



San Remo Structure Plan



June 2025

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Acknowledgement of Country

Bass Coast Shire Council acknowledges the Bunurong/Boonwurrung 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/Millowl (Phillip Island) may occur.



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

Structure Plan Themes: This section details the specific themes guiding the Structure Plan, which 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

1 Introduction and Context

San Remo is located on Yallock Bulluk Country, the traditional lands of one of the seven identified Bunurong/Boonwurrung clan groups. For generations, the rich bio-cultural landscape of San Remo has supported the physical, cultural, spiritual, social and economic lives of Bunurong/Boonwurrung peoples.

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, Wunmarrinh Western Port Bay, the Narrows, and the crossing to Milawul/Millowl 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. The Shire's regional centre of Wonthaggi is located 25km east of San Remo.

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 in San Remo is 70 percent, higher than the Shire average of 63 percent, suggesting 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 Bass Coast Statement of Planning Policy (SPP).



San Remo serves a large catchment area, providing a range of commercial services predominantly along Marine Parade. Services 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 San Remo 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 the San Remo Jetty which 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 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 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 suitable 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 to 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 seek to accommodate the unique characteristics of the area.

Structure Plans 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 east of Punch Bowl Road containing the future growth-area with the established township bound by Bass Strait and Wunmarrinh Western Port Bay (refer Figure 3).

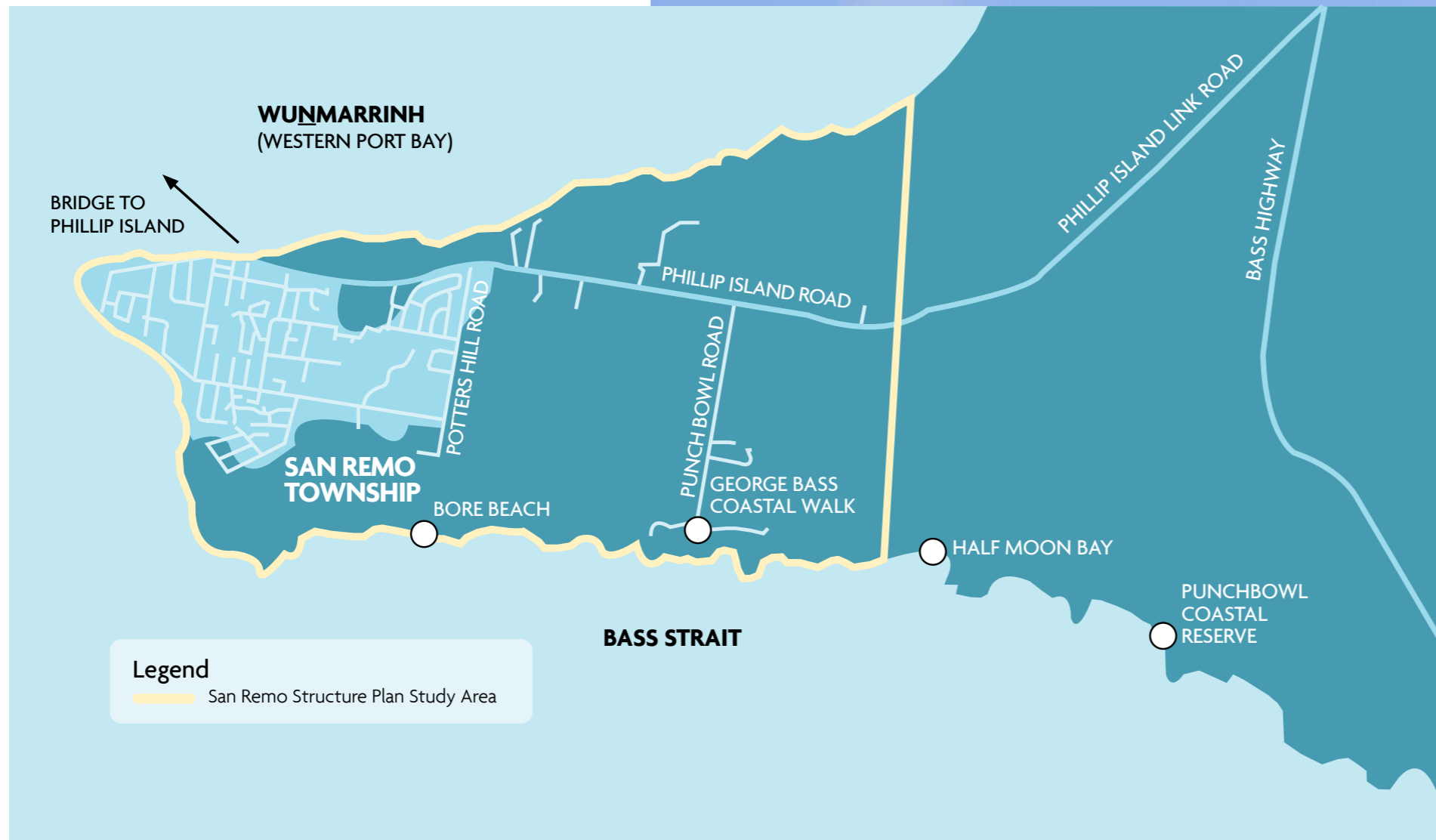


Figure 3. Study area for the San Remo Structure Plan



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.
Plan for Victoria	The Plan for Victoria replaces Plan Melbourne 2017-2050/ Plan for Victoria captures the entire State and is made up of various pillars. As well, the Housing Statement from the State Government and Housing Targets required by municipalities is included in the Plan for Victoria. For Bass Coast, the Shire will need to facilitate and accommodate 19,250 homes.
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.

COMMUNITY PROFILE

San Remo had an estimated population of 1,760 in 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 people.

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*.

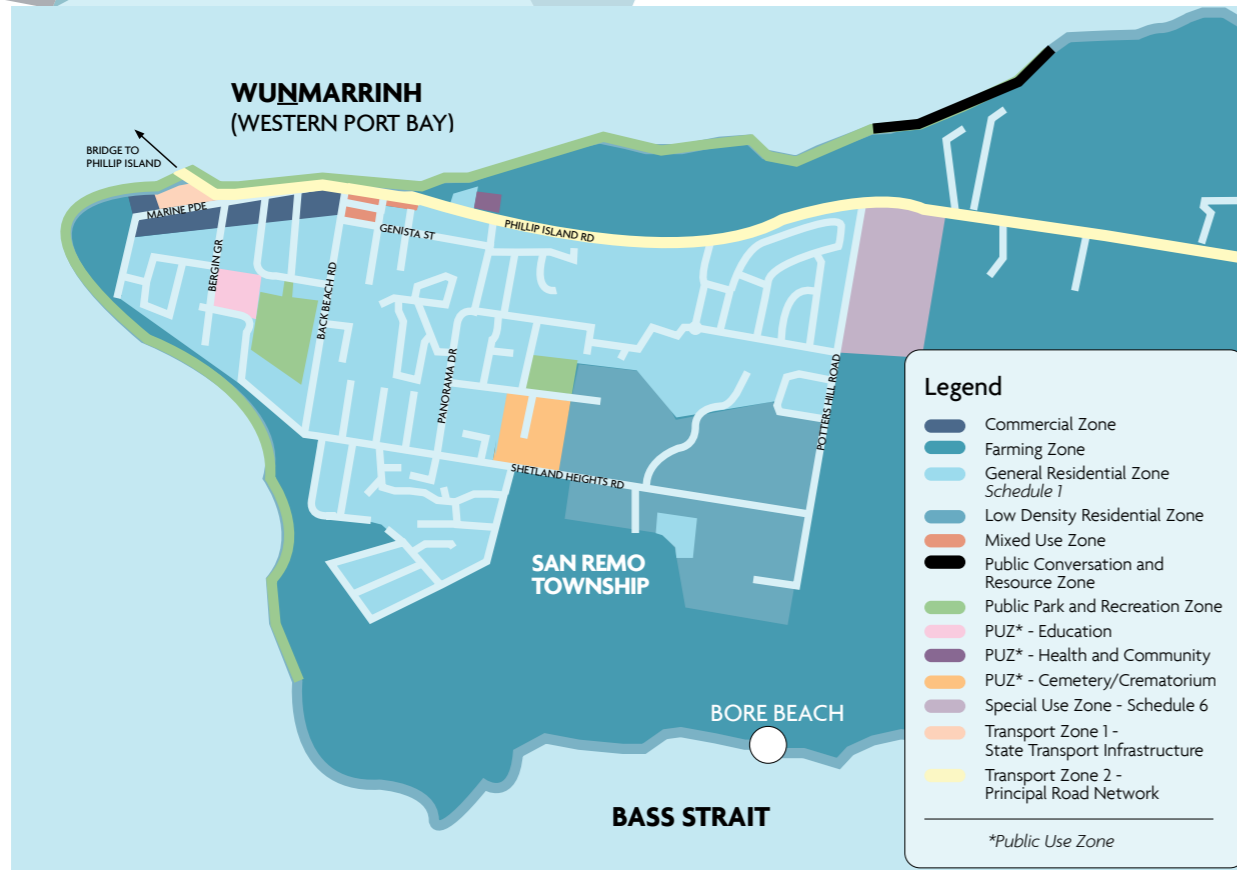


Figure 4. Zones



Figure 5. Overlays

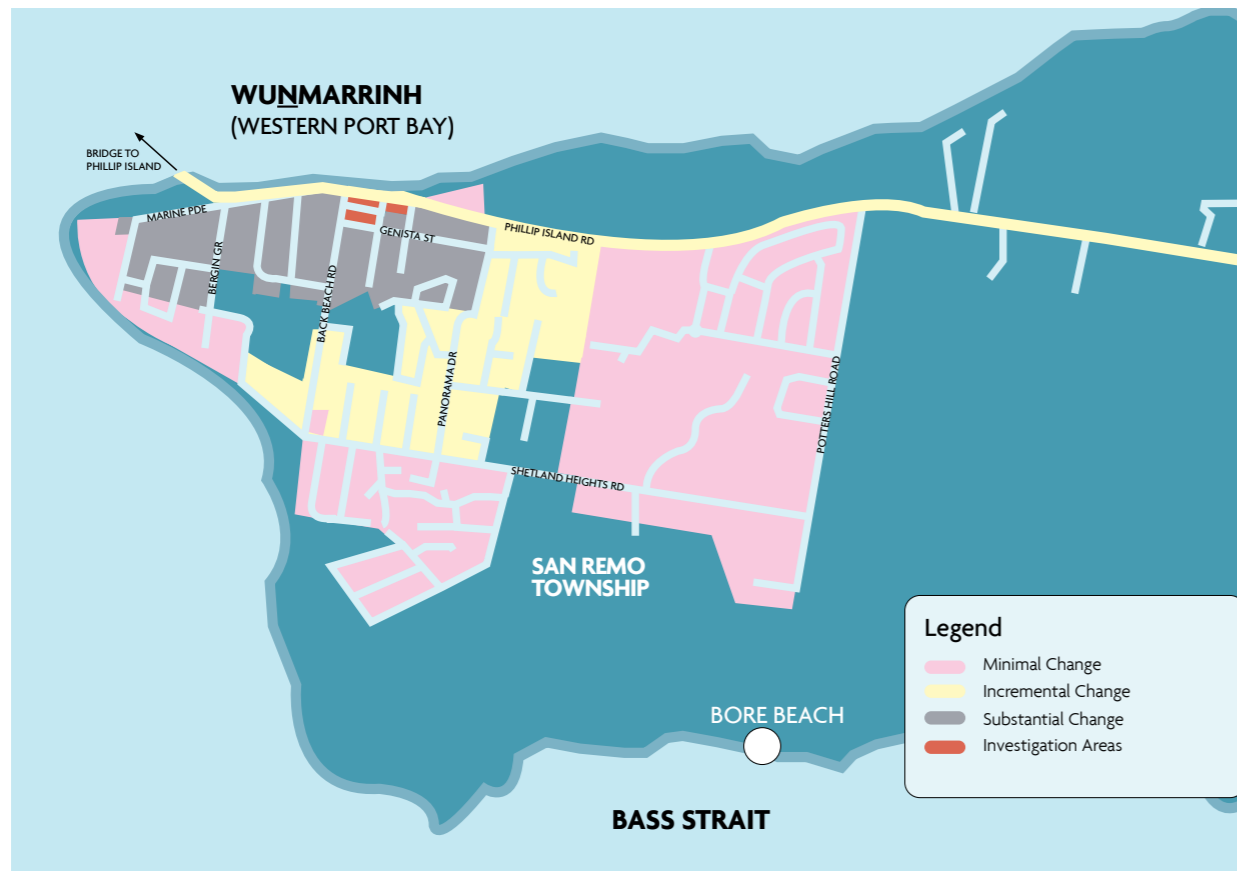


Figure 6. Housing Change Areas



Figure 7. Neighbourhood Character Profiles



VISION

By 2045, San Remo is a thriving and vibrant district centre in Bass Coast where the rich heritage of the area, including Bunurong/Boonwurrung bio-cultural values, is interwoven into the daily life of residents and visitors. Crucially, the Bunurong/Boonwurrung 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/Boonwurrung 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/Boonwurrung 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 while preserving the unique charm and character of San Remo. As the town has developed, new buildings and infrastructure are climate-responsive, hazard-responsive, and adequately accommodate the expected growth, with a strong focus on ensuring there is infrastructure to support any new developments. Residents are connected to each other and have pride in their town, and opportunities to rehabilitate natural habitats have been identified and acted upon, with more greenspaces and parks integrated into development areas and a commitment to broader environment protection and open spaces.

The local economy is robust and supports both residents and tourists year-round through services, goods and employment. Health and wellbeing is well supported by community services and housing options that ensure San Remo is a welcoming and accessible place for all stages of life.

Moving around is 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. Critically, the Phillip Island Road Corridor, including all intersections fronting onto it, have been upgraded which has allowed for housing growth. There will also be a clear management of parking and traffic management around the Marine Parade activity centre. This approach ensures urban development occurs only when appropriate, safeguarding San Remo's cherished character and liveability.

2 Structure Plan Themes

This section of the Structure Plan report details its key elements, organised into themes and sub-themes as shown in Table 2. Each theme includes discussion and a link to objectives, strategies and actions. To ensure the Structure Plan respects tangible and intangible local Aboriginal heritage, each theme incorporates relevant Bunurong/Boonwurrung values. Bunurong/Boonwurrung values should be considered in understanding and implementing the Structure Plan.

Table 2: Structure Plan themes.

Theme	Sub-Themes
Community and Heritage	<ul style="list-style-type: none"> - Demographics and community profile - Aboriginal cultural heritage - Post-contact European heritage - Community Essence
Land Use	<ul style="list-style-type: none"> - Residential - Commercial and mixed use - Public land and public open space (POS)
Environment	<ul style="list-style-type: none"> - Natural environment and risks - Built environment - Climate change impacts - Landscape values
Utilities and Services	<ul style="list-style-type: none"> - Asset Management (Infrastructure) - Community Infrastructure - Utilities - Stormwater Management
Economy	<ul style="list-style-type: none"> - Tourism - Employment - Economic Development
Transport	<ul style="list-style-type: none"> - Road network - Public transport - Active transport - Parking



COMMUNITY AND HERITAGE

San Remo's community and heritage, including Bunurong/Boonwurrung 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 the next page.

Bunurong/Boonwurrung values

- Embedding Bunurong/Boonwurrung 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/Boonwurrung heritage, language, and traditions through storytelling, education, and acknowledgment of significant sites.
- Encouraging strong relationships between people who live on and care for Bunurong/Boonwurrung Country, fostering respect, inclusion, and shared responsibility.
- Acknowledging past injustices suffered by the Bunurong/Boonwurrung 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 importance of incorporating information and visual representations of Bunurong/Boonwurrung 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/Boonwurrung 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 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.

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.

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/Boonwurrung 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/Boonwurrung clans. For hundreds of generations, Bunurong/Boonwurrung have 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/Boonwurrung peoples maintain a strong relationship with San Remo, emphasising the importance of preserving their cultural and biocultural values for future generations.

The Structure Plan can assist in recentering Bunurong/Boonwurrung knowledge and values alongside the Victorian Planning System, which, as a legacy of colonisation, has historically excluded them. To address this, the existing Victorian Planning System and Indigenous planning concepts need to find balance; effectively, decentering the former while centering the latter. This process of knowledge activation and resurgence, recognising Bunurong/Boonwurrung peoples ongoing custodianship and right to self-determination over this Country, is aimed at increasing their authority and legitimacy within the Victorian Planning System.

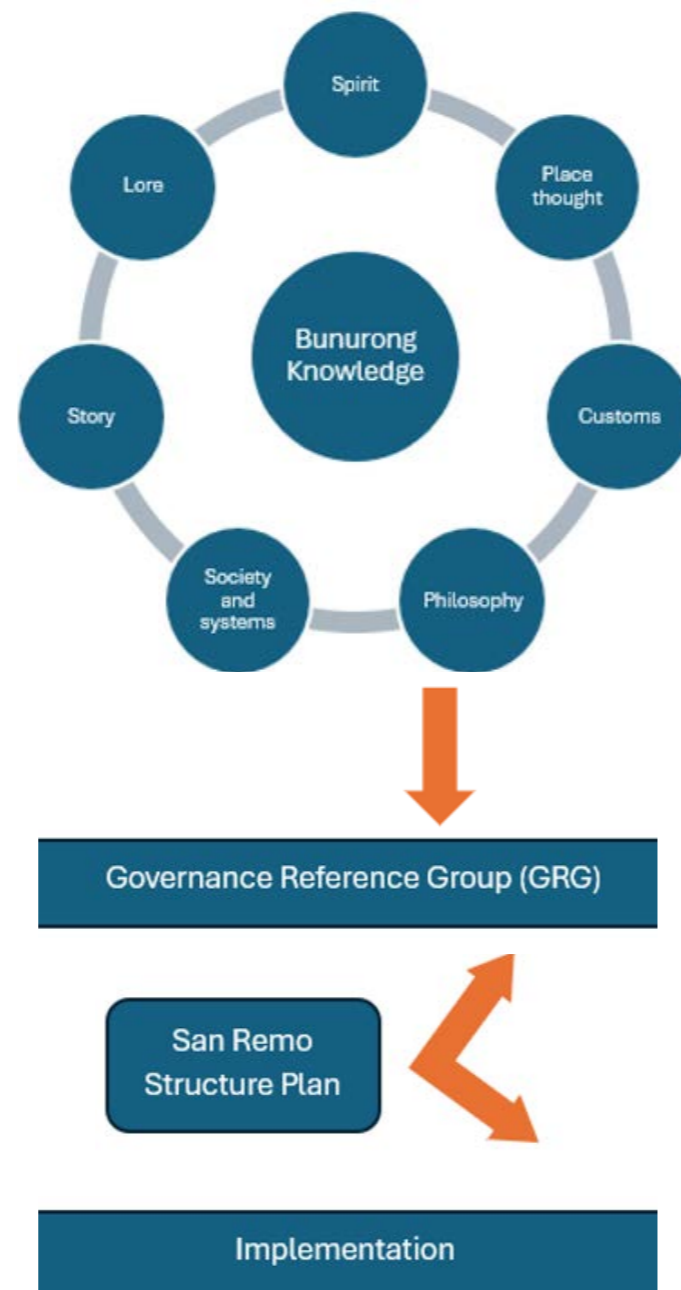
All of our Country is highly significant, every square inch, every rock, every leaf, every dune and every artefact ... if you lose enough of something, what little you have left becomes so much more important.

- Bunurong Land Council Aboriginal Corporation, 2018

As such, the San Remo Structure Plan should:

- Recognise Bunurong/Boonwurrung values, and interests in urban planning. This should be framed by Bunurong/Boonwurrung 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/Boonwurrung communities to see their culture (values, narratives, and aspirations) reflected in the urban landscape, including promoting land rights and enabling Bunurong/Boonwurrung to occupy ancestral land.
- Ensure the establishment of the Governance Reference Group (GRG).

Framework for recentering Bunurong knowledge in the Structure Plan



Bunurong/Boonwurrung Cultural Knowledge:

held by Bunurong/Boonwurrung peoples, and appropriate knowledge shared to the 'Governance Reference Group'.

Governance Reference Group

Includes representatives selected by Bunurong/Boonwurrung community:

- To govern cultural knowledge and provide on-going technical input into the Structure Plan and its implementation.

Structure Plan:

Council and GRG collaborate to integrate Bunurong/Boonwurrung values into the plan and its implementation.

Implementation:

GRG oversight to ensure cultural knowledge is incorporated into detailed design and construction.

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 Phillip Island.

San Remo has three heritage-listed sites; the Westernport Hotel, St Augustine's Anglican Church and the San Remo House at 11 Phillip Island Road. However, there are additional potential heritage places identified through the Bass Coast Heritage Gaps and Prioritisation Framework.

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 to 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 Essence

San Remo's strong community spirit is deeply rooted in its history as a small, interdependent fishing village. This shared past, where residents' prosperity relied on collective effort, forged a resilient bond that continues to define the town. As San Remo grows, it's vital to actively nurture this heart and soul. Some ways to do this include:

Improved understanding and creating a shared sense of heritage.

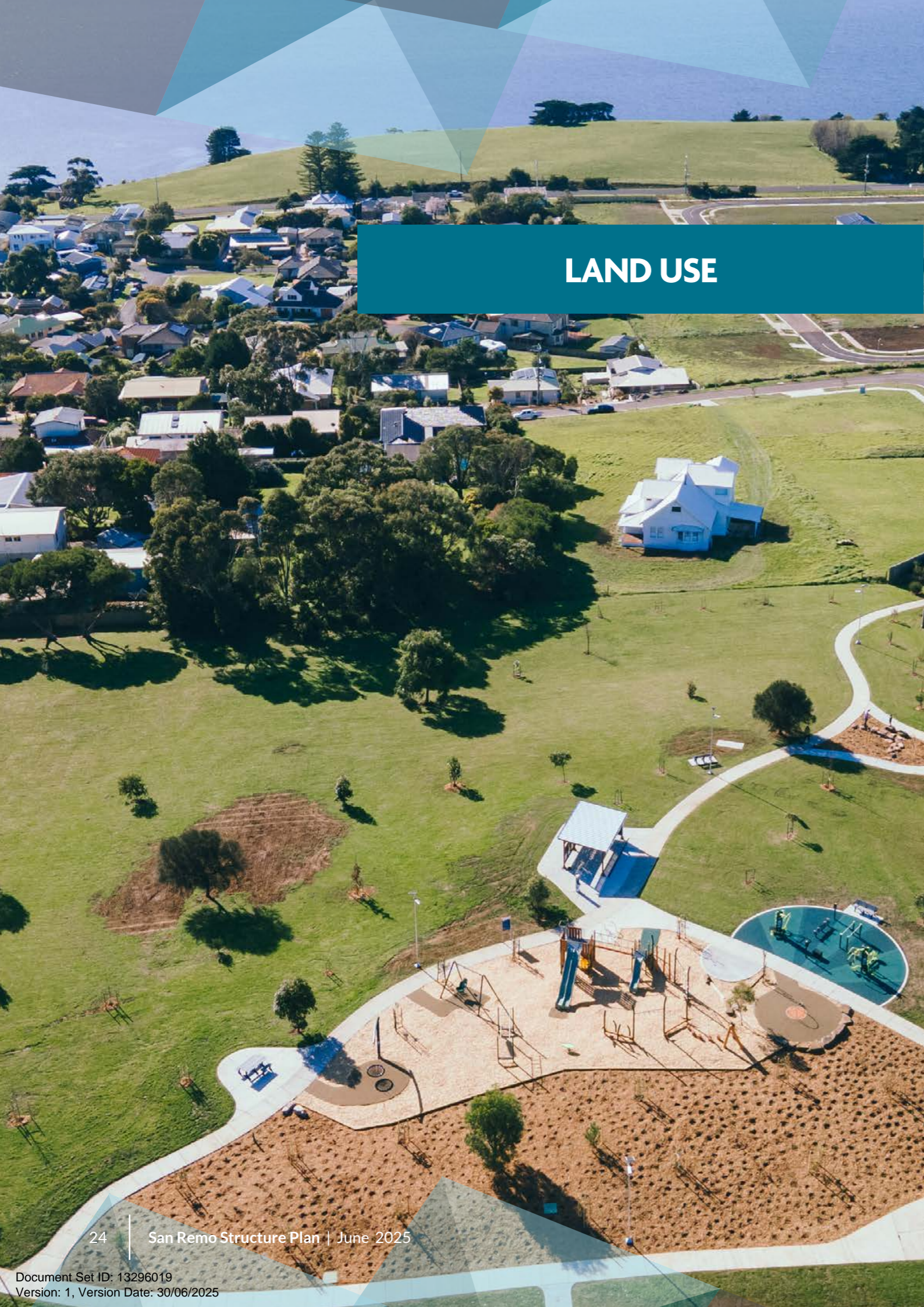
Create dedicated places for community gathering and ensuring there is adequate community infrastructure available.

Work in partnership with the community to deliver meaningful and effective community development programs.

By doing this, San Remo can ensure its unique community essence, established in the strength of its enduring fishing village character, continues as it grows and evolves.

Objectives, Strategies, and Actions

The objectives strategies and actions relating to the Community & Heritage theme can be found in the action table in the implementation section of the structure plan. These focus on planning for responsible growth through demographic monitoring and housing diversity, ensuring long-term sustainability by attracting younger residents, and enhancing understanding of San Remo's history through improved wayfinding and heritage assessments.



LAND USE

Bunurong/Boonwurrung values

- Encourage responsible and sustainable land uses to minimise environmental impacts on Bunurong/Boonwurrung 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/Boonwurrung heritage.
- Promote landscaping, built form, and urban design which aligns with Bunurong/Boonwurrung principles of caring for Country.
- Identify, conserve, and manage important Bunurong/Boonwurrung 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 San Remo (PSB & SLOs).
- The need for the Structure Plan to align with the Bass Coast Housing Strategy and 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.
- Address the lack of consistent built form and design outcomes throughout San Remo, particularly in newer areas. Highlight the importance of preventing continuation of issues into the new growth front.
- Support the increased growth in eastern San Remo and address strategic planning to determine appropriate locations for services like commercial development, public open space, and stormwater infrastructure.
- The ability to effectively control and manage urban interface and encroachment onto nearby agricultural land.
- Address the varied and inconsistent public land management arrangements in 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.

Residential discussion

The Structure Plan considers San Remo's residential areas to include, the established area encompassing 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 DAL program 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 sized lots) adjacent to Western Port Bay. Land sizes then transition to a precinct of low density residential (2,000-4,000 square metres sized lots) 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 various, multifaceted housing challenges which impact aspects of the community, from affordability to supply issues.

A snapshot of the housing stock includes:

- 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)

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.

Demand: Annual dwelling requirement 35-50 per year.

Supply

San Remo's housing supply includes:

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

San Remo's growth front will service the greenfield housing needs, not just for San Remo but also 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 'economy' theme.

Additionally, the current housing stock is homogenous and predominantly consists of 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. Most 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’s established areas 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 land is discussed under the headings ‘Genista Street – Mixed Use Zone Precinct’, and ‘Mary Grove live work tenancies’.

In line 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 Residential Zone
		Low Density Residential Zone	Low Density Residential Zone

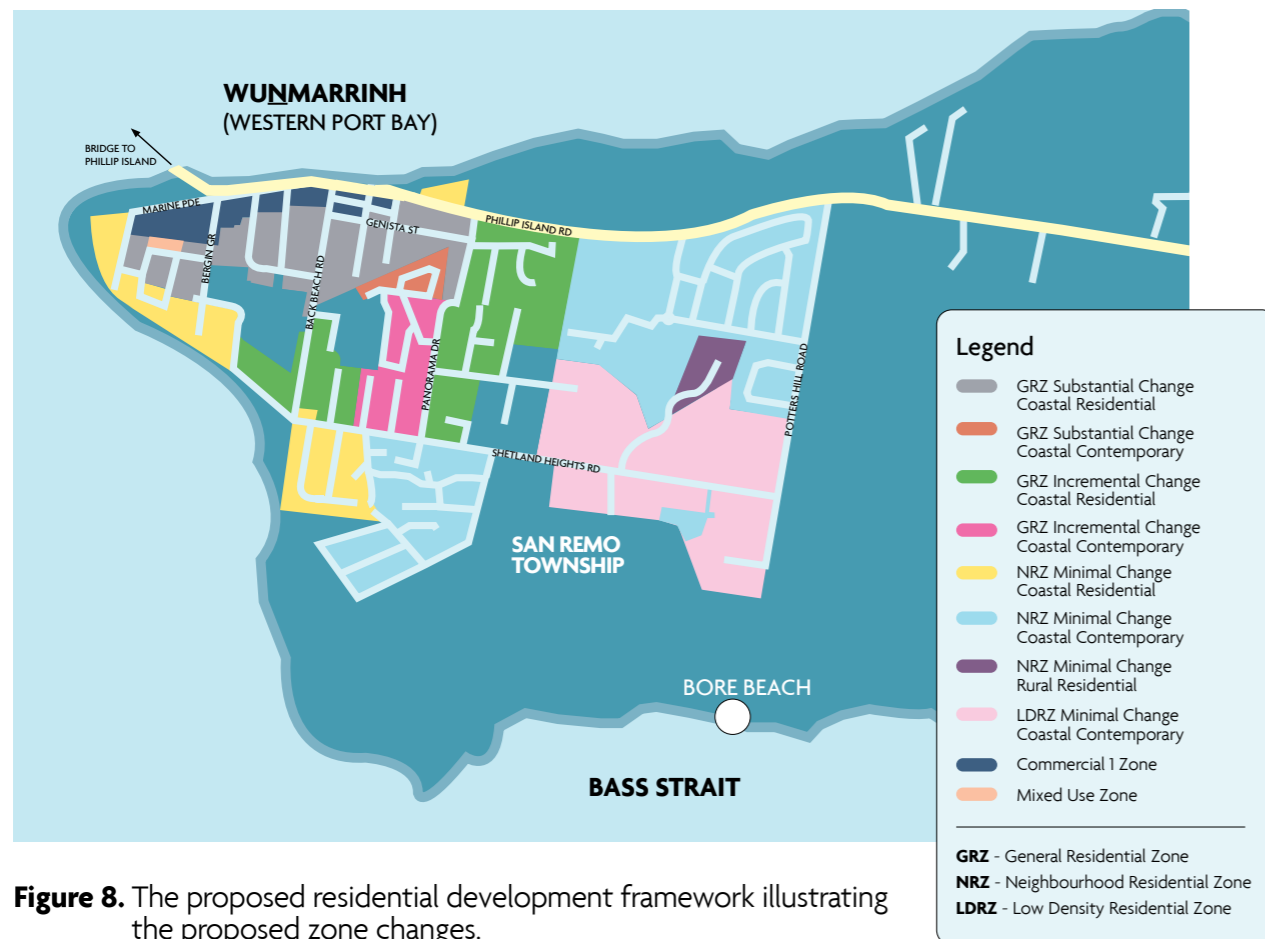


Figure 8. The proposed residential development framework illustrating the proposed zone changes.

Through implementing the Housing Strategy and the Neighbourhood Character Study, it is proposed each neighbourhood character precinct and housing change area combination will have its own zone 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.

Development Plans

The Development Plan Overlays areas have been approved and developed in San Remo over the years. Both the DPO22 and DPO23 have almost been built-out, and therefore, both DPOs should be regularly monitored so when required, the DPO control can be removed from land through a planning scheme amendment.

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.

The Practitioners Guide to Victoria’s Planning Schemes states the following regarding the MUZ 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

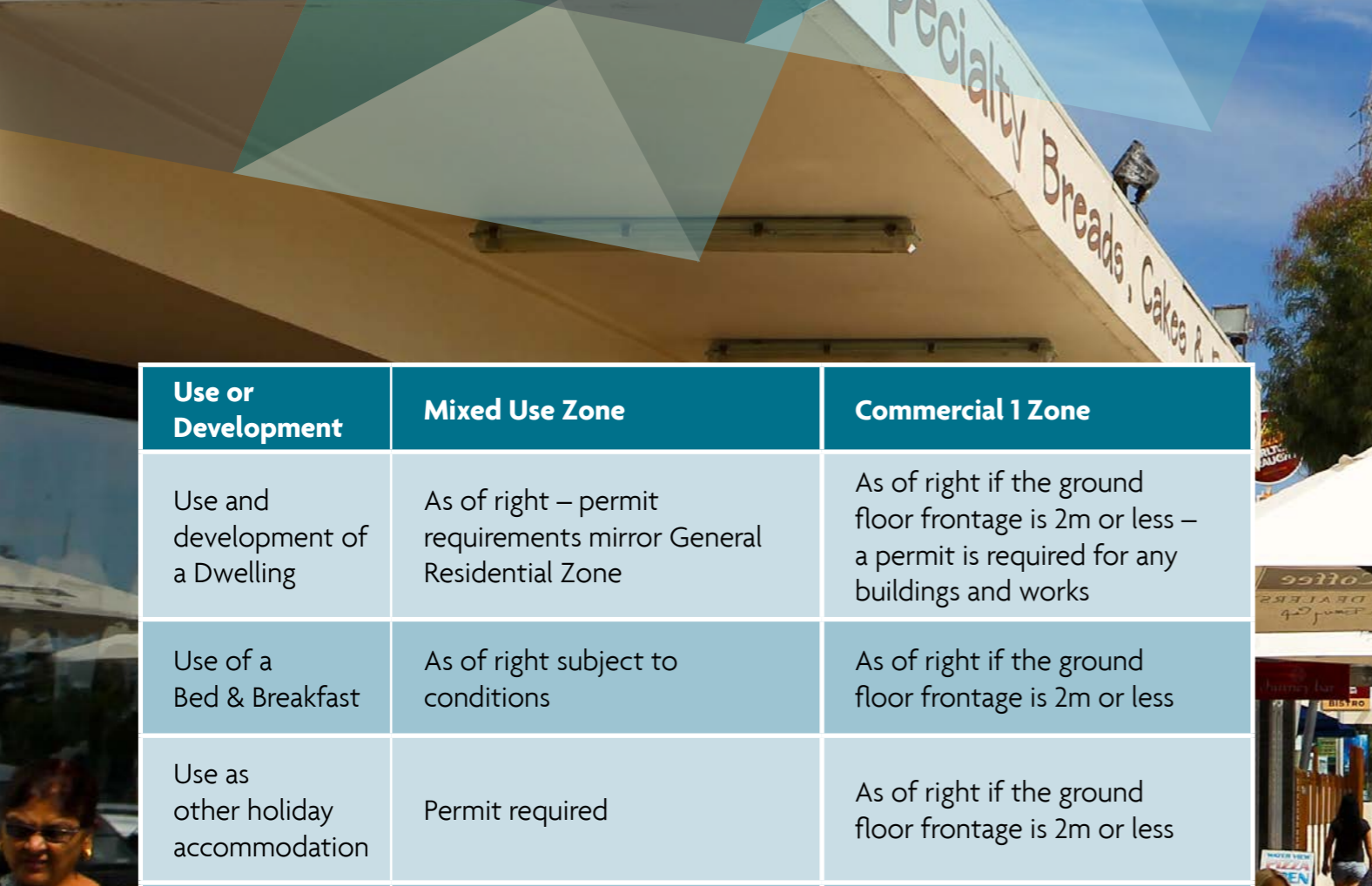
densities including urban renewal and strategic redevelopment sites. A schedule to the zone may specify a maximum building height and local requirements for specified clause 54 and clause 55 standards.

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, recommends the MUZ land be rezoned to the Commercial 1 Zone (C1Z) to be consistent with the balance of the Marine Parade Activity Centre. 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, for the following reasons on the opposite page:

- 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

It is recommended the Structure Plan, *encourage future small-scale commercial and live/work tenancies.*

The land in question at 6-20 Mary Grove it is located within the GRZ and noted in a Substantial Change in Housing Strategy. Whilst the GRZ allows homebased businesses, it is limited in the number of other businesses operations from occurring. Medical centres, convenience shops and food and drink premises can be accommodated with a land-use permit.

The MUZ has been investigated as an alternative zoning as it allows private residential use with some allowance for small-scale commercial uses. Therefore, applying the MUZ to this land, the private market will determine when commercial uses will be appropriate and feasible in this location whilst facilitating housing as the primary land use.

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.

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. 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 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 Housing Strategy also highlights the importance of supporting key workers in healthcare, hospitality, tourism, and agriculture, who struggle to find affordable housing.

Similarly, the State Government's Development Facilitation Program (DFP) has been introduced to improve housing affordability and streamline standard planning processes. The DFP 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.

Commercial

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

The Activity Centre area is zoned C1Z, which has two main purposes:

- 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.

San Remo'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 commercial recommendations 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.

As well, the land around Marine Parade and Bergin Grove subject to the proposed San Remo Supermarket expansion (further depicted in the UDF), the site area is suitable for rezoning from General Residential Zone to Commercial 1 Zone.

Public land and public open space (POS)

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. 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 Wujmarrinh 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.

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 & maintenance)
- quantity (appropriate provision for various uses)
- diversity (range of park types and amenities)
- sustainability (biodiversity support, resource efficiency)

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.

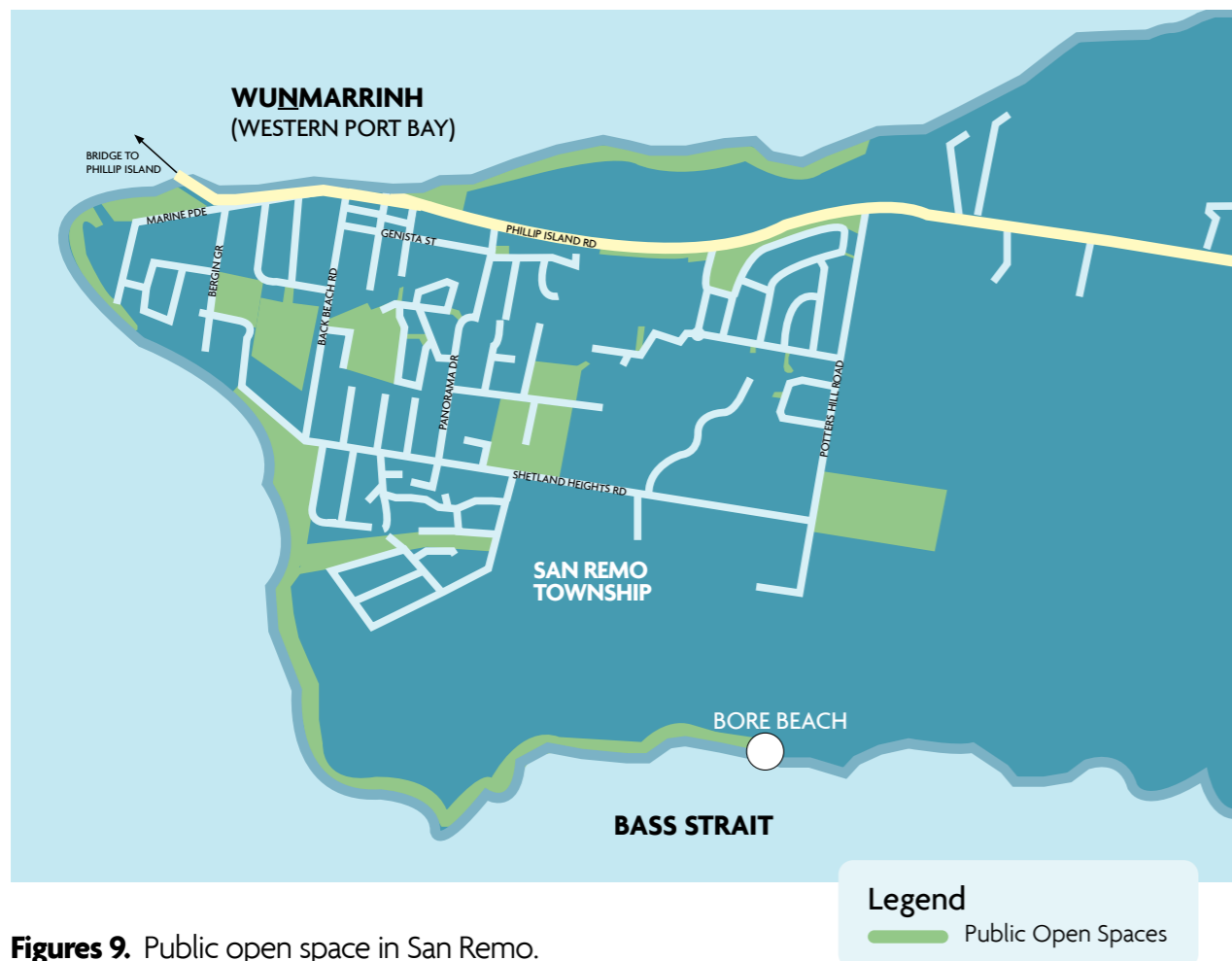
This audit revealed a deficiency of open space in the eastern portion of Island View Estate (east of Moondara Drive) and within Elevation Crescent. Approximately 170 properties in this area lack access to grassed open space suitable for informal recreation. Residents instead rely on drainage reserves 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 in the growth area, within a suitable distance to Island Views Estate and surrounding areas.

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 an open post and wire fence, the parcel appears visually contiguous with the public open space. This parcel is located within the settlement boundary, zoned Farming, and is not affected by 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 action to investigate the potential land use opportunities for this site. Additionally, this parcel is one part of another separate landlocked farming-zoned lot, also situated within the settlement boundary and its future investigation is required to determine its suitable use.

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 GRZ. 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 consideration of existing open space capacity and upgrade. Within the San Remo Substantial Housing Change Area, the Marine Parade foreshore, San Remo Recreation Centre, and Lion’s 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 and public land is crucial for the future of San Remo. Currently there are various arrangements in place for State-owned Crown land in San Remo, which presents various challenges and inconsistencies. 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.

Objectives, Strategies, and Actions

The objectives strategies and actions relating to the Land Use theme can be found in the action table in the implementation section of the structure plan. These address housing affordability and diversity, employment opportunities, commercial development, tourism growth, and public open space provision to support San Remo’s sustainable development and community need.



UTILITIES AND SERVICES

Bunurong/Boonwurrung values

- Utilities and services, including community infrastructure, must aim to protect and restore Country by including Bunurong/Boonwurrung community and cultural values.
- Decision-making on utilities and services for San Remo must involve and benefit local Bunurong/Boonwurrung communities.
- Incorporate Bunurong/Boonwurrung values, history, storylines and art into urban, infrastructure and service design.
- Understanding and protecting sacred Bunurong/Boonwurrung 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/Boonwurrung community and service providers should be encouraged.
- Meaningful consultation with Traditional Owners and Bunurong/Boonwurrung community should be required in all planning and development programs and projects.

Key considerations

- 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.



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; projecting necessary funding for the next 10 years to achieve desired asset performance targets. 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 governed by a variety of land managers. This includes various land managers such as:

- DTP for Phillip Island Road who own undeveloped land in the foreshore
- DEECA who are the Committee of Management for the foreshore including near Marine Parade and Lion's 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

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.



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 (physical elements like buildings), and 'soft' infrastructure (social services, support programs and groups).

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 in San Remo is well located, with opportunities for collocation and connections with the retail precinct. Given this, Council should ensure the existing infrastructure can adapt and respond to changing community needs.

Essential services to support the town are extremely important, and it's important that these services like the San Remo SES, Country Fire Authority, Emergency Services Helipoint, Police and Surf Lifesaving services can establish within the township as the need arises.

The proposed residential growth area will require additional open space and due to availability of land, may be able to accommodate regional recreation infrastructure for the broader Bass Coast community.

Utilities

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

Future changes and upgrades for utility services in the Structure Plan study area will be required as a result of further growth. Early and ongoing engagement and relationship building with service providers will be crucial to identify impacts and future infrastructure needs, particularly for the growth area. 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%. 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.





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 conditions. A comprehensive analysis of the existing stormwater infrastructure including detailed hydrological and hydraulic analyses was undertaken to inform the Structure Plan. The analysis assesses 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. Various stormwater management options are proposed 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 reflect in high-level costs ranging from \$1.66 million to \$14.16 million, depending on the option and growth area. An emphasis is placed on the importance of integrating up-to-date topography, infrastructure, and community feedback into planning and engineering schemes to develop effective stormwater and flooding strategies.

While considering the San Remo Stormwater Management Strategy along with Structure Plan themes, the following is important to note:

- Decisions regarding Growth Area 1 stormwater treatments should be deferred until the DAL program determines the extent of future protected settlement boundary.
- If the DAL program determines its appropriate to include part, or all of, Growth Area 2 the strategy includes recommendations for suitable stormwater treatments.
- 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.

Objectives, Strategies, and Actions

The objectives strategies and actions relating to the Utilities & Services theme can be found in the action table in the implementation section of the structure plan. These establish frameworks for collaborative asset management, community engagement, infrastructure enhancement, and sustainable utility provision to ensure San Remo's long-term service delivery and resilience.



ECONOMY

Bunurong/Boonwurrung values

- Encourage economic development which aligns with Bunurong/Boonwurrung 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/Boonwurrung people, including employment, business ownership, and cultural enterprises.
- Promote authentic and respectful Bunurong/Boonwurrung-led / Owned tourism experiences that share the history, traditions, and knowledge of the Traditional Owners.
- Ensure tourism development safeguards culturally significant places, with Bunurong/Boonwurrung leadership.
- Encourage low-impact, nature-based tourism that respects and protects Bunurong Country.
- Support Bunurong/Boonwurrung-led tourism businesses, cultural tours, and visitor experiences that provide direct economic benefits to Traditional Owners.

Key considerations

- The need to create local employment opportunities by leveraging San Remo's assets and resources.
- The provision of infrastructure to support business activation and events in the San Remo foreshore area.
- Importance of balancing the town's dual role as both a community service centre and tourism destination.



Economy Discussion

The Structure Plan recognises the importance of a resilient and diverse local economy and focuses on:

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

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 Phillip Island, staying in San Remo or coming for a 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 is difficult for San Remo as there is a relatively low percentage (50%) of residents that are employed (ABS 2021 Census). This is reflective of San Remo's age demographic which reflects an average age of 52 years. This is expected to be maintained for the next 15-20 years, and therefore, the economic impact of an ageing population needs to be accounted for now through the provision of jobs and facilities which cater to the demographic.

Enhancing Marine Parade's supermarket, rezoning underused land for new commercial spaces, and adding

utilities for foreshore events will boost San Remo's appeal to 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. This will ensure 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.

Objectives, Strategies, and Actions

The objectives strategies and actions relating to the Economy theme can be found in the action table in the implementation section of the structure plan. These have been incorporated into the Land Use actions due to their similarity regarding local business development, investment attraction, and key sector growth.

The Silverwater Resort on Potters Hill Road in San Remo is one of the areas most prominent tourist accommodation and event facilities. The Resort provides for local employment opportunities, accommodation, event spaces, dining and recreation facilities with views across Western Port Bay to over to Phillip Island. The Resort plays an important role in the local economy of San Remo and the broader tourism offerings of Bass Coast.

The Silverwater Resort is zoned as Special Use Zone (SUZ6). The zone is considered appropriate for the land use. The land it occupies is situated within the San Remo growth area, an area anticipated for additional residential development to the south and east of the Resort. Continued engagement with the Silverwater Resort will be maintained to ensure the Resort's operations are supported and complement the ongoing expansion of San Remo.

TRANSPORT



Bunurong/Boonwurrung values

- 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/Boonwurrung Elders and community.
- Decisions about transport should consider the voices of Traditional Owners in planning and development.

Key considerations

- The need to address the problematic intersection arrangements in San Remo.
- The importance of improving public transport connections to, within, and from San Remo, 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.

Road Network, Public Transport and Active Transport

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.

To facilitate this, the San Remo Access and Movement Study, and Car Parking Plan 2025, includes key actions and opportunities to improve access, movement, and sustainability in San Remo. It emphasises a people-oriented approach to transport and land use planning, aiming to create a more accessible, vibrant, and safe township. Key initiatives include:

Vehicle movement (including freight)

A circulation plan is proposed to minimise through traffic in residential streets and prioritise use of Phillip Island Road. Marine Parade revitalisation is recommended with a pedestrian-focused zone, reduced speed limits, and improved public spaces. Access to the San Remo Recreation Reserve is also targeted for enhancement.

Road Safety

Speed limits are proposed to be reduced to 30km/h in activity centers and residential streets, with 15km/h for low-speed access roads. It is recognised that Punch Bowl Road, currently an unmade rural road is required to have its speed limit reviewed.

Intersection upgrades on Phillip Island Road

A recent Traffic Impact Assessment revealed that most intersections are managing wait times well, with the notable exception of the Potters Hill Road/Phillip Island Road intersection.

As San Remo continues to grow, we anticipate a rise in vehicle traffic on Phillip Island Road. This increase will stem from two main factors:

- Population growth and economic development leading to more vehicles on the road.
- New road connections introduced by developments in eastern San Remo.

This expected growth, and the resulting housing development, will likely negatively impact the performance of these intersections. The Potters Hill Road intersection is of particular concern as it will serve as a key access point for a new commercial area and future development.

To mitigate these issues, housing development will need careful staging and must align with appropriate intersection upgrades. To ensure that these traffic concerns don't hinder the delivery of much-needed housing, the Council will collaborate closely with the Department of Transport and Planning. Our joint efforts will focus on planning and delivering improvements along the Phillip Island Road Corridor, specifically between Bergin Grove and Punch Bowl Road.

Any upgrades will be guided by the following principles:

- Better accommodate vehicle movements,
- Increase safety of all road users,
- Provide quality access to people walking and riding bicycles (and other forms of micromobility), and
- Support a sense of place within San Remo.

The last principle recognising the landscape character, landscape significance and sensitive coastal environment that the road traverses.

Public Transport

Advocacy for better public transport services, including on-demand transport, increased bus frequency, timetable coordination, and upgraded bus stops, is highlighted. Integration with other transport modes, such as bike racks on buses and increased bike hoops at key bus stops, is also recommended.

Active Transport

Enhancements to walking and cycling infrastructure are proposed, including shared paths, improved lighting, and better connectivity. Bike parking facilities are recommended at key locations, and shared micromobility services (e.g., e-bikes) are suggested to overcome topographical barriers.

Wayfinding

Improved signage and wayfinding systems are recommended to help residents and visitors navigate the township more easily.

The above actions, further detailed in the Access and Movement Study, will encourage sustainable transport, improve safety, and enhance the vibrancy of San Remo.

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, approximately 729 car parking bays are 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.

The overall strategy for improving car parking in San Remo focuses on better management, increased efficiency, and sustainability. Key elements include:

- Increasing Parking Supply: Expand parking by 21%, adding new bays at key locations such as Marine Parade, Davis Point, and the San Remo Recreation Centre, while formalising existing informal parking areas.
- Balancing Supply and Demand: Introduce time restrictions, formalise parking bays, and optimise existing parking spaces to ensure fair access and reduce congestion.
- Residential Parking Permits: Implement a permit system to protect residential amenity, allowing residents and their visitors to park beyond time limits in restricted areas.
- Accessible Parking: Increase accessible parking rates to 3% in activity centres, conduct a DDA-compliant audit, and ensure parking bays meet the needs of people with disabilities.
- Technology Integration: Use Parking Overstay Detector Systems, real-time digital signage, and wayfinding tools to improve parking management and direct motorists to available spaces.
- Electric Vehicle Charging: Install public EV charging stations to support visitors and promote sustainability.
- Long-Term Planning: Monitor parking demand, adjust restrictions, and explore options for new off-street parking as the township grows.

Separately, detailed car parking solutions will be developed as part of the implementation of the Bass Coast Integrated Transport Strategy that intends to prepare a comprehensive strategy to manage parking holistically across the Shire, that will determine the appropriate permit systems, accessible parking upgrades, and adjustments to private parking requirements in new developments.

Objectives, Strategies, and Actions

The objectives strategies and actions relating to the Transport theme can be found in the action table in the implementation section of the structure plan. These improve transport safety, connectivity, and sustainability through infrastructure upgrades, active transport promotion, and integrated parking management to enhance mobility options for residents and visitors.



ENVIRONMENT

Bunurong/Boonwurrung values

- *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 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 Wujmarrinh (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.*

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

The Structure Plan Study Area is located within the Gippsland Plain bioregion and is bound by Wunmarrinh (Western Port Bay) (north) and Bass Strait (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 Coastal Walk. The nearby Wunmarrinh (Western Port Bay) an internationally significant Ramsar site, the wetland supports diverse migratory shorebirds and waterfowl, forming part of the East Asian-Australasian Shorebird Site Network and is recognized as an Important Bird Area.

Natural Environment and Ecology

There has been a substantial loss of vegetation within the San Remo area, with a total reduction of 799.5 hectares across listed Ecological Vegetation Classes (EVCs) between pre-1750 and 2005. The most significant EVC losses occurred in Grassy Woodland and Swamp Scrub. Extensive clearing for agriculture and urban development has occurred 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.

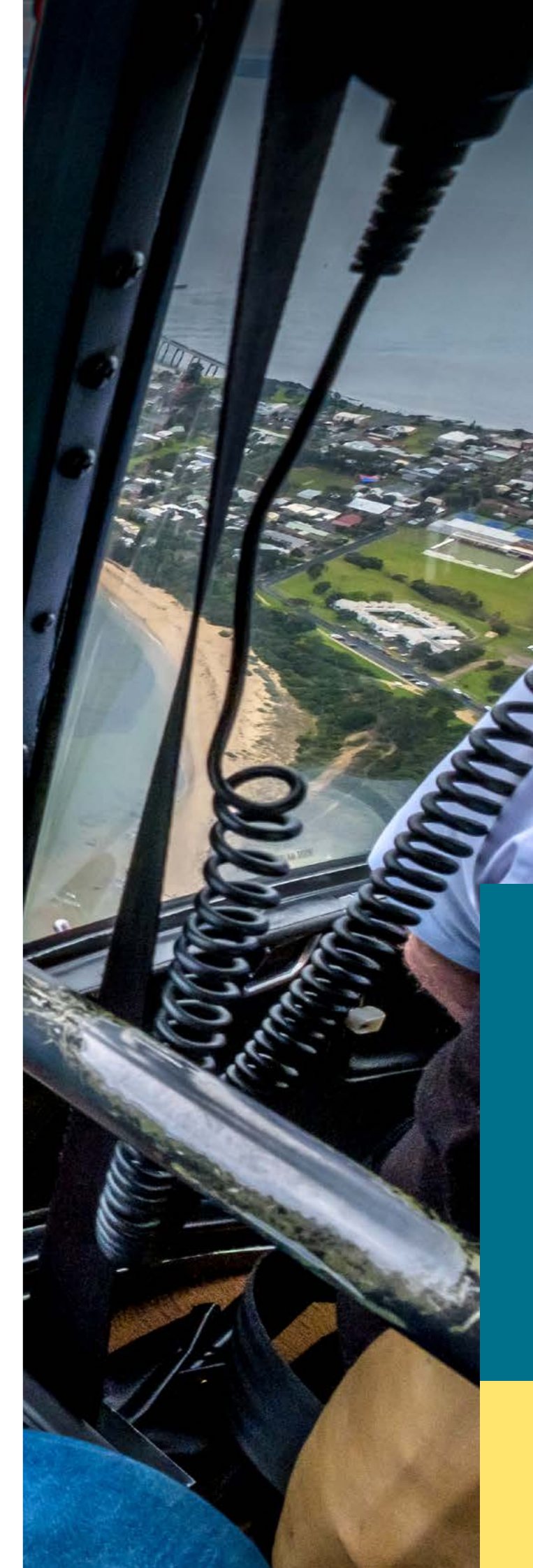
The Bass Coast Shire's Biodiversity Biolinks Plan (2018) promotes the creation, protection, and improvement of habitat corridors to benefit the environment. Establishing 'biolinks' in San Remo would significantly improve the area's social, cultural, and environmental well-being. The Structure Plan recommends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

Landscape Values

San Remo is at the junction of two 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. The 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 in the LDRZ is affected by the Significant Landscape Overlay - Schedule 1 (SLO1). The SLO1 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 SLO, Schedule 6 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.



Built environment

San Remo is a coastal settlement set within regionally significant landscapes between Western Port Bay and Bass Strait. The town was historically a meeting place for the Bunurong/Boonwurrung 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. Older areas of San Remo are quite varied in terms of building design, colour, bulk, setback, form and structure, compared to newer development, particularly in the Island Views and Penniwells Estate. This is reflected in the 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, where the built form tapers down to lower density due to the natural landscape, current settlement boundary and surrounding farmland.

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. The Design and Development Overlay –

Schedule 1 (DDO1) applies to residentially zoned land in the town, which 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 metres in height from natural ground level. In areas like Island Views and Penniwells Estates, the areas are elevated and previously exposed agricultural land have seen 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. In developing the San Remo growth area, 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 Neighbourhood Character Study, incorporates the Residential Canopy Cover Improvement Strategy. The Residential Canopy Cover Improvement 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.

Council does not currently have any local Environmentally Sustainable Design (ESD) or ESD planning framework outside of Clause 15.01.2S. 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 includes key actions about streetscapes and built form. This includes suggested updates to the DDO4 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.

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
- Coastal impacts and processes
- Heat
- Extreme weather events

When compared to other townships in the Shire, San Remo has relatively low bushfire risk. However, a large area of the township is covered by the Bushfire Prone Area (BPA), highlighting the potential risk for bushfire. The BPA does not trigger Council planning consideration through for land use, development and subdivision applications, but requires consideration of bushfire and building regulations at a building permit stage.

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”.

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 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. 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.

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.

Objectives, Strategies, and Actions

The objectives strategies and actions relating to the Environment theme can be found in the action table in the implementation section of the structure plan. These promote biodiversity conservation, landscape protection, sustainable development practices, and climate adaptation to preserve San Remo’s natural assets and environmental quality for future generations.

SAN REMO GROWTH AREA

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.

Upgrades to road infrastructure represents a significant obstacle to housing delivery in the growth front. The San Remo Traffic Impact Assessment highlights that without road upgrades, average delays at the intersection of Potters Hill Road and Phillip Island Road would reach between 50-80 minutes during peak times once the growth front develops. Average delays at Back Beach Road and Bergin Grove would average between 20-40 minutes during peak times. The suppressing effect on development and economic growth from ignoring necessary traffic management upgrades in the growth front could have significant economic impacts on San Remo and the broader Bass Coast.

The vision for the growth area along with guiding principles and strategic guidelines are intended to be used to guide the development of the growth area. 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 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's edge, creating a complementary interface to surrounding agricultural land.

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/Boonwurrung 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/Boonwurrung 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.

Strategic Guidelines

- Prior to any rezoning of land in the growth front, ensure that the intersection of Potters Hill Road and Phillip Island Road is upgraded to accommodate increased traffic volumes of up to 1,000 vehicle per hour.
- Ensure new connector road opportunities are created through the growth front, to strategically spread traffic generation and demand through multiple points.
- Ensure the design (including landscape design), place-naming and wayfinding embed Bunurong/Boonwurrung 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, and that forms the westerly extent of the Bass Hills and the Anderson Peninsula.
- 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.
- Develop connector roads with shared paths in accordance with the layouts shown in Figure 10.
- 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 and services without compromising the Marine Parade Activity Centre's primacy.
 - A park of at least 10,000 sqm.
 - 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.

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- A sports reserve providing for higher-order recreational activities, if a more appropriate location has not been identified by Council.
- Provide a recreational needs assessment to determine the amount and type of public open space that should be provided in the growth area.
- Provide for medium density development within 800m walkable catchment of the activity node.
- Provide for lower density development below the ridgeline and eastern settlement boundary as shown in Figure 10.
- 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 and remnant native vegetation to provide biolinks to existing vegetation patches and drainage lines.
 - 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.
 - Ensure adequate land is provided for service authorities to provide or upgrade required infrastructure, including electricity, water, sewer, telecommunications and drainage.
 - 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.
- Consider the inclusion of an embedded solar network with integrated battery storage.

Growth Front Implementation

- Apply the General Residential Zone to land within 800 metres of the activity node.
- Apply the Neighbourhood Residential Zone to land more than 800 metres of the activity node.
- Apply the Low Density Residential Zone to the Growth area/rural interface areas shown in Figure 10.
- Apply a Design and Development Overlay to:
 - Protect view lines from Phillip Island Road to the ridgeline.
 - Protect views to and from the coast.
 - Ensure development uses natural-coloured materials and landscaping to settle into the landscape.
 - Ensure that development minimises earthworks.
 - Require landscape plantings as part of development.
 - Implement the preferred township character statement specified in the Bass Coast Statement of Planning Policy.
- Apply the Development Plan Overlay to the growth front, with requirements that a Development Plan must:
 - Address the entirety of the growth front area.

- Provide for:
 - A connector road and shared path between Potters Hill Road to Punchbowl Road, vehicle modal shifts used to prevent through traffic from Punchbowl Road into the Growth Area.
 - Extension of Shetland Heights Road from Potters Hill Road to Punchbowl Road with a connector road and shared path.
 - A north-south connector road and shared path from 425 Phillip Island Road to the southernmost 'east-west' connector road.
- The intersection of Phillip Island Road and Potters Hill to be upgraded to accommodate an extra 1,000 vehicle movements in peak times.
- Show 95% of residential land being within 400 metres walking distance of public open space.
- Show opportunities for medium density housing within 800 metres of an activity node.

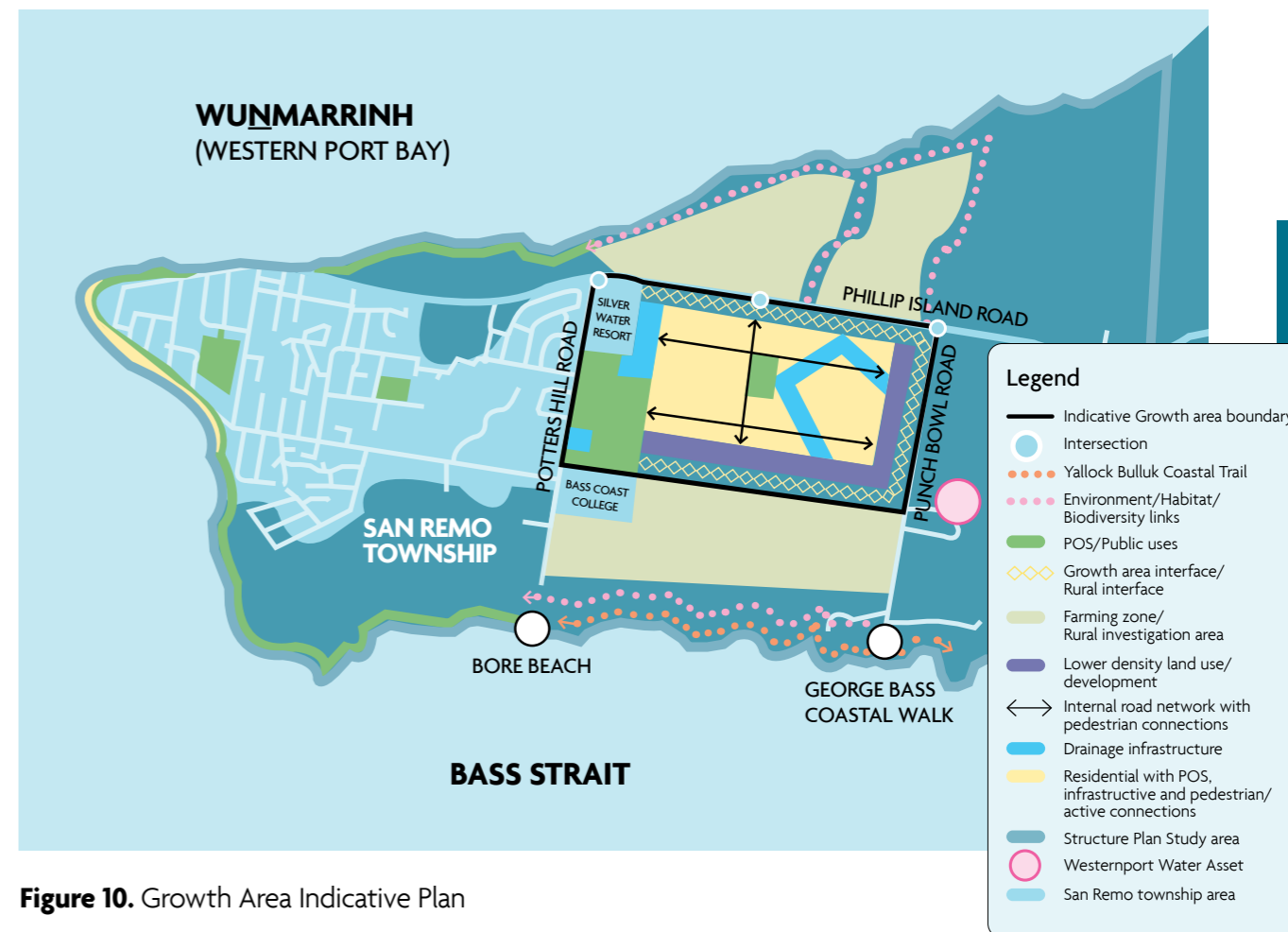


Figure 10. Growth Area Indicative Plan

3 Implementation

Implementing the San Remo Structure Plan will require a range of statutory and non-statutory measures to ensure the vision is realised. Implementation Actions are detailed throughout the Structure Plan report and included in the Implementation Action Table over the page.

Council will seek to prepare amendments to rezone land identified for change in the Structure Plan 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 through the Bass Coast Housing Strategy and Bass Coast Neighbourhood Character Study. As part of the DAL, the State Government will undertake amendments related to the introduction of Significant Landscape Overlays (SLOs) and other changes identified. 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.

Non-statutory implementation actions crucial to realising the town's vision will require advocacy and alignment with Council's 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 Structure Plan actions, 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 11 & 12 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 11. Strategic Development Framework.



Figure 12. Environment.

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 Action 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 Action 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	<p>Council refers to Bass Coast Shire Council</p> <ul style="list-style-type: none"> - Councillors - Council's Executive Leadership Team - Council officers and teams
State Government	<p>Various State Government departments and organisations including but not limited to: Department of Transport and Planning</p> <ul style="list-style-type: none"> - Department of Energy, Environment and Climate Action - Department of Jobs, Skills, Industry and Regions - Department of Education - Victorian School Building Authority - Department of Justice and Community Safety
Traditional Owners and Community	<p>Bunurong/Boonwurrung peoples and community who have ongoing cultural and historical connections to the area of San Remo and surrounds.</p>
Service providers	<ul style="list-style-type: none"> - Utility providers (AusNet, Westernport Water, NBN, Melbourne Water etc) - Community service providers
Land Managers	<p>Given there are various land management arrangements, land managers may relate to:</p> <ul style="list-style-type: none"> - Council - State Government - Committee of Management

STRUCTURE PLAN

#	Details	Priority	Timing	Responsibility
SP1	Council endorsement of the San Remo Structure Plan. Implement the actions within the Implementation Actions Table.	HIGH	Immediate	Council
SP2	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	Council endorsement of the San Remo Access and Movement Study, and Car Parking Plan. Implement the actions in line with the Structure Plan Implementation Actions Table.	HIGH	Immediate	Council
SP4	Implement the San Remo growth area principles for the land between Potters Hill Road and Punch Bowl Road following the finalisation of the Bass Coast DAL and determination of the protected settlement boundary.	HIGH	Short	Council

COMMUNITY AND HERITAGE

#	Action	Priority	Timing	Responsibility
<p>Objective: Plan for responsible growth in San Remo by understanding and responding to current and future demographic trends, particular housing.</p> <p>Strategies:</p> <ul style="list-style-type: none"> - Regularly review demographics and update planning actions. - Address housing trends and typologies to meet current and future demographic needs. 				
CH1	Monitor and review demographic data following the release of new ABS Census data, to understand population growth, age distribution, household size, and other relevant trends.	MED	Medium	Council
CH2	Undertake regular residential land supply and demand assessments to identify current and future housing needs based on demographic projections.	MED	Medium	Council
CH3	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

cont....**COMMUNITY AND HERITAGE**

#	Action	Priority	Timing	Responsibility
<p>Objective: 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.</p> <p>Strategies:</p> <ul style="list-style-type: none"> - Attract and retain a younger demographic. - Provide adequate services and infrastructure for the population. 				
CH4	Support local employment opportunities to provide attractive career paths for young people who reside in San Remo.	MED	Short	Council
CH5	Develop programs and initiatives that cater to the needs and interests of young families and individuals in San Remo.	MED	Short	Council
CH6	Strengthen the Community Precinct around the San Remo Recreation Centre, San Remo Primary School, San Remo Kindergarten (Pre-School), and Bass Coast Health, by: <ul style="list-style-type: none"> - 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

#	Action	Priority	Timing	Responsibility
<p>Objective: Integrate Bunurong/Boonwurrung values, interests, and cultural knowledge into San Remo, through implementation of the Structure Plan, recognising interconnectedness of all resources and self-determination.</p> <p>Strategies:</p> <ul style="list-style-type: none"> - Incorporate the Bunurong /Boonwurrung worldview into all planning processes. - Promote Bunurong /Boonwurrung visibility and representation in the urban landscape. - Support Bunurong /Boonwurrung land rights and enable occupation of ancestral land. 				
CH7	Explicitly acknowledge and integrate Bunurong/Boonwurrung 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
CH8	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 Bunurong/Boonwurrung visibility and representation in the urban landscape: <ul style="list-style-type: none"> - Incorporate Bunurong/Boonwurrung cultural values and language into public art, signage, building design, and place names. - Support urban development that enables Bunurong/Boonwurrung 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
CH10	Explore opportunities for co-management, or other mechanisms that support Bunurong/Boonwurrung access to and connection with their ancestral lands, working with relevant landholders and government agencies.	HIGH	Immediate	Council Traditional Owners & Community State Government

cont....COMMUNITY AND HERITAGE

#	Action	Priority	Timing	Responsibility
<p>Objective: Enhance community essence, understanding and experience of San Remo's history and improve pedestrian movement.</p> <p>Strategies:</p> <ul style="list-style-type: none"> - Improve wayfinding throughout San Remo, connecting to the town's history. - Conduct detailed heritage assessments for San Remo. 				
CH11	Incorporate Bunurong/Boonwurrung cultural values, alongside post-contact European stories of settlers and migrants into wayfinding elements. Design and install new or upgrade existing wayfinding signage and infrastructure to facilitate pedestrian movement.	MED	Short	Council Traditional Owners & Community
CH12	Advocate for funding to undertake and implement detailed heritage assessments identified in the Bass Coast Heritage Gaps and Prioritisation Framework. Utilise findings of the heritage assessments to inform wayfinding and other interpretive elements, enriching the understanding of San Remo's post-contact European history.	HIGH	Medium	Council
CH13	Work in partnership with the community to deliver meaningful and effective community development programs.	HIGH	High	Council

LAND USE

#	Action	Priority	Timing	Responsibility
<p>Objective: Increase the supply of affordable and diverse housing.</p> <p>Strategies:</p> <ul style="list-style-type: none"> - Facilitate the development of new affordable and diverse housing options. - Encourage higher density and accessible housing around the town centre. 				
LU1	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	Investigate streamlining planning processes for housing developments that include affordable housing components.	MED	Short	Council State Government
LU3	Advocate to and engage with community housing providers and State and Federal Government to develop and support affordable housing options/ initiatives.	MED	Short	Council Service providers State Government
LU4	Implement the Bass Coast Housing Strategy, Bass Coast Neighbourhood Character Study, and San Remo Urban Design Framework into the Bass Coast Planning Scheme to strengthen opportunities for increased density, particularly around Marine Parade and substantial change areas, while preserving the character.	HIGH	Immediate	Council
LU5	Rezone MUZ on Genista Street, San Remo to C1Z. Rezone land at 6-20 Mary Grove, San Remo from GRZ to MUZ to facilitate compatible small-scale commercial if the market demand is generated.	HIGH	Immediate	Council
LU6	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
LU7	Remove DPO22 and DPO23.	HIGH	Immediate	Council

cont...**LAND USE**

#	Action	Priority	Timing	Responsibility
Objective: Support key workers and lower income households. Strategies: <ul style="list-style-type: none"> - Develop targeted housing solutions for key workers. - Establish a framework for monitoring housing affordability indicators in San Remo. 				
LU8	Collaborate with local employment sectors such as healthcare, hospitality, tourism, and agriculture to identify employee housing needs and develop tailored solutions, potentially including employer-assisted housing programs.	MED	Short	Council State Government
LU9	Advocate for State and Federal Government support for key worker housing initiatives in San Remo.	MED	Short	Council State Government
LU10	Establish a framework for monitoring housing affordability indicators in San Remo such as housing and rental process, vacancy rates and incomes.	LOW	Medium	Council
Objective: To improve local employment opportunities and reduce reliance on long commutes, thereby enhancing residents' quality of life. Strategies: <ul style="list-style-type: none"> - 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. 				
LU11	Support initiatives that attract new businesses and investment to San Remo, creating more job opportunities and increasing local incomes. This can be achieved by: <ul style="list-style-type: none"> - Implementation of the Bass Coast Economic Development Framework - to promote growth in key sectors and outlines support measures. - Support redevelopment of the Bass Coast Health land. - Establish a business support program offering resources, mentorship, and networking opportunities. - Advocate for improved public transport services and frequency for San Remo. 	MED	Immediate	Council State Government

#	Action	Priority	Timing	Responsibility
Objective: To enhance the vitality and attractiveness of the Marine Parade Activity Centre as a retail and commercial hub. Strategies: <ul style="list-style-type: none"> - Implement 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. 				
LU12	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
LU13	Amend the Bass Coast Planning Scheme to facilitate the recommended commercial floor space.	HIGH	Immediate	Council
LU14	Support expansion of supermarket.	HIGH	Immediate	Council
LU15	Develop an incentive program for attracting investment in the redevelopment projects in the Activity Centre.	HIGH	Immediate	Council State Government

cont...**LAND USE**

#	Action	Priority	Timing	Responsibility
<p>Objective: To strengthen San Remo’s visitor economy by:</p> <ul style="list-style-type: none"> - Enhancing existing tourism assets and developing new tourism experiences. - Ensuring adequate infrastructure and services are in place to support economic development and tourism growth. <p>Strategies:</p> <ul style="list-style-type: none"> - Support existing tourism projects like Yallock Bulluk Coastal Trail and Bass Coast Dinosaurs Trail. - 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. 				
LU16	Continue to support and promote existing tourism initiatives.	MED	Immediate	Council State Government
LU17	Streamline planning approvals and processes 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	Prioritise public realm improvements in the Marine Parade Activity Centre, in accordance with the San Remo Urban Design Framework.	HIGH	Immediate	Council State Government
<p>Objective: To acknowledge the limited suitability of San Remo for industrial land use while ensuring adequate provision across the Shire.</p> <p>Strategies:</p> <ul style="list-style-type: none"> - 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. 				
LU20	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

#	Action	Priority	Timing	Responsibility
<p>Objective: To address identified public open space deficiencies, particularly in the eastern portion of Island View Estate and Elevation Crescent.</p> <p>Strategies:</p> <ul style="list-style-type: none"> - 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. 				
LU21	Develop a detailed plan for new parkland provision, including location, size, and amenities. <ul style="list-style-type: none"> - 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
<p>Objective: To enhance the quality, connectivity, and functionality of existing public open spaces, including the Marine Parade foreshore, San Remo Recreation Reserve, and Lions Park.</p> <p>Strategies:</p> <ul style="list-style-type: none"> - 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. 				
LU22	Implement the wayfinding and public realm improvements outlined in the San Remo Urban Design Framework. Explore partnerships and funding opportunities for facility upgrades.	HIGH	Immediate	Council

cont....LAND USE

#	Action	Priority	Timing	Responsibility
<p>Objective: To ensure adequate and well-planned open space provision.</p> <p>Strategies:</p> <ul style="list-style-type: none"> - 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. 				
LU23	<p>Undertake a planning scheme amendment to ensure public land and public open space is appropriately zoned.</p> <p>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.</p> <p>Integrate open space requirements into the growth front's master plan.</p> <p>Undertake a recommended Sports and Active Recreation Needs Assessment.</p> <p>Develop design guidelines for all open space in the growth front, ensuring connectivity and functionality.</p> <p>Secure funding mechanism for open space development in the growth front.</p>	MED	Medium	Council State Government

#	Action	Priority	Timing	Responsibility
<p>Objective: To protect, enhance, and manage San Remo's natural open spaces and recreation corridors, including the Yallock Bulluk Coastal Trail.</p> <p>Strategies:</p> <ul style="list-style-type: none"> - 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. 				
LU24	Develop and implement management plans for natural open spaces, addressing environmental challenges, specifically environment risks.	High	Immediate	Council State Government Land managers
LU25	Formalise land management agreements with relevant agencies.	Med	Immediate	Council State govt Land managers Service providers
LU26	Amend planning scheme maps to ensure public land is in the most appropriate zone.	Low	Immediate	Council
LU27	Investigate opportunities to improve accessibility of trails and natural areas.	Med	Short	Land managers Council State govt
LU28	Promote community awareness and appreciation of these natural assets.	Low	Medium	Council

UTILITIES AND SERVICES

#	Action	Priority	Timing	Responsibility
<p>Objective: Establish a collaborative governance framework and unified Asset Management Plan.</p> <p>Strategies:</p> <ul style="list-style-type: none"> - Implement a formal governance structure and develop a unified Asset Management Plan involving all stakeholders. 				
US1	<p>Establish a San Remo Asset Management Committee with representation from all relevant entities.</p> <p>Develop a consolidated Asset Management Plan integrating all assets, regardless of ownership, with shared vision, priorities, and performance targets.</p> <p>Formalise stakeholder agreements outlining roles, responsibilities, and collaborative arrangements.</p>	HIGH	Immediate	<p>Council</p> <p>State Government</p> <p>Service providers</p> <p>Land managers</p>
<p>Objective: Improve communication and transparency.</p> <p>Strategies:</p> <ul style="list-style-type: none"> - Enhance communication and engagement with the community and stakeholders. 				
US2	<p>Develop a communication plan and platform for sharing asset information and project updates.</p> <p>Conduct regular community forums and establish clear communication channels.</p>	LOW	Immediate – Short	<p>Council</p> <p>State Government</p> <p>Service providers</p> <p>Land managers</p>

#	Action	Priority	Timing	Responsibility
<p>Objective: To enhance community infrastructure and services, addressing current needs and planning for future growth.</p> <p>Strategies:</p> <ul style="list-style-type: none"> - Conduct comprehensive infrastructure planning and assessment - Establish integrated emergency services framework 				
US3	<p>Implement the San Remo Community Infrastructure Assessment recommendations.</p>	HIGH	Immediate – Short	<p>Council</p> <p>State Government</p> <p>Service providers</p> <p>Land managers</p>
US4	<p>Identify locations and promote co-location of emergency services in San Remo such as CFA, SES, Police and Ambulance (as required).</p>	HIGH	Immediate – Short	<p>Council</p> <p>State Government</p> <p>Service providers</p>

cont...UTILITIES AND SERVICES

#	Action	Priority	Timing	Responsibility
<p>Objective: 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.</p> <p>Strategies:</p> <ul style="list-style-type: none"> - Engage in collaborative utility planning. - Foster a sustainable energy transition. 				
US5	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
US6	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

#	Action	Priority	Timing	Responsibility
<p>Objective: To effectively manage stormwater in San Remo, addressing existing challenges, accommodating future development, and protecting the environment.</p> <p>Strategies:</p> <ul style="list-style-type: none"> - Implement the San Remo Stormwater Management Strategy. - Develop and fund the Stormwater Management Strategy Implementation Plan. 				
US7	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
US8	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

ENVIRONMENT

#	Action	Priority	Timing	Responsibility
<p>Objective: 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.</p> <p>Strategies:</p> <ul style="list-style-type: none"> - Identifying key areas for reserves and corridors based on ecological values, connectivity needs, and existing vegetation. - Enhancement of biodiversity of existing reserves including 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. 				
ENV1	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: <ul style="list-style-type: none"> - 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. <p>...continued on the opposite page.</p>	HIGH	Short	Council Service Providers State Government Land managers Traditional Owners and Community

#	Action	Priority	Timing	Responsibility
	<ul style="list-style-type: none"> - 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. benefits of planting native species. 			

cont....ENVIRONMENT

#	Action	Priority	Timing	Responsibility
<p>Objective: Plan for Southern Coastline vegetation connection proposed walking track corridor with the habitat connection, where appropriate, to provide for both recreation and ecological benefits.</p> <p>Strategies:</p> <ul style="list-style-type: none"> - Establish a continuous connection to the Southern Coastline along farm property boundaries. 				
ENV3	Explore mechanisms to create a continuous habitat corridor along the southern coastline of San Remo.	MED	Short	Council
<p>Objective: Protect and enhance the significant landscape values of San Remo.</p> <p>Strategies:</p> <ul style="list-style-type: none"> - Maintain San Remo's unique coastal character and scenic beauty for current and future generations through planning mechanisms. 				
ENV4	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
<p>Objective: Embed environmental principles into the Bass Coast Planning Scheme.</p> <p>Strategies:</p> <ul style="list-style-type: none"> - 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. 				
ENV5	Implement the Housing Strategy, Neighbourhood Character Study and Residential Canopy Cover Improvement Strategy as it relates to San Remo.	HIGH	Immediate	Council
ENV6	Update the DDO4 in accordance with the recommendations of the Urban Design Framework.	HIGH	Immediate	Council

#	Action	Priority	Timing	Responsibility
ENV7	Implement a local ESD policy into the Bass Coast Planning Scheme in the short term.	MED	Short	Council
<p>Objective: Increase canopy cover in San Remo on to improve character outcomes and liveability in San Remo.</p> <p>Strategies:</p> <ul style="list-style-type: none"> - 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. 				
ENV8	Implement the Urban Forest Strategy as it relates to San Remo	MED	Immediate	Council
<p>Objective: 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.</p> <p>Strategies:</p> <ul style="list-style-type: none"> - Understand extent of climate change risks and impacts. - Stabilise coastal embankments and other land mass vulnerable to erosion. 				
ENV9	Collaborate with land management to stabilise coastal embankments.	MED	Medium	Community Service Providers State Government Land Management
ENV10	Ensure new infrastructure considers impacts of climate change.	Med	Medium	Community Service Providers State Government
ENV11	Preparation of an Environmental Risk Impact Assessment, including considerations of Climate Change for San Remo.	MED	Medium	Council

ECONOMY

#	Action	Priority	Timing	Responsibility
<p>Objective: In response to the Economy key findings and considerations, the Economy actions have been incorporated into the Land Use actions for implementation actions due to their similarity.</p>				
EC1	Implement Actions LU1, LU2, LU6, LU7, LU8 to LU17.	HIGH-MED	Immediate – Short	Council State Government

TRANSPORT

<p>Objective: Advocate for and deliver road safety and public transport upgrades to reprioritise the transport hierarchy and improve the transport system experience.</p> <p>Strategies:</p> <ul style="list-style-type: none"> - Address problematic intersections and roadways in the San Remo Structure Plan study area. - Improve the pedestrian and cyclist infrastructure to improve mode-share of active transport. - Improve the public transport experience to provide a reasonable alternative for inter-settlement transportation. - Embed Sustainable transport principles into new development, including the Eastern growth front area. 				
T1	To mitigate the impact of population growth and increased traffic, we will: <ul style="list-style-type: none"> - Stage housing development carefully to align with necessary intersection upgrades. - Collaborate closely with the Department of Transport and Planning to plan and deliver improvements along the Phillip Island Road Corridor, specifically between Bergin Grove and Punch Bowl Road. 	High	Immediate	Council State Government
T2	Implement the Actions listed in the San Remo Access and Movement Study and Car Parking Plan.	HIGH	Immediate	Council

cont...TRANSPORT

<p>Objective: Improve the management of car parking in San Remo without further entrenching the dominance of cars in the transport network.</p> <p>Strategies:</p> <ul style="list-style-type: none"> - Ensure high-quality management of car parking in San Remo to maximise access to existing spaces. 				
T3	Implement the Actions from the San Remo Access and Movement Study and Car Parking Plan.	MED	Short	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



San Remo Structure Plan

June 2025

Bass Coast Shire Council
76 McBride Avenue, Wonthaggi, VIC 3995
PO Box 118 Wonthaggi, VIC 3995

1300 BCOAST (226 278) or (03) 5671 2211 or via the National Relay Service (if you are deaf and/or find it hard hearing or speaking with people who use a phone) on their website:

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