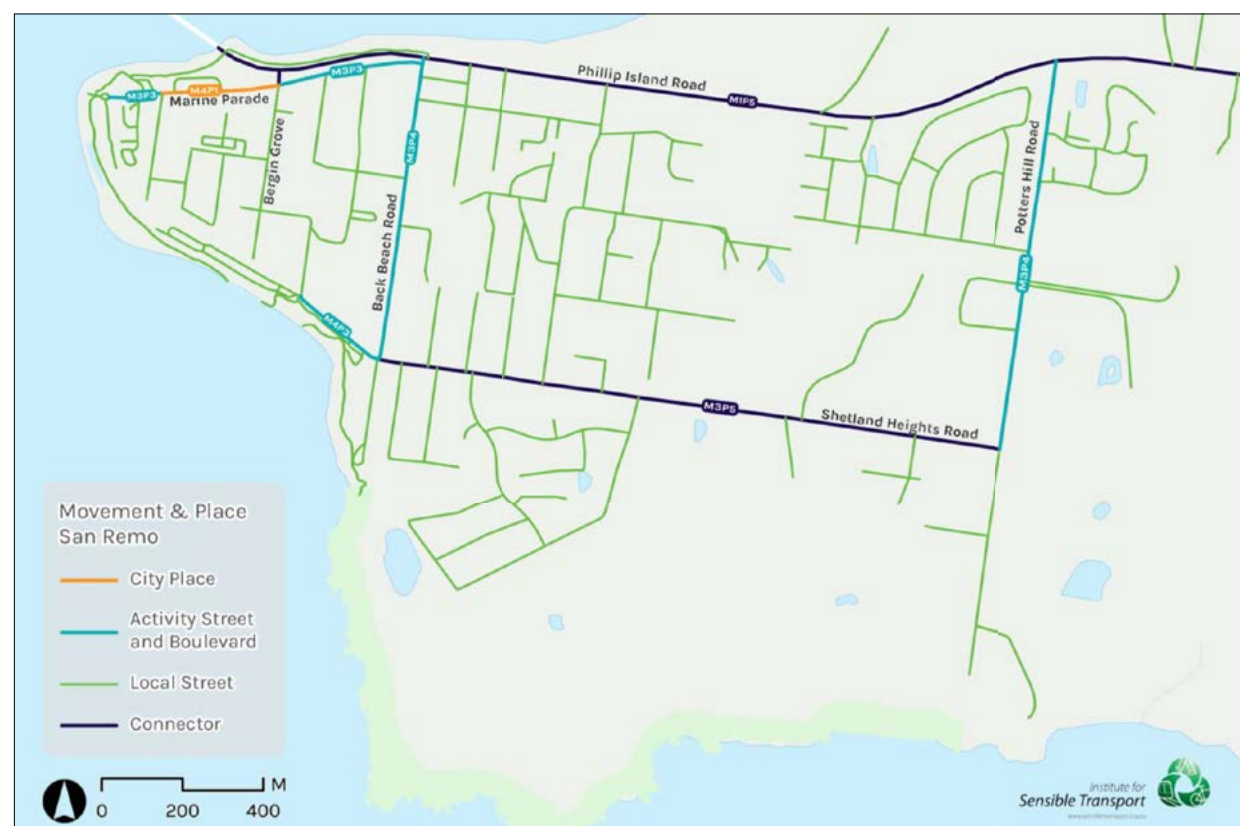


Figure 10. Movement and Place assessment for San Remo from the Access and Movement Study.

The Traffic Impact Assessment found that all studied intersections were providing a reasonable “level-of-service” with regards to wait times, except for the Potters Hill Road/ Phillip Island Road which dips to a 46 second average wait time in the PM peak hour with wait times as long as 9 minutes. The assessment estimates traffic growth of 63% through to 2041, inclusive of growth attributed to population growth in San Remo which will worsen this “level-of-service” if no interventions are made.

The Department of Transport and Planning has an adopted plan for intersection upgrades along Phillip Island Road which has been incorporated into the background reports of the Structure Plan, including the Urban Design Framework and Access and Movement Strategy. The DTP plan includes new signalised intersections for Phillip Island Road’s intersection with Bergin Grove and Back Beach Road.



Figure 11. DTP proposed upgrades to intersections at Back Beach Road and Bergin Grove.

The Access and Movement Study seeks to re-prioritise the mode hierarchy in San Remo to prioritise pedestrians, public transport, cyclists, freight and private vehicles, in that order. The recommendations relate to this change, including a circulation plan, shared zones and road safety upgrades. The study also recommends a low-speed access road through the San Remo Recreation Reserve and a new shared zone road connecting Marine Parade and Mary Grove.

The Urban Design Framework also recommends a review of the Public Acquisition Overlays applying to the rear of some commercial properties in San Remo. The PAOs provide land identify for vehicle or pedestrian connections.

Public transport

San Remo has limited public transport services. Based on the ageing demographics of the town, public transport forms an important service for the town, providing access to services out of town such as those in Melbourne and Wonthaggi. It is also important to have low-emission transport option in responding to Council's declared climate emergency.

There is a regional V/Line bus stop on Marine Parade which services the bus route travelling from Cowes - Dandenong with an interchange at Koo Wee Rup, providing alternative access to Southern Cross Station in Melbourne.

A local bus services San Remo 7 times per weekday to Cowes, and 6 times per weekday to Wonthaggi with 4 services each way on weekends. One local bus service operates once a day with 7 individual stops throughout San Remo's residential areas, along with the Marine Parade bus stop. A third service provides a connection between Cowes and Fountain Gate (shopping centre in Narre Warren, Melbourne) on Thursdays once in each direction with a stop on Marine Parade.

The Access and Movement Study recommends the Structure Plan consider:

- On-demand transport with stop locations at San Remo Foreshore, Post office and Recreation Centre.
- Continuing to advocate to the State Government for improved public transport frequency, operating hours and timetable alignment with other services.
- Moving the existing town bus and regional coach stop to the western area of Marine Parade out the front of the IGA.
- Advocate for bike parking hoops at the main bus stop and bike racks on all services passing through San Remo.

Active transport

Active transport including walking and cycling is an important travel mode in San Remo for its public health benefits, zero emission footprint and low cost. The 2021 ABS Census showed that 7% of San Remo residents travelled to work by foot, none by bicycle, and 91% of those who travelled to work did so by car. It also showed that 33% of journeys were less than 5km, highlighting a potential to increase active travel in San Remo with the right settings in place.

Road safety is considered by the Access and Movement Study to be a major barrier to increased active transport and a pedestrian fatality has previously occurred on Phillip Island Road.

In terms of infrastructure:

- Footpaths when provided along local streets, are often narrow and often are considered unsafe for pedestrians.
- An existing shared path runs along Phillip Island Road, connecting San Remo with the Bass Coast Rail Trail onwards to Wonthaggi.
- Pedestrian and bicycle access is provided on the Phillip Island Road Bridge, connecting with the network on Milawul (Phillip Island).
- Existing walking trails exist along the San Remo Foreshore and at the George Bass Coastal Trail which originates at the southern end of Punch Bowl Road and connects with the Bass Coast Rail Trail at Kilcunda. The Yallock Bulluk Coastal Trail project seeks to connect these two trails together.

The Access and Movement Study recommends speed reductions to 30km/h on all local streets and a reduction to 15km/h on new proposed shared zones to improve pedestrian and driver safety. It also recommends the upgrade of existing and the creation of new shared paths as well as new pedestrian crossings in key areas including the Marine Parade Activity Centre, integrating the walking network with public transport. It also recommends bike parking hoops in new developments, shared micromobility schemes and improved wayfinding.

Parking

The supply and management of car parking in San Remo is a perennial problem, owing to the high demand periods during events and holiday seasons. Council manages a large supply of car parking, with the Access and Movement Study identifying 729 car parking bays within a short walk of key destinations such as Marine Parade, San Remo Foreshore, San Remo Recreation Reserve and Lions Park. Occupancy often reaches 100% in high-demand locations during peak periods and in many of these, no time restrictions apply.

An analysis in April 2024 found that 62% of vehicles parked in San Remo are registered to an address in Bass Coast Shire with 25% from the greater Melbourne area, demonstrating the share of visitors versus local users.



Figure 12.
Car Parking
occupancy during
2022 summer
holidays

Stakeholders involved in the preparation of the San Remo Access and Movement Study have raised the perception of limited parking near shops and the foreshore resulting in visitors parking illegally or further away from their destination. Street parking has also been identified as causing movement issues for buses, garbage trucks and freight trucks.

Better regulation of parking stay times by introducing new or more restricted time restrictions can boost the turnover of car spaces in high-demand areas. This can encourage longer stay visitors such as workers in local businesses or visitors visiting multiple premises to park in lower-demand areas to ensure high-demand spaces are available to other visitors.

The Access and Movement Study includes six principles to improve on-street parking in San Remo:

- Better Distribution
- Relocating Long Stay Parking
- Equal Access
- Utilising Parking Technology
- Appropriate Time Restrictions
- Provision for Long Vehicles

These principles are used to develop the proposed San Remo Car Parking Plan, which results in no net loss in parking supply should all actions and recommendations from the Access and Movement Study and Urban Design Framework be implemented. The study also recommends the formalisation of car parking at Davis Point, the San Remo Recreation Reserve and Lions Park.

Transport Objectives, strategies and actions

Objective	Strategy and Actions
Advocate for and deliver road safety and public transport upgrades to reprioritise the transport hierarchy and improve the transport system experience.	Strategies: Address problematic intersections and roadways in the San Remo Structure Plan study area. Actions: - Advocate for the delivery of intersection upgrade plans along Phillip Island Road by the Department of Transport and Planning in alignment with the San Remo Access and Movement Study (A&MS) actions RS6, RS7 and RS8. - Work with the Department of Transport and Planning to develop and deliver a signalised intersection at Potters Hill Road and Phillip Island Road in alignment with A&MS action RS9. - Install a raised zebra crossing on Marine Parade between Edgar Road and Wynne Road in alignment with A&MS action RS5. - Apply a consistent 50km/h speed on circulation roads and 30km/h on other residential streets and Marine Parade in alignment with A&MS actions RS1, RS2 and RS3. - On new shared zone streets, apply a speed of 15km/h in alignment with A&MS action RS4.
	Strategies: Improve the pedestrian and cyclist infrastructure to improve mode-share of active transport. Actions: - Undertake an audit of existing pedestrian infrastructure to identify gaps and prioritise the installation of footpaths and shared paths, especially in areas identified for substantial or incremental change in the Bass Coast Housing Strategy in alignment with A&MS actions AT2, AT5, AT7, AT8, AT9, AT10, AT12, AT16 and PS3. - Install adequate street lighting and wayfinding signs on key pedestrian and cycling routes in San Remo to improve the active transport experience in alignment with A&MS actions AT11 and AT13. - Install end-of-trip facilities and bike parking in high-demand areas of San Remo in alignment with A&MS actions AT1, AT19, AT20 and AT21. - Investigate e-micromobility services for San Remo in alignment with A&MS action AT6.

cont...Transport Objectives, strategies and actions

Objective	Strategy and Actions
	Strategies: Improve the public transport experience to provide a reasonable alternative for inter-settlement transport. Actions: - Advocate to the State Government for the following improvements in alignment with A&MS actions PT1, PT2, PT3, PT4 and PT7: - Milawul (Phillip Island) and San Remo on-demand public transport. - Increased service frequency and longer hours of operation for the Cowes to Wonthaggi bus service including hourly services between 7am and 9pm every day with an additional service during the weekday peak. - A timetable review to ensure coordination between town buses and V/line coaches. - Bike racks on all V/line coach and town bus services stopping in San Remo. - Investigate relocating the town bus and tourist coach stop in consultation with the community. - Seek to make all bus stops DDA compliant and meet the needs of people of all abilities.
	Strategies: Embed sustainable transport principles into new development, including the eastern growth area. Actions: - Ensure the proposed low-speed Foreshore Lane and San Remo Recreation Reserve access roads prioritise pedestrians and cyclists above cars. - Incorporate the following strategies into Clause 11.01-1L-05 (San Remo) of the Bass Coast Planning Scheme in alignment with A&MS actions AT3, AT4, PS2 and PS4. - Ensure cul-de-sacs are only permitted in circumstances where full pedestrian and cyclist permeability is provided. - Ensure new residential streets prioritise safe access for active transport with footpaths or shared paths integrated into the wider network. - Include bike parking in all new multi-unit and non-residential developments and avoid waiving any requirements.

Objective	Strategy and Actions
	- Review the application of the Public Acquisition Overlay in accordance with the recommendations of the Urban Design Framework. - Deliver east-west shared paths continuing Shetland Heights Road and Elsa Terrace through the eastern growth area and a north-south shared path heading south from 425 Phillip Island Road in alignment with A&MS action AT14, AT15 and AT17.
Improve the management of car parking in San Remo without further entrenching the dominance of cars in the transport network.	Strategies: Ensure high-quality management of car parking in San Remo to maximise access to existing spaces. Actions: - Implement time restrictions on Council on and off-street car parks as recommended by the A&MS whilst maintaining loading zones where required. - Ensure there is no net loss of public car parking bays through any redevelopments. - Formalise parking bays as recommended by the Access and Movement Study including at the following locations in alignment with A&MS actions CP6, CP7 and CP13: - The south end of Potters Hill Road - The south end of Punch Bowl Road - Davis Point - Develop and implement an accessible parking upgrade program that ensures all accessible parking bays are sufficient to meet the needs of local residents and visitors in alignment with A&MS action CP9. - Formalise long vehicle parking at the southern end of Back Beach Road in alignment with A&MS action CP15. - Implement a parking permit system for - Businesses running services that require longer stays in areas of short time restrictions in alignment with A&MS action CP16. - Residents with time-restricted parking introduced on their streets. - Investigate the installation of Smart Parking (Parking Overstay Detection and electronic signage) as identified in the A&MS. - Investigate partnering with commercial charge point operators to provide EV charging stations in San Remo in alignment with A&MS action CP5.

ENVIRONMENT

Bunurong values

The Bunurong values identified to be considered and referenced for the Environment Theme include:

- Spiritual, cultural and physical connection to Country.
- Recognising the intrinsic value of all local flora, fauna and natural features.
- Support Traditional practices which demonstrate a deep understanding of sustainable resource management, ensuring the long-term health of the environment for future generations.
- Understand, and consider cultural knowledge about the environment, including weather patterns, life cycles, and the interconnectedness of Country in planning decision-making.

Key considerations

The following points highlight key considerations for future planning and infrastructure development in response to the environment theme

- The range of climate change impacts affecting San Remo, including flooding/inundation, rising sea levels, heat island effect, bushfire risk, and extreme weather events.
- The displacement of native fauna species due to residential growth, particularly in eastern San Remo, and general urban activity.
- The impact of urban stormwater runoff on the sensitive marine environments surrounding San Remo, specifically within Wunmarrinh (Western Port Bay).
- The effects of urban development on the surrounding unique and valued natural landscapes and coastlines.
- The limited opportunities for establishing wildlife corridors between built environments and open spaces (including the coastline) to create biodiversity linkages.
- The current disconnect between development along Marine Parade and the adjacent natural environment, a valuable asset for San Remo.
- The potential impact on neighbourhood and township character resulting from projected growth, if not considered appropriately.

Environment discussion

The landscape of San Remo is varied and unique, and highly valued by the Bunurong people, locals and visitors. The coastline and hinterland between San Remo and Inverloch has State and regional significance.

The San Remo Study Area is located within the Gippsland Plain bioregion and is bound by Wunmarrinh (Western Port Bay) to the North and Bass Strait to the South.

The area includes several reserves, parks, public beaches, and walking trails with varying ecological value, significant coastal habitat is found in San Remo Coastal Reserve, Punchbowl Coast Reserve, and Yallock-bulluk Marine & Coastal Park, particularly along the George Bass Walk. Other reserves and parks (San Remo Recreation Reserve, Anderson Street Reserve, San Remo Park, Lions Park) primarily offer public open space with limited ecological value. The nearby Wunmarrinh (Western Port Bay) Ramsar site, a wetland of international significance, supports diverse migratory shorebirds and waterfowl, forming part of the East Asian-Australasian Shorebird Site Network and is recognized as an Important Bird Area.

The environment theme for the San Remo Structure Plan is broad and complex. From climate change impacts, both known and unknown, impacts and the protection of the natural environment, and detailing built environment outcomes are all discussed in this section of the Structure Plan.

The Environment sub-themes include:

- Natural environment and ecology
- Landscape Values
- Environmental risks and Climate Change
- Built environment

Natural Environment and Ecology

There has been a substantial loss of vegetation, with a total reduction of 799.5 hectares across the listed Ecological Vegetation Classes (EVCs) between pre-1750 and 2005. The most significant losses occurred in Grassy Woodland and Swamp Scrub. Extensive clearing for agriculture and development has occurred in the study area since 1750. Today, the landscape is primarily comprised of exotic pasture paddocks, interspersed with planted native and exotic vegetation along property lines and windbreaks, as well as urban residential areas.

The dramatic loss of remnant vegetation in San Remo since European settlement has led to few ecological significant environments in San Remo. Grazing land uses dominate San Remo with little to no vegetation present on most private parcels which stretch from Phillip Island Road to the coastlines leaving minimal opportunity for ecosystems to establish.

The Bass Coast Shire's Biodiversity Biolinks Plan 2018 promotes the creation, protection, and improvement of habitat corridors to benefit the environment. Establishing these 'biolinks' in San Remo would significantly improve the area's social, cultural, and environmental well-being. The San Remo Biodiversity Assessment provides detailed recommendations for creating these vital connections for wildlife in San Remo.

Natural Environment and Ecology objectives, strategies and actions

Objective	Strategy	Actions
Enhance, preserve and expand native habitats throughout San Remo to support biodiversity and ecological function. Ensure that urban development does not impede on the natural environment.	Strategies: - Identifying key areas for reserves and corridors based on ecological values, connectivity needs, and existing vegetation. - Enhancement of biodiversity of existing reserves including the San Remo Recreation Reserve and Cemetery. - Protect and enhance existing woodlands and established bushland. - Encourage retention of established vegetation on private land. - Promote revegetation of dams on private property for habitat. - Advocate for restoring Grassy Woodland EVC along Wunmarrinh (Western Port Bay). - Investigate planning mechanisms to increase locally Indigenous plantings. - Educating community about benefits of native plantings.	Actions: - Support and advocate for the Bass Coast Shire Biodiversity Biolinks Plan 2018, and advocate for improved biolinks in San Remo if the plan is updated - Implement recommendations from the San Remo Biodiversity Assessment including but not limited to: - Developing and implementing management plans for each reserve, focusing on habitat restoration, weed and pest control, and monitoring. - Establish semi-contiguous habitat along corridors, ensuring a minimum width of 100 metres with at least 50% habitat cover and gaps no greater than 30 metres. This will involve a combination of planting, natural regeneration, and potentially working with private landowners. - Establish woodland and scrub patches/habitat within reserves. - Increase native tree and shrub plantings along roads, prioritising wider roads in new subdivisions and the growth front. - Invest in significant management of the existing woodland reserve to improve vegetation structure, habitat function, and address weed threats. - Retain planted native vegetation on private land along Potters Hill Road and support the conservation of surrounding land. - Promote the revegetation of farm dams as wetlands for habitat. - Advocate private landowners to restore Grassy Woodland communities in northern sheltered aspects of San Remo along Wunmarrinh (Western Port Bay). - Investigate mechanisms to encourage additional Indigenous plantings in areas with low or introduced cover, including road reserves. This should be based on a prioritised planting plan and consider local EVCs. - Encourage and educate residents about the benefits of planting native species.
Plan for a southern coastline vegetation connection proposed walking track corridor with the habitat connection, where appropriate, to provide for both recreation and ecological benefits.	Strategies: - Establish a continuous connection to the southern coastline along farm property boundaries.	Actions: - Explore mechanisms to create a continuous habitat corridor along the southern coastline of San Remo.



Landscape Values

San Remo is at the junction of two neighbouring significant landscapes, the state significant San Remo to Inverloch Coast and Coastal Hinterland landscape to the south and the regionally significant Strzelecki Foothills landscape to the east, north of the Anderson Peninsula central ridge. San Remo to Inverloch Coast and Coastal Hinterland landscape is a well-known, highly valued and an iconic landscape that provides dramatic views of the coastline and Bass Strait.

The land surrounding the San Remo settlement, and a section of land south of Shetland Heights Road, that is included in the Low Density Residential Zone, is affected by the Significant Landscape Overlay - Schedule 1 (SLO1) the overlay aims to ensure that development is sensitively designed and sited to avoid detrimental visual impacts on the extensive, exposed agricultural areas of the Strzelecki foothills and the backdrop they provide to coastal areas.

As part of the Bass Coast DAL program, it is proposed to introduce a new Significant Landscape Overlay (SLO6) and amend the SLO1 boundaries to cover the San Remo to Inverloch Coast and Coastal Hinterland landscape. The purpose of this is to separate the controls to recognise the different landscape character and landscape significance attributes.

The pending finalisation of the Bass Coast DAL program, including the proposed landscape controls, is anticipated to provide protection for landscape significance outside of the protected settlement boundaries. These planning controls will provide a robust framework for balancing development and environmental protection.

Landscape Values Objectives, strategies and actions

Objective	Strategy
Protect and enhance the significant landscape values of San Remo.	Strategies: - Maintain San Remo’s unique coastal character and scenic beauty for current and future generations through planning mechanisms.

Actions
Actions: - Advocate to the State Government to complete the development of the proposed landscape controls, including the integration of feedback received during the Bass Coast DAL program, and subsequently amend the Bass Coast Planning Scheme.

Built environment

San Remo is a coastal settlement set within regionally significant landscapes between Wunmarrinh (Western Port Bay) and Bass Strait. The town was historically a meeting place for the Bunurong people and in the 1880's started to be developed by settlers.

The preferred township character statement for San Remo from the Draft SPP, states:

The foreshore setting of San Remo's town centre is the settlement's main focus. Behind the town centre, the topography and coastal outlook and environs influence the design of development. Development respects the topography by responding to the gradients of the landform. Cut and fill is minimised, and built form respects the existing coastal outlook. Streetscapes utilise appropriate and distinctive native vegetation. Tree planting in the road reservations contributes to the character of the new residential estates.

In terms of built environment, San Remo's development is modest in terms of building density, heights and visual bulk. It can be acknowledged that the older areas of San Remo are quite varied in terms of building design, colour, bulk, setback, form, structure, etc. to the newer development in the Island View Estate and Penniwells Estate. This is reflected in the three separate character areas identified by the Neighbourhood Character Study. Typically, older and more established areas of San Remo have been included in the Coastal Residential neighbourhood character precinct whilst newer estates have been included in the Coastal Contemporary precinct.

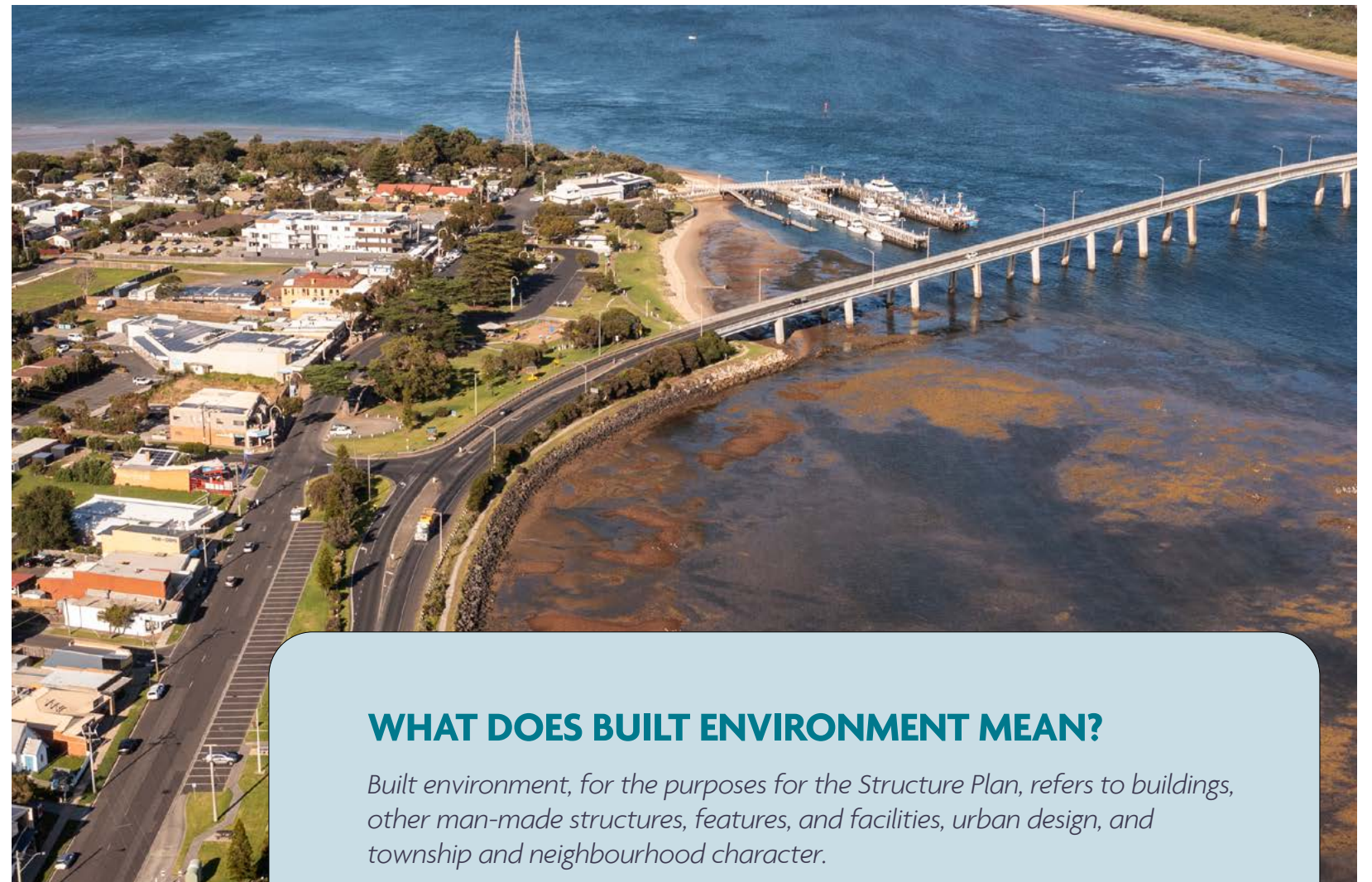
The third precinct present in San Remo is the Rural Residential precinct surrounding the edge of town particularly to the south and east of the current developed area, the built form tapers down to lower density due to the natural landscape, current settlement boundary and surrounding farmland. Regardless of the location of development in San Remo, most built form in the town benefits from valued outlooks to the Bass Hills, Milawul (Phillip Island), Wunmarrinh (Western Port Bay) and Bass Strait.

San Remo has the lowest canopy cover of all urban areas in Bass Coast with less than 20% urban forest cover, less than half of the 40% target set out in the Urban Forest Strategy.

Planning controls relating to environmental protection or enhancement do not affect the existing residential areas of the San Remo except for the Design and Development Overlay – Schedule 1 (DDO1) which applies to residentially zoned land in the town.

The DDO1 has the following design objectives:

- To protect views from the coast to adjacent residential areas.
- To protect views to the coast from adjacent residential areas.
- To minimise the impact of development along the coastline.
- To protect and enhance the visual amenity and landscape of the coastal area.
- To respond to the potential coastal impacts of climate change.



WHAT DOES BUILT ENVIRONMENT MEAN?

Built environment, for the purposes for the Structure Plan, refers to buildings, other man-made structures, features, and facilities, urban design, and township and neighbourhood character.

The intent of DDO1 is to manage the visibility of dwellings in residential coastal areas. It attempts to achieve this by requiring planning permits for any development exceeding 7.0 metres in height from natural ground level. In areas like Island View Estate and Penniwells Estate, that were elevated and exposed agricultural land, the change in land use and introduction of built form has a significant visual impact. The DDO1's limitation is that its discretionary scope only covers the overall building height. Consequently, other factors that could help a building blend into the landscape, such as visual bulk, roof form, materials, side setbacks, site cuts, and landscaping, are not able to be considered as part of the planning permit process. A key learning from this is that in developing the San Remo Growth Front, it will be critically important to select the appropriate planning tools to manage the visual impact of buildings. Additionally, in established areas, the Bass Coast Neighbourhood Character Study, including a DDO1 review, will help improve built form outcomes and lessen visual impact in these areas.

The Bass Coast Housing Strategy and Bass Coast Neighbourhood Character Study, previously discussed, incorporates the Residential Canopy Cover Improvement Strategy. This strategy aims to set standardised planting rates for new unit developments assessed under Clause 55 (ResCode). Incorporating these rates into the Bass Coast Planning Scheme will improve the feasibility of achieving the Urban Forest Strategy's 40% canopy cover target for San Remo.

Bass Coast Shire's Urban Forest Strategy includes actions around variation to the Infrastructure Design Manual (IDM), creation of a Crossover Policy, a suggested planting list and a tree policy all of which can support higher quality environmental outcomes for San Remo.

Bass Coast Shire does not currently have any local Environmentally Sustainable Design (ESD) or ESD planning framework outside of Clause 15.01.25. Developing a local ESD policy in the short term could address this. Notably an ESD policy must be applied to the San Remo growth area to ensure that the new development is energy efficient and built to respond to environmental constraints in San Remo.

The Urban Design Framework (UDF) includes key actions about streetscapes and built form. This includes suggested updates to the Design and Development Overlay – Schedule 4 which applies to the Marine Parade Activity Centre. This includes an increase to the maximum height to five storeys measured from natural ground level as well as new built form guidelines.

The Urban Design Framework includes three precinct masterplan concepts: Marine Parade, Lions Park, and the Recreation Reserve. These plans will revitalise the precincts, drive visitation and improve the community experience. All three should be implemented.

Built Environment Objectives, strategies and actions

Objective	Strategy and Actions
Embed environmental principles into the Bass Coast Planning Scheme.	Strategy: - Establish and enforce building design standards that ensure responsiveness to the surrounding built and natural environment, reflect the San Remo context, and mandate the use of energy-efficient designs and materials. Actions: - Implement the Housing Strategy, Neighbourhood Character Study and Residential Canopy Cover Improvement Strategy as it relates to San Remo. - Update the DDO4 in accordance with the recommendations of the Urban Design Framework. - Implement a local ESD policy into the Bass Coast Planning Scheme in the short term. - Commence the implementation of the precinct master plan concepts in the San Remo Urban Design Framework, including the application of suitable planning controls, and commencement of detailed design.
Increase canopy cover in San Remo to improve character outcomes and liveability in San Remo.	Strategy: - Increase canopy cover in San Remo on both public and private land to improve health outcomes, reduce heat island effects, benefits character and improve overall liveability. Action: - Implement the Urban Forest Strategy as it relates to San Remo.

Environmental Risks and Climate change

Natural hazards, such as flooding, bushfires and landslip, pose a significant threat to communities and infrastructure, and their potential impacts must be carefully considered in the development of any structure plan.

Integrating hazard considerations early in the planning process is crucial for creating resilient and sustainable communities. This involves understanding the types of hazards that may affect the area, assessing the level of risk they pose, and incorporating mitigation and adaptation strategies into the planning to minimise potential damage and protect lives and property. By proactively addressing natural hazard risks, the Structure Plan can guide development away from high-risk areas, promote appropriate building practices, and ensure that future growth is resilient to the challenges posed by natural events.

Given its location on a peninsula surrounded by water bodies and significant landscapes, San Remo is prone and vulnerable to climate change impacts and weather changes. Climate change impacts which currently, or could be in the future, experienced in San Remo include:

- Bushfire
- Heat
- Coastal impacts and processes
- Extreme weather events

When compared to other townships in the Shire, San Remo has relatively low bushfire risk. Given this however, a large area of the township and the study area is covered by the Bushfire Prone Area (BPA), highlighting the potential risk for bushfire. The BPA does not trigger planning consideration through Council for land use, development and subdivision applications, but requires consideration of bushfire and building regulations at a building permit stage. It should be noted there is no higher-order planning control for bushfire as the Bushfire Management Overlay (BMO) does not cover San Remo.



Figure 13. Bushfire Prone Areas of San Remo.

With increasing urbanisation in San Remo, in both established and growth areas, combined with rising global average temperatures, it is likely to be increased localised urban heat in the future. The increase in built form and hard surfacing throughout urban areas such as San Remo paired with the fact San Remo lacks significant tree canopy cover, requires serious attention to mitigate ongoing issues. This is known as the “urban heat island effect”.

WHAT IS THE HEAT ISLAND EFFECT?

The urban heat island effect relates to the warmer temperatures and conditions experienced by urban, built-up areas in comparison to adjacent undeveloped or rural areas. The difference in temperature between urban and less-developed areas relates to the ability and impacts of which hard surfaces in built environments absorb and retain heat.

As San Remo grows, and climate change leads to more frequent extreme heat events, the risk of heat stress will rise, particularly for vulnerable populations. This will be particularly problematic for townships with ageing demographics such as San Remo where the rate of heat induced medical episodes can be expected to increase in line with the frequency and intensity of heatwaves.

San Remo’s coastal location also makes it highly susceptible to erosion, storm surges, and tidal forces. Ongoing wind erosion of beaches, cliffs, and vegetation is intensifying, further threatening public and private spaces. These coastal impacts, including those from extreme weather events like storm surges which can inundate the township from multiple directions, are exacerbated by climate change, and are predicted to increase in both frequency and intensity in coming years.

Mitigation strategies such as dune restoration, seawalls, and beach nourishment is crucial. The increasing risk of extreme weather and the long-term impacts of climate change to protect both coastal infrastructure and the Shire’s valuable environmental assets are also critical in ensuring the resilience of communities like San Remo. These actions cannot be done in isolation of other authorities who are land managers for the coast which includes highly valuable assets such as walking tracks.

Council can also advocate for transition from fossil fuels and use of more localised renewable projects to support the community for everyday use and avoid blackouts.

Environmental Risks and Climate change Objectives, strategies and actions

Objective	Strategy and Actions
Implement climate-responsive urban planning and design to reduce the impacts and further, future risks of climate change, such as inundation, coastal erosion, heat, etc. Understanding the full, potential impacts of future climate change on San Remo remains unknown, therefore, an Environmental Impact or Climate Change Impacts Report is required.	Strategies: - Understand extent of climate change risks and impacts. - Stabilise coastal embankments and other land mass vulnerable to erosion. Actions: - Collaborate with land management to stabilise coastal embankments. - Ensure new infrastructure considers impacts of climate change. - Preparation of an Environmental Risks Impact Assessment, including considerations of Climate Change for San Remo.

SAN REMO GROWTH AREA

San Remo's growth area or growth-front, refers to the area of land east of the existing township and settlement boundary. The growth area captures the land between the existing settlement boundary along Potters Hill Road, and the expected future boundary to either Punch Bowl Road or a point west of that depending on the outcomes of the Bass Coast SPP.

The growth area was identified in the San Remo, Newhaven and Cape Woolamai Structure Plan 2010 as an investigation area, but at the time, wasn't considered necessary to meet Council's housing needs. However, with the implementation of protected settlement boundaries through the Bass Coast DAL program, the growth area will play an important long-term role in providing greenfield housing supply to San Remo, and the broader Bass Coast community.

Below is a vision for this growth area as well as guiding principles and strategic guidelines. These are intended to be used to guide the development of the growth area once the settlement boundary is finalised. It is proposed to incorporate these into the Bass Coast Planning Scheme to be used to develop controls as part of any application to rezone the land or to explore alternative approaches as they become available.

Vision

San Remo's Growth Area to the east of the existing township, will be an attractive exemplar of an engaged and resilient community living in an environmentally sustainable way. The growth area will be integrated into the regionally significant landscape and meet the long-term housing needs of the growing community.

Opportunities for civic, commercial, recreational, and educational land use and development are provided. They will be located within a walkable distance to dwellings, providing a compact urban living environment. Residential development in the growth area will taper down to lower-density residential lifestyle living on the town fringe, reinforcing the settlement's edge.

Protection, connection and enhancement of San Remo's natural elements and habitats are recognised as a critical component of the town's extension. Significant areas will be set aside for safe management of stormwater flows, to provide recreation opportunities, and for active transport linkages.

Bunurong cultural values are entwined in the design, naming and wayfinding of the growth area, reinforcing the connection of the Traditional Owners and first peoples of the San Remo and Bass Coast area.

Guiding Principles

- A place with a strong identity connected to Bunurong cultural values.
- A resilient community built with infrastructure and the environment considered.
- An urban form based around walkable distances which meets regional housing needs.
- An interconnected and celebrated natural environment.
- A new opportunity for civic, commercial, recreational and educational uses for the benefit of local community.
- Use natural-coloured materials to reduce the visibility of buildings in the surrounding landscape.
- Design subdivisions and developments to settle into the landscape and avoid the use of retaining walls except to protect landscape views.
- Address the San Remo preferred township character statement prepared as part of the Statement of Planning Policy.
- Deliver a new east-west connector road continuing Shetland Heights Road from Potters Hill Road to Punch Bowl Road or the eastern settlement boundary.

Strategic Guidelines

- Ensure the design (including landscape design), place-naming and wayfinding embed Bunurong knowledge and values into the growth area.
- Acknowledge the State and regionally significant landscapes of, and surrounding San Remo by:
 - Protecting the scenic journey along Phillip Island Road, which is characterised by rolling hills, remnant vegetation and picturesque views.
 - Protect the ridgeline to the south.
- Deliver a new north-south connector road heading south from Phillip Island Road, ideally at or around 425 Phillip Island Road.
- Deliver a new east-west shared path continuing Shetland Heights Road from Potters Hill Road to Punch Bowl Road or the eastern settlement boundary if this is not provided by the Yallock-Bulluk Coastal Trail project.
- Deliver a new east-west shared path continuing Elsa Terrace from Potters Hill Road to Punch Bowl Road or the eastern settlement boundary.

- Deliver a new north-south shared path heading south from Phillip Island Road, ideally at or around 425 Phillip Island Road.
- In the medium-long term, provide an activity node at a central point close to Potters Hill Road providing:
 - A total maximum of 1,200 sqm of commercial floorspace to provide for local convenience without compromising the Marine Parade Activity Centre's primacy.
 - Opportunities for ancillary commercial uses including medical and childcare centres.
 - A park for the use of local residents of at least 10,000 sqm which also provides recreational opportunities to residents west of Potters Hill Road.
 - Open space withing 400m walking distance of 95% of dwellings.
 - A small community centre, if an adequately sized centre cannot be provided in the established area of town.
 - A sports reserve providing for higher-order recreational activities, if a more appropriate location has not been identified by Council.
- Within an 800m walkable catchment of the activity node, increased density of 15 to 20 dwellings per hectare will be encouraged and supported.
- Beyond the 800m walkable catchment, a mix of conventional housing and lower-density lifestyle housing will be supported, subject to need and feasibility.
- Along the southern ridgeline and eastern settlement boundary, lower-density lifestyle living will be supported to reinforce the settlement's edge.
- Consistent with the San Remo Biodiversity Assessment, the growth area should:
 - Establish conservation reserves and wildlife corridors as generally outline in Figure 2 of the assessment.
 - Retain planted native vegetation on private land along Potters Hill Road and conservation of surrounding land as part of a large reserve extending through to the Swamp Scrub EVC patch in the northeast of the growth area and creek line beyond.
 - Establish a connection through to the southern coastline along farm property boundaries from the central section utilising proposed walking track corridor. This reserve potential would also connect through the large properties along Shetland Heights Road through to the cemetery and Grassy Woodland EVC reserve beyond.
 - Restore the north-south drainage line including establishing native groundcover vegetation in the creek bench zone.

- Promote revegetation of farm dams as wetlands for habitat.
- Consider the impact of any development on the Westernport Water Punch Bowl Road service basin including increased risk to the facility, security of supply and risk to downstream properties from dam failure.
- Ensure adequate area and consideration is given for a new 15MVA zone substation where the existing high voltage power line runs when determined necessary by the service provider.
- Ensure provision for a Fibre Access Node to cater for new development.
- Consider the inclusion of an embedded solar network with integrated battery storage.
- Protect surrounding agricultural operations.
- Stormwater should be managed in accordance with the San Remo Stormwater Management Strategy depending on the ultimate extent of development.



IMPLEMENTATION

Once finalised, Council will adopt the Structure Plan. Implementing the San Remo Structure Plan will require a range of statutory and non-statutory measures to ensure that the vision is realised. Actions are detailed through the Structure Plan and included in the table in Appendix 1.

Specifically, the Council will prepare amendments to rezone land in Marine Parade and update the Planning Policy Framework, as outlined in the Implementation Actions Table. Further council-led amendments, such as neighbourhood character controls, will be implemented as part of the Bass Coast Housing Strategy and Bass Coast Neighbourhood Character Study. The State Government will undertake amendments related to the introduction of Significant Landscape Overlays (SLOs). It is important to note that the progression of several other amendments related to ESD, improving canopy cover, heritage controls and environmental risk management will be contingent upon successful advocacy and future Council budget allocations.

Similarly, non-statutory implementation actions crucial to realising the town’s vision will require advocacy and alignment with council budget cycles. Effective land management coordination will be critical, as such a priority action will be establishment

of the Governance Reference Group and the San Remo Asset Management Committee.

To achieve the vision’s aspirations, sustained advocacy to the State Government is essential, particularly for intersection upgrades, attraction of aged care, early learning facilities, and the completion of the Bass Coast DAL project.

The San Remo Strategic Development Framework

The town’s strategic development framework at Figure 14 & 15 establishes an overarching framework plan for the entire township.

Monitoring

The Structure Plan has a 20+ year timeframe but regular monitoring and review is required. A progress report on the implementation of the Structure Plan will be provided to Council every five years with an audit of the actions. Doing this will ensure any necessary adjustments to the implementation program to ensure that the plan is achieving the vision. This will also ensure it’s aligned to the Council Plan, Municipal Planning Strategy (MPS), and identify any changes required to respond to new trends, policies, strategies or changing circumstances. A holistic review of the Plan should commence in 10-15 years from the approval of the Plan by Council.

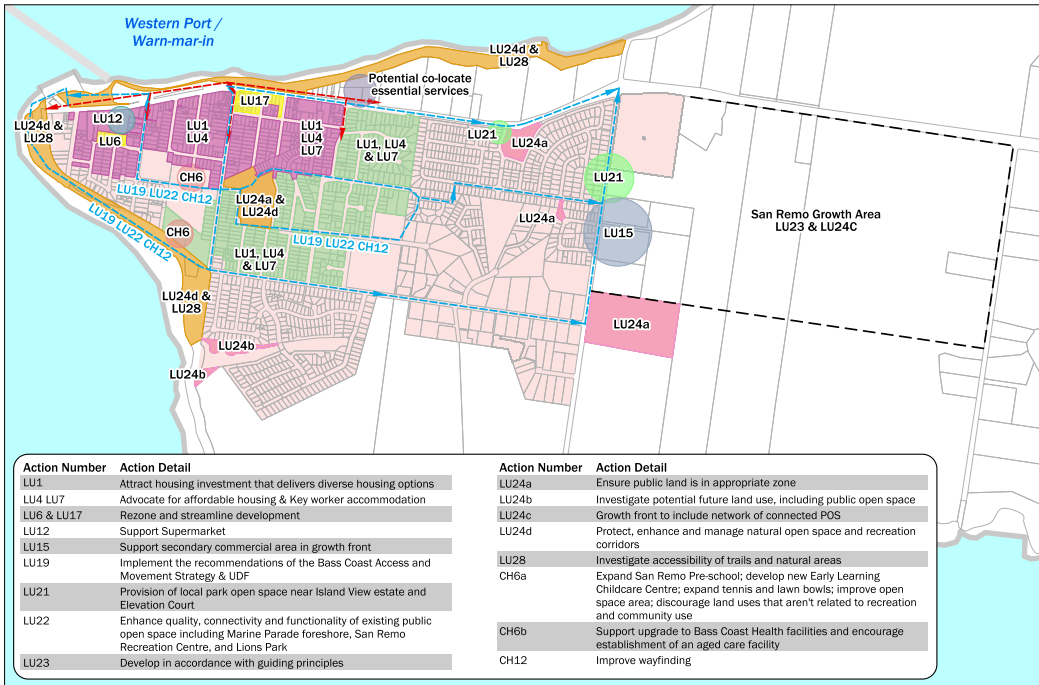


Figure 14. Strategic Development Framework.



Figure 15. Strategic Development Framework.

IMPLEMENTATION ACTION TABLE

Actions references

Reference	Detail
SP	Structure Plan actions, which are over-arching and cover the Structure Plan on a broad-scale
CH	Community and Heritage actions
LU	Land Use actions
ENV	Environment actions
US	Utilities and Services actions
EC	Economy actions
T	Transport actions
*It should be noted the Theme actions are not listed in order of their priority.	

Priorities

The priorities listed in the Implementation Actions Table below include high, medium, and low, they are described as:

- HIGH – urgent and important
- MEDIUM – important but not urgent
- LOW – less urgent and important

Timing

The timeframes listed in the Implementation Actions Table below include immediate, short, medium and long. Details on the specific timing for actions in are listed:

- Immediate = 0-3 years
- Short = 3 - 6 years
- Medium = 6 - 9 years
- Long = 10+ years

Stakeholders

Stakeholder	Includes
Council	Council refers to Bass Coast Shire Council - Councillors - Council’s Executive Leadership Team - Council officers and teams
State Government	Various State Government departments and organisations including: - Department of Transport and Planning - Department of Energy, Environment and Climate Action - Department of Jobs, Skills, Industry and Regions - Department of Education - Victorian School Building Authority
Traditional Owners and Community	Bunurong peoples and community who have ongoing cultural and historical connections to the area of San Remo and surrounds.
Service providers	- Utility providers (AusNet, Westernport Water, NBN, Melbourne Water etc) - Community service providers
Land Managers	Given there are various land management arrangements, land managers may relate to: - Council - State Government - Committee of Management

STRUCTURE PLAN

#	Item	Details	Priority	Timing	Responsibility
Structure Plan					
SP1	Adopt and implement the San Remo Structure Plan	- Council endorsement of the San Remo Structure Plan. - Implement the actions within the Implementation Actions Table.	HIGH	Immediate	- Council
SP2	Adopt and implement the San Remo Urban Design Framework	- Council endorsement of the San Remo Urban Design Framework. - Implement the UDF actions in line with the Structure Plan Implementation Actions Table.	HIGH	Immediate	- Council
SP3	Adopt and implement the San Remo Access and Movement Study, and Car Parking Plan	- Council endorsement of the study and plan. - Implement the actions in line with the Structure Plan Implementation Actions Table.	HIGH	Immediate	- Council
SP4	Structure Plan for the San Remo Growth Area	Ensure the San Remo growth area principles relate to the land between Potters Hill Road and Punch Bowl Road are adopted and used to produce a structure plan following the finalisation of the protected settlement boundary.	HIGH	Short	- Council

COMMUNITY AND HERITAGE

#	Item	Details	Priority	Timing	Responsibility
Community and Heritage Theme actions					
CH1	Demographic review & planning update	- Undertake demographic review, including analysis of ABS Census data, to understand population growth, age distribution, household size, and other relevant trends. - Review and update actions within the Structure Plan following the release of new ABS Census data to ensure they align with current and projected demographics.	MED	Medium	- Council
CH2	Residential land supply and demand assessment	Undertake regular residential land supply and demand assessments in San Remo and identify current and future housing needs based on demographic projections.	MED	Medium	- Council
CH3	Housing diversity	Promote housing diversity by encouraging a range of housing typologies (e.g., apartments, townhouses, smaller single-family homes) to provide options for residents and potentially create more sustainable housing outcomes.	HIGH	Immediate	- Council
CH4	Employment for younger demographic	Support local employment opportunities to provide attractive career paths for young people who reside in San Remo.	MED	Short	- Council

cont....COMMUNITY AND HERITAGE

#	Item	Details	Priority	Timing	Responsibility
Community and Heritage Theme actions					
CH5	Retain younger demographic	Develop programs and initiatives that cater to the needs and interests of young families and individuals in San Remo.	MED	Short	- Council
CH6	Community Precinct	Strengthen the Community Precinct centred around the San Remo Recreation Centre, San Remo Primary School, San Remo Kindergarten (Pre-School), and Bass Coast Health, by: - supporting the expansion of the existing Kindergarten (Pre-School). - supporting an early learning childcare centre. - supporting and advocating for an aged care facility on the Bass Coast Health land. - supporting recreation activities (expanding tennis and lawn bowls) and open green space. - discouraging land uses that are not compatible with the community precinct and recreation.	HIGH	Immediate	- Council - State Government - Service providers - Land managers
CH7	Knowledge sharing in Planning	Explicitly acknowledge and integrate Bunurong cultural values in planning outcomes establish the GRG with clear terms of reference, outlining roles, responsibilities, and decision-making processes.	HIGH	Immediate	- Council - Traditional Owners & Community

#	Item	Details	Priority	Timing	Responsibility
Community and Heritage Theme actions					
CH8	Interconnected systems	In conjunction with the GRG, assess and manage the impact of urban development in San Remo on the surrounding natural environment holistically, considering the interconnectedness of all resources, and breaking down artificial boundaries between urban and rural zones.	HIGH	Immediate	- Council - Traditional Owners & Community
CH9	Promote visibility	Incorporate Bunurong cultural values and language into public art, signage, building design, and place names.	HIGH	Immediate	- Council - Traditional Owners & Community
CH10	Promote representation	Support urban development that enables Bunurong communities to see their culture (values, narratives, and aspirations) reflected in the urban landscape, including co-naming.	HIGH	Immediate	- Council - Traditional Owners & Community - State Government - Service providers - Land managers
CH11	Ancestral lands	Explore opportunities for co-management, or other mechanisms that support Bunurong access to and connection with their ancestral lands, working with relevant landholders and government agencies.	HIGH	Immediate	- Traditional Owners & Community - Council - State Government

cont....COMMUNITY AND HERITAGE

#	Item	Details	Priority	Timing	Responsibility
Community and Heritage Theme actions					
CH12	Wayfinding linked to cultural heritage	- Incorporate Bunurong cultural values, alongside those connected to the settlers and migrants who have arrived since the first wave of colonisation into wayfinding elements. - Design and install new or upgrade existing wayfinding signage and infrastructure to facilitate pedestrian movement.	MED	Short	- Traditional Owners & Community - Council
CH13	Detailed Heritage Assessments	Implement and advocate for funding to undertake the detailed heritage assessments identified in the Bass Coast Heritage Gaps and Prioritisation Framework. - Utilise the findings of the heritage assessments to inform wayfinding and other interpretive elements, enriching the understanding of San Remo's history.	HIGH	Medium	- Council

LAND USE

#	Item	Details	Priority	Timing	Responsibility
Land Use Theme actions					
LU1	Attract housing investment that delivers diverse housing options	Actively promote and attract investment to develop housing in Marine Parade, specifically targeting projects that can meet the DFP criteria.	HIGH	Immediate	- Council - State Government
LU2	Streamline processes	Investigate streamlining Local Government planning processes for housing developments that include affordable housing components, potentially offering incentives such as fast-tracked approvals or even density bonuses.	MED	Short	- Council - State Government
LU3	Community Housing providers	Engage with community housing providers to develop affordable housing options.	MED	Short	- Council - Service Providers
LU4	Advocate for affordable housing	Advocate for State and Federal Government support for affordable housing initiatives in San Remo.	MED	Short	- Council
LU5	Housing in substantial change areas	Implement the Bass Coast Housing Strategy, Bass Coast Neighbourhood Character Study, and San Remo Urban Design Framework into the Bass Coast Planning Scheme to clarify the strengthen the opportunities for increased density, particularly around Marine Parade and the substantial change areas, while preserving the character.	HIGH	Immediate	- Council

cont....LAND USE

#	Item	Details	Priority	Timing	Responsibility
Land Use Theme actions					
LU6	Rationalise Land Use Zones	Rezone the Mixed Use Zone land in San Remo to Commercial 1 Zone. Rezone land at 6-20 Mary Grove to the Mixed Use Zone to facilitate compatible small-scale commercial if the market demand is generated.	HIGH	Immediate	- Council
LU7	Key worker housing needs	Collaborate with local employers in sectors like healthcare, hospitality, tourism, and agriculture to identify their employees' housing needs and develop tailored solutions, potentially including employer-assisted housing programs.	MED	Short	- Council - State Government
LU8	Advocate for key workers	Advocate for State and Federal Government support for key worker housing initiatives in San Remo.	MED	Short	- Council
LU9	Attract new business	Support initiatives that attract new businesses and investment to San Remo, creating more job opportunities and increasing local incomes. This can be achieved by: - Implement the Bass Coast Economic Development Framework to promote growth in key sectors and outlines support measures. - Support the redevelopment of the Bass Coast Health land. - Establish a business support program offering resources, mentorship, and networking opportunities. - Lobby for improved public transport services and frequency.	MED	Immediate	- Council - State Government

#	Item	Details	Priority	Timing	Responsibility
Land Use Theme actions					
LU10	Skills development and improve employment opportunities	Collaborate with local training institutions to deliver skills training and development programs to equip residents with the skills needed for local jobs.	MED	Short	- Council - State Government
LU11	Retail and commercial development	Amend the Bass Coast Planning Scheme to facilitate the recommended commercial floorspace.	HIGH	Immediate	- Council
LU12		Work with the supermarket operator to support their expansion plans.	HIGH	Immediate	- Council
LU13		Develop an incentive program for attracting investment in the redevelopment projects in the Activity Centre.	HIGH	Immediate	- Council - State Government
LU14		Implement the measures outlined in the San Remo Urban Design Framework.	HIGH	Immediate	- Council - State Government - Land Managers
LU15		Within the growth front designate land east of Potters Hill Road for a potential future convenience centre.	HIGH	Immediate	- Council

cont....LAND USE

#	Item	Details	Priority	Timing	Responsibility
Land Use Theme actions					
LU16	Tourism Development	Continue to support and promote existing tourism initiatives.	MED	Immediate	- Council - State Government
LU17		Streamline the planning approval process for tourist accommodation in mixed-use developments.	MED	Short	- Council - State Government
LU18		Partner with local tourism operators to develop and market rural tourism experiences.	MED	Short	- Council - State Government
LU19	Infrastructure and services	Implement the recommendations of the San Remo Access and Movement Study for the Activity Centre.	HIGH	Immediate	- Council - State Government
LU20		Prioritise public realm improvements in the Marine Parade Activity Centre, in accordance with the San Remo Urban Design Framework.	HIGH	Immediate	- Council - State Government
LU21	Industrial Land Use	- Reflect the limited industrial potential of San Remo in the Bass Coast Planning Scheme. - Implement the findings of the Bass Coast Industrial Land Use Strategy and direct all industrial type land uses to appropriately zoned land.	HIGH	Immediate	- Council - State Government

#	Item	Details	Priority	Timing	Responsibility
Land Use Theme actions					
LU22	Provision of open space near Island View Estate and Elevation Court	- Develop a detailed plan for new parkland provision, including location, size, and amenities. - Acquire suitable land for new park development. - Consult with the community to determine desired park features and amenities. - Implement the parkland development plan, including construction and landscaping.	MED	Short	- Council
LU23	Enhance quality, connectivity and functionality of existing public open space including Marine Parade foreshore, San Remo Recreation Centre, and Lions Park	- Implement the wayfinding and public realm improvements outlined in the San Remo UDF. - Implement upgrade plans for the Marine Parade foreshore, San Remo Recreation Centre, and Lions Park outlined in the San Remo UDF. - Explore partnerships and funding opportunities for facility upgrades.	HIGH	Immediate	- Council

cont....LAND USE

#	Item	Details	Priority	Timing	Responsibility
Land Use Theme actions					
LU24	Adequate and well planned open space	- Undertake a planning scheme amendment to ensure public land and public open space is appropriately zoned. - Undertake an investigation to determine suitable land use options, with consideration given to public open space development, for the Farming Zone parcel situated within the Penniwells Estate settlement boundary. - Integrate open space requirements into the growth front's master plan. - Undertake a recommended Sports and Active Recreation Needs Assessment. - Develop design guidelines for all open space in the growth front, ensuring connectivity and functionality. - Secure funding mechanism for open space development in the growth front.	MED	Medium	- Council - State Government
LU25	Protect, enhance and manage San Remo's natural open spaces and recreation corridors	Develop and implement management plans for natural open spaces, addressing environmental challenges, specifically environment risks.	HIGH	Immediate	- Council - State Government - Land managers
LU26		Formalise land management agreements with relevant agencies.	MED	Immediate	- Council - State Government - Land Managers - Service providers
LU27		Amend planning scheme maps to ensure public land is in the most appropriate zone.	LOW	Immediate	- Council
LU28		Investigate opportunities to improve accessibility of trails and natural areas.	MED	Short	- Land Managers - Council - State Government
LU29		Promote community awareness and appreciation of these natural assets.	LOW	Medium	- Council

LU30	Growth front Infrastructure and services	Incorporate the strategic guidelines for the Growth Area into Clause 11.01-1L-5 of the Bass Coast Planning Scheme to guide any future rezoning of the growth area.	HIGH	Immediate	- Council
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ENVIRONMENT

#	Item	Details	Priority	Timing	Responsibility
Environment					
ENV1	Biolinks and habitat expansion	Support and advocate for the Bass Coast Biodiversity Biolinks Plan 2018, and advocate for improved biolinks in San Remo if the plan is updated.	HIGH	Short	- Council
ENV2		Implement recommendations from the San Remo Biodiversity Assessment including but not limited to: - Developing and implementing management plans for each reserve, focusing on habitat restoration, weed and pest control, and monitoring. - Establish semi-contiguous habitat along corridors, ensuring a minimum width of 100 metres with at least 50% habitat cover and gaps no greater than 30 metres. This will involve a combination of planting, natural regeneration, and potentially working with private landowners. - Establish woodland and scrub patches/habitat within reserves.	HIGH	Short	- Council - Service providers - State Government - Land managers - Traditional Owners and Community

cont....ENVIRONMENT

#	Item	Details		Timing	Responsibility
Environment					
ENV2 cont..		- Increase native tree and shrub plantings along roads, prioritising wider roads in new subdivisions and the growth front. - Invest in significant management of the existing woodland reserve to improve vegetation structure, habitat function, and address weed threats. - Retain planted native vegetation on private land along Potters Hill Road and support the conservation of surrounding land. - Promote the revegetation of farm dams as wetlands for habitat. - Advocate private landowners to restore Grassy Woodland communities in northern sheltered aspects of San Remo along Wujmarrinh Western Port Bay. - Investigate mechanisms to encourage additional indigenous plantings in areas with low or introduced cover, including road reserves. This should be based on a prioritised planting plan and consider local EVCs. - Encourage and educate residents about the benefits of planting native species.	HIGH	Short	- Council - Service providers - State Government - Land managers - Traditional Owners and Community

#	Item	Details	Priority	Timing	Responsibility
Environment					
ENV3	Southern Coastline Protection	Explore mechanisms to create a continuous habitat corridor along the southern coastline of San Remo.	MED	Short	- Council
ENV4	Significant Landscape Overlay	Advocate to the State Government to complete the development of the proposed landscape controls, including the integration of feedback received during the Bass Coast DAL program, and subsequently amend the Bass Coast Planning Scheme.	HIGH	Immediate	- Council
ENV5	Climate Resilient infrastructure	Ensure new infrastructure considers impacts of climate change.	MED	Medium	- Community - Service providers - State Government
ENV6	Stabilisation of coastal embankments	Collaborate with land management to stabilise coastal embankments.	MED	Medium	- Community - Service providers - State Government - Land Managers
ENV7	Environmental Risk assessment	Preparation of an Environmental Risks Impact Assessment, including considerations of Climate Change for San Remo.	MED	Medium	- Council
ENV8	ESD Policy	Implement local environmentally sustainable design policy into the Bass Coast Planning Scheme.	MED	Short	- Council

cont....ENVIRONMENT

#	Item	Details	Priority	Timing	Responsibility
Environment					
ENV9	Update the DDO4	Update the DDO4 in accordance with the recommendations of the Urban Design Framework.	HIGH	Immediate	- Council
ENV10	Built form	Implement the Housing Strategy, Neighbourhood Character Study and Residential Canopy Cover Improvement Strategy as it relates to San Remo.	HIGH	Immediate	- Council
		Commence the implementation of the precinct master plan concepts in the San Remo Urban Design Framework, including the application of suitable planning controls, and commencement of detailed design.	HIGH	Immediate	- Council
		Implement the Urban Forest Strategy as it relates to San Remo.	MED	Immediate	- Council

UTILITIES AND SERVICES

#	Item	Details	Priority	Timing	Responsibility
Utilities and Services					
US1	Collaborative governance framework	- Establish a San Remo Asset Management Committee with representation from all relevant entities. - Develop a consolidated Asset Management Plan integrating all assets, regardless of ownership, with shared vision, priorities, and performance targets. - Formalise stakeholder agreements outlining roles, responsibilities, and collaborative arrangements.	HIGH	Immediate	- Council - State Government - Service Providers - Land Managers
US2	Improve communication	- Develop a communication plan and platform for sharing asset information and project updates. - Conduct regular community forums and establish clear communication channels.	Low	Immediate - Short	- Council - State Government - Service Providers - Land Managers
US3	Enhance community infrastructure for current needs and future growth	Implement the Community Infrastructure Assessment recommendations.	HIGH	Immediate - Short	- Council - State Government - Service Providers - Land Managers

cont....UTILITIES AND SERVICES

#	Item	Details	Priority	Timing	Responsibility
Utilities and Services					
US4	Collaborative utility planning	Engage proactively with service providers (Westernport Water, Department of Transport and Planning, Melbourne Water, AusNet, NBN Co) to anticipate infrastructure needs, coordinate upgrades, and integrate utility planning into the San Remo growth area development, ensuring timely service provision and exploring innovative solutions. This includes establishing regular communication, joint planning, and service agreements.	LOW	Immediate	- Council
US5	Sustainable energy transition	Facilitate the shift to renewable energy by conducting a dedicated embedded network study to assess options (large-scale solar, grid-scale storage, distributed generation), advocating for supportive policies, and encouraging community-led initiatives. For growth areas, require developers to demonstrate sustainable energy integration (solar-ready homes, energy-efficient building design, EV charging infrastructure).	HIGH	Short	- Council - Service Providers

#	Item	Details	Priority	Timing	Responsibility
Utilities and Services					
US6	Implement Stormwater Management Strategy	Prioritise and implement the assessment's recommendations, focusing on infrastructure projects (retarding basins, wetlands, pipelines) to prevent worsening stormwater impacts. This includes prioritising stormwater improvements in the established areas surrounding Growth Area 3, including the retarding basin at the San Remo Recreation Centre, and deferring Growth Area 1 decisions pending DAL program outcomes. Growth Area 2 is not a priority to be actioned.	HIGH	Immediate	- Council - Service Providers
US7	Funding for implementation	Create a detailed stormwater implementation plan with timelines and responsibilities. Secure funding through diverse sources including exploration of sources including but not limited to grants, Development Contribution Plans, or special charge scheme to equitably distribute costs.	HIGH	Immediate	- Council

ECONOMY

#	Item	Details	Priority	Timing	Responsibility
Economy					
EC1	Implement the relevant commercial land use actions	Implement Actions LU1, LU2, LU6, LU8 to LU18.	HIGH - MED	Immediate to Short	- Council State Government

TRANSPORT

#	Item	Details	Priority	Timing	Responsibility
Transport					
T1	Advocate to State Government to address Phillip Island Road intersection improvements	Advocate for the delivery of adopted intersection upgrade plans along Phillip Island Road by the Department of Transport and Planning in alignment with A&MS actions RS6, RS7 and RS8.	HIGH	Immediate	- Council - State Government
T2		Work with the Department of Transport and Planning to develop and deliver a signalised intersection at Potters Hill Road and Phillip Island Road in alignment with A&MS action RS9.	HIGH	Immediate	- Council - State Government
T3		Install a raised zebra crossing on Marine Parade between Edgar Road and Wynne Road in alignment with A&MS action RS5.	MED	Short	- Council

cont....TRANSPORT

#	Item	Details	Priority	Timing	Responsibility
Transport					
T4		Apply a consistent 50km/h speed on circulation roads and 30km/h on other residential streets and Marine Parade in alignment with A&MS actions RS1, RS2 and RS3.	MED	Short	- Council - State Government
T5		On new shared zone streets, apply a speed of 15km/h in alignment with A&MS action RS4.	MED	Short	- Council - State Government
T6	Improve Pedestrian and cyclist infrastructure	Undertake an audit of existing pedestrian infrastructure to identify gaps and prioritise the installation of footpaths and shared paths, especially in areas identified for substantial or incremental change in the Bass Coast Housing Strategy in alignment with A&MS actions AT2, AT5, AT7, AT8, AT9, AT10, AT12, AT16 and PS3.	HIGH	Immediate	- Council
T7		Install adequate street lighting and wayfinding signs on key pedestrian and cycling routes in San Remo to improve the active transport experience in alignment with A&MS action AT11 and AT13.	HIGH	Immediate	- Council
T8		Install end-of-trip facilities and bike parking in high-demand areas of San Remo in alignment with A&MS actions AT1, AT19, AT20 and AT21.	MED	Short	- Council
T9		Investigate e-micromobility services for San Remo in alignment with A&MS action AT6.	HIGH	Immediate	- Council

cont....TRANSPORT

#	Item	Details	Priority	Timing	Responsibility
Transport					
T10	Improve the public transport experience to provide a reasonable alternative for inter-settlement transport	Advocate to the State Government for the following improvements in alignment with A&MS actions PT1, PT2, PT3, PT4 and PT7: - Milawul (Phillip Island) and San Remo on-demand public transport. - Increased service frequency and longer hours of operation for the Cowes to Wonthaggi bus service including hourly services between 7am and 9pm every day with an additional service during the weekday peak. - A timetable review to ensure coordination between town buses and V/line coaches. - Bike racks on all V/line coach and town bus services stopping in San Remo.	HIGH	Immediate	- Council - State Government
T11		Investigate relocating the town bus and tourist coach stop in consultation with the community.			- Council - State Government
T12		Seek to make all bus stops DDA compliant and meet the needs of people of all abilities.			- State Government

#	Item	Details	Priority	Timing	Responsibility
Transport					
T13	Embed sustainable transport principles into new development	Ensure the proposed low-speed Foreshore Lane and San Remo Recreation Reserve access roads prioritise pedestrians and cyclists above cars.	HIGH	Short	- Council
T14		Incorporate the following strategies into Clause 11.01-1L-05 (San Remo) of the Bass Coast Planning Scheme in alignment with A&MS actions AT3, AT4, PS2 and PS4: - Ensure cul-de-sacs are only permitted in circumstances where full pedestrian and cyclist permeability is provided. - Ensure new residential streets prioritise safe access for active transport with footpaths or shared paths integrated into the wider network. - Include bike parking in all new multi-unit and non-residential developments and avoid waiving any requirements.	HIGH	Immediate	- Council
T15		Review the application of the Public Acquisition Overlay in accordance with the recommendations of the Urban Design Framework.	HIGH	Immediate	- Council
T16		Deliver east-west shared paths continuing Shetland Heights Road and Elsa Terrace through the eastern growth area and a north-south shared path heading south from 425 Phillip Island Road in alignment with A&MS action AT14, AT15 and AT17.	MED	Immediate - Short	- Council

cont....TRANSPORT

#	Item	Details	Priority	Timing	Responsibility
Transport					
T17	Car Parking	Implement time restrictions on council on and off-street car parks as recommended by the Access and Movement Study whilst maintaining loading zones where required.	MED	Short	- Council
T18		Ensure there is no net loss of public car parking bays through any redevelopments.	HIGH	Immediate	- Council
T19		Formalise parking bays as recommended by the Access and Movement Study including at the following locations in alignment with A&MS actions CP6, CP7 and CP13: - The south end of Potters Hill Road - The south end of Punch Bowl Road - Davis Point	HIGH	Immediate	- Council
T20		Develop and implement an accessible parking upgrade program that ensures all accessible parking bays are sufficient to meet the needs of local residents and visitors in alignment with A&MS action CP9.	HIGH	Immediate – short	- Council

#	Item	Details	Priority	Timing	Responsibility
Transport					
T21		Formalise long vehicle parking at the southern end of Back Beach Road in alignment with A&MS action CP15.	MED	Immediate – short	- Council
T22		Implement a parking permit system for: - Businesses running services that require longer stays in areas of short time restrictions in alignment with A&MS action CP16. - Residents with time-restricted parking introduced on their streets.	MED	Short	- Council
T23		Investigate the installation of Smart Parking (Parking Overstay Detection and electronic signage) as identified in the Access and Movement Study.	LOW	Short	- Council
T24		Investigate partnering with commercial charge point operators to provide EV charging stations in San Remo in alignment with A&MS action CP5.	MED	Immediate	- Council

ACRONYM LIST

ABS	Australian Bureau of Statistics
BLCAC	Bunurong Land Council Aboriginal Corporation
BMO	Bushfire Management Overlay
BPA	Bushfire Prone Area/s
CIZ	Commercial 1 Zone
CRG	Community Reference Group
DAL	Distinctive Area and Landscapes
DDA	<i>Disability Discrimination Act 1992</i>
DEECA	Department of Energy, Environment and Climate Action
DFP	Development Facilitation Program
DTP	Department of Transport and Planning
EAO	Environmental Audit Overlay
ESD	Environmentally Sustainable Design
EVCs	Ecological Vegetation Classes
FZ	Farming Zone
GRG	Governance Reference Group

GRZ	General Residential Zone
IDM	Infrastructure Design Manual
LDRZ	Low Density Residential Zone
LGA	Local Government Area
MPS	Municipal Planning Strategy
MUZ	Mixed Use Zone
NRZ	Neighbourhood Residential Zone
PAO	Public Acquisition Overlay
POS	Public Open Space
SLO	Significant Landscape Overlay
SPP	Statement of Planning Policy
SWMS	Stormwater Management Strategy
RAP	Registered Aboriginal Party
UDF	Urban Design Framework
VPP	Victorian Planning Provisions



Draft San Remo Structure Plan

March 2025

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