



San Remo Urban Design Framework



Acknowledgement of Country

Bass Coast Shire Council acknowledge the Bunurong as the Traditional Owners and Custodians of the lands and waters, and pays respect to their Elders past, present and emerging, for they hold the memories, the traditions, the culture and Lore.

Bass Coast Shire Council celebrates the opportunity to embrace and empower the Aboriginal and/or Torres Strait Island Communities in their diversity.

Bass Coast Shire Council will create opportunities for future recognition and respectful partnerships that will honour the Traditional Owners and Custodians, and Aboriginal and/or Torres Strait Islander Peoples.

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1. Introduction & Context

Overview

What is an Urban Design Framework?

An Urban Design Framework (UDF) is a tool used to create a set of strategic planning policies and design guidelines which inform the future development of an urban place, often a town centre.

The purpose of the UDF is to be an integrated vision for the town and guide its future use and development. The UDF will guide Council officers when assessing permit applications. It will also form part of the Bass Coast Shire Council strategic framework, by incorporating relevant guidance from previous work, and be used to guide future plans and grant applications for funding.

The UDF will also help to provide a degree of certainty to landowners and developers by providing a vision and guidance as to the types of development that Council wants to achieve.

UDFs should aim to be flexible by identifying key principles, objectives and design guidelines, whilst not dictating the actual design of the built form or public spaces.

Purpose of the Project

Bass Coast Shire Council has engaged UrbanFold and Ethos Urban to work collaboratively with them to deliver an Urban Design Framework and Town Centre Plan.

The aim of this project is to identify urban design improvements for San Remo in both the private and public realms within the Town Centre (along Marine Parade), the Recreation Centre and Lion's Park with consistent design approaches incorporated throughout the established and growth residential areas.

The project will deliver a coordinating report with aims and objectives for the study area as well as recommended actions and interventions in the urban environment to achieve them, including through changes to planning policy and physical works in the public realm. This will be presented alongside conceptual designs for key areas in the study area as well as recommended design guidance for policy to apply in the private realm. The final product will inform the San Remo Structure Plan.

In 2023, Council commenced preparation for the Structure Plan which will help manage change and facilitate growth to ensure San Remo can deliver on its role as a district town in providing suitable services and infrastructure for a growing residential population, where people can visit, shop, work, meet, relax and live in harmony with the coast, natural environment and significant landscapes.

The Structure Plan will have a clear focus on provision of adequate housing, retail, community services, employment, transport, leisure, open space, entertainment, infrastructure and built form while protecting the valued natural environment and cultural elements that define this settlement and the region.

Executive Summary

Bass Coast Shire Council has prepared the San Remo Urban Design Framework (UDF) to outline the future strategic directions for the key precincts of San Remo that have the most pivotal impact on the town's ability to service future growth. The three key precincts are Marine Parade, the Recreation Reserve and Lion's Park.

These precincts represent a significant opportunity to direct growth in a way that maximises liveability for residents and visitors, while cementing a distinctly 'San Remo' character for future generations.

Marine Parade is the commercial heart of the town, and its situation on the foreshore with north-facing beach access and views across Western Port Bay is unrivalled across Victoria.

Marine Parade also presents opportunities for urban renewal and an intensification of uses. A successful re-imagining could better link the retail activity with both the foreshore and residential neighbourhoods, offering a whole new experience for residents and visitors. The fact that the precinct is already so well used by both locals and tourists suggests that there is huge potential for its future, which will deliver increased access to services and amenity.

The currently under-utilised **Recreation Reserve** has the potential to be transformed into a highly activated, connected precinct that supports a variety of both passive and active recreation uses while supporting the community of all ages. It has the potential to be a gathering place with intermingled uses and shared facilities that foster an environment of community engagement and participation.

With unparalleled views and upgraded facilities **Lion's Park** will continue to be the premier open space within San Remo. Its connection to the wider trail network, including the San Remo Coastal Trail around the foreshore and the future Yallock Bulluk Coastal Trail makes it an important location for wayfinding and interpretation.

The three precincts have a major community role to play as the cultural anchors of the town, and the places where local stories can be told, heard, understood and celebrated. First Nations culture should be visibly represented in the built environment, and their enduring knowledge and understanding of the natural environment and landscape should be pivotal to the future management of these spaces.

San Remo's rich history should be celebrated in the built environment, from the prehistoric mammals who first walked this earth, through the millennia of Aboriginal heritage and custodianship, to the comparatively young post-colonial history as a fishing village with a burgeoning tourist industry.

The town of San Remo has changed and evolved over time to meet the needs of industry and the community. This Masterplan provides an opportunity to plan the next iteration of the Town Centre, ensuring protection of the natural features and coastal assets whilst providing for future community needs.



The future of San Remo is balancing a strong and growing local community with increased tourism to make it a great place for people to live, work, visit and enjoy.



Marine Parade will continue to be the beating heart of San Remo.



The Recreation Reserve will widen its service and offering to serve all ages and abilities now and into the future.



The San Remo Jetty will continue to host marine operations, fishing charters.



Lion's Park will be rejuvenated as a major coastal park with views of Cape Woolamai.



The Marine Parade waterfront will be revitalised to be a great place for people, and to serve multiple uses, user groups and purposes across the seasons.



Local events will continue to grow with the Marine Parade Reserve as the 'beautiful stage' for community festivities.



San Remo will cement its place as a destination of choice for visitors of all ages, centred around its unique north-facing waterfront, and nature-based attractions.

Project Background

San Remo is the beautiful gateway to Phillip Island and a destination in its own right. San Remo has a compact, walkable town centre, stunning beaches, and range of community facilities. The town serves as a hub for surrounding local communities, and is attracting more people to live, work, and play as many recognise the township's assets.

Nestled into centre of the Bass Coast, San Remo is characterised by the experience of sweeping ocean views blending into panoramic vistas of rolling hills and grazing pastures. A key challenge for San Remo is balancing the preservation of local character with facilitating community-supported growth. Navigating the transition from a local township to a district town presents challenges.

The need to manage seasonal population fluctuations adds further complexity. However, this is not a unique problem. Many coastal and regional towns face similar challenges due to lifestyle migration, somewhat exacerbated by the COVID-19 pandemic.

Maintaining a sense of place at all scales will be crucial for successful growth planning to ensure the balance of rural, residential, and holiday lifestyles is maintained, enhanced, and protected for future generations. This includes crafting design guidance on how housing can sensitively integrate into the highly valued landscape, while at the smaller scale, designing streetscapes improvements and flexible public spaces that can accommodate influxes of people during events or holiday periods. The Town Centre should be comfortable and appropriately sized for everyday use by residents, whilst also functioning well at busy times.

San Remo already has much to offer, and this project presents an opportunity to consider how it can be further improved and strengthened within the Bass Coast context. With its unique natural coastline and rural setting, San Remo's popularity as both a holiday destination and a place to live will undoubtedly continue to rise.

The Urban Design Framework

The UDF for San Remo will:

- Consider the recommendations of previous design and planning studies undertaken for various areas of San Remo, and integrate them into a consistent roadmap for San Remo (wherever possible and applicable).
- Articulate a future role and function for the three focus precincts.
- Acknowledge and address the significant gap in cultural heritage representation throughout San Remo.
- Respond to the aspirations of the current key stakeholders, business owners, leaseholders, and Committees of Management.
- Encourage future expansion activities of Recreation Reserve Precinct and work with all stakeholders to unlock the potential of this precinct for the San Remo community.
- Prioritise interventions to improve access to and through the town, and particularly around the Marine Parade precinct.
- Resolve the missing connections and works to link the various pedestrian trails and foreshore paths so that movement around San Remo is easier on foot or bicycle, and for all ages and abilities.
- Outline clear and practical steps to realise activation and development opportunities for Council, potential developers and the State Government.



Regional Context

The Bass Coast

The Bass Coast Shire is located to the south-east of Metropolitan Melbourne. The municipality covers an area of approximately 800 square kilometres and has an estimated residential population of 40,789 (ABS, 2021). The Shire experiences an annual visitation of 3.4 million people, with a summer holiday population peak over 80,000.

The unique natural environment is one of the most valuable assets. It is the reason so many people live across Bass Coast and why so many people visit. As one of the fastest growing municipalities in regional Victoria, it is of the utmost importance that the highly valued natural environment, which contributes to our quality of life and sense of community, is balanced by sustainable and sensitive development, population, and economic growth.

The entire Bass Coast municipality has been declared as a distinctive area and landscape (DAL) under the *Planning and Environment Act 1987*, to afford the strongest level of protection for the area's significant attributes, including geological features, landscape, and landform. The objectives under the DAL include enhancing the conservation of the unique habitats, ecosystems and biodiversity of declared area, as well as recognising the connection and stewardship of traditional owners.

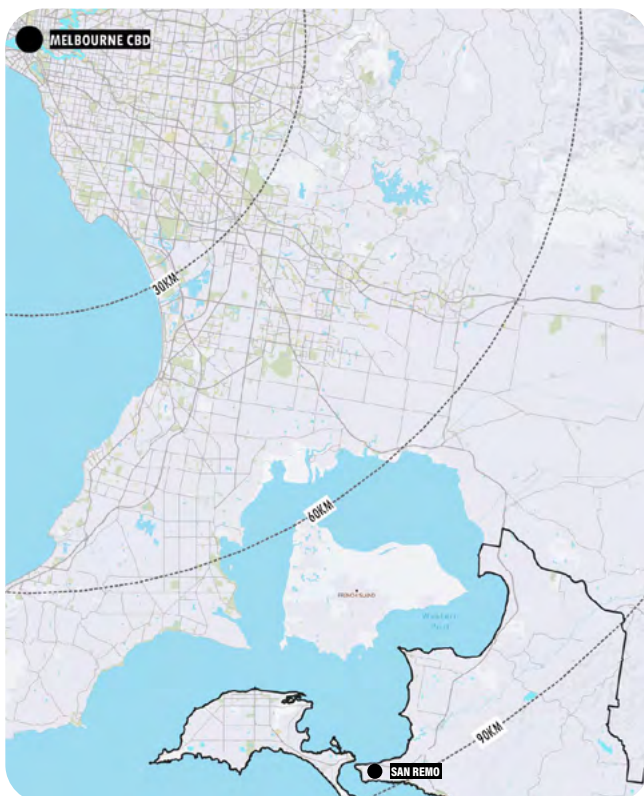
San Remo

San Remo developed as a tourist town through the early to mid-twentieth century, benefiting from its proximity to Phillip Island (Mallow). The town also supported a large fishing industry given its location between Western Port Bay and Bass Strait.

The San Remo foreshore is a sensitive environment for local flora and fauna and is in proximity to high-value sea slug habitat and wetlands. This results in a delicate balance between human impacts and environmental values.

In the 2021 ABS Census, San Remo had a permanent residential population of 1,700 people with a median age of 52 years. However, in recent times, San Remo has experienced a high level of growth with an increase of 4.6% annually since 2011, this is also evident by the degree of greenfield residential development which has occurred to the east of the original township.

San Remo is experiencing renewed interest in other ways, both as the proposed head of the Yallock Bulluk Coastal Trail, a 32km coastal trail ending at Cape Paterson, and as a key location in the proposed Bass Coast Dinosaur Trail incorporating at least one key site.



The popular and well-utilised San Remo foreshore is also a sensitive environment for flora and fauna, and a delicate balance needs to be maintained between human impacts and environmental values

Bunurong Country

The Bunurong (Boonwurrung) People are the First Nations group from south-east Victoria, their traditional lands are from the lower plains' catchment of the Werribee River (a Bunurong name meaning 'spine'), south-west to Port Nepean (Monmar), south to Phillip Island (Millowl) and south-east to Wilson's Promontory (Wamoon), taking in the entirety of Bass Coast Shire.

Archaeologists have been able to confirm that the Bunurong People have lived on this country for up to 35,000 years and it is likely that the community thrived on this country for more than 60,000 years. Records dating back around 200 years describe a village of at least 40 structures on the land now identified as San Remo, prior to any permanent settlement by European migrants.

Within the tribe of the Bunurong the Yallock Bulluk Beek clan occupied San Remo (Yallock meaning river and Balug meaning people).

The Yalluk Bulluk Beek clan made and continue to make San Remo and the immediate area their home. The land of San Remo was never ceded by this clan, nor the Bunurong tribe, irrespective of European occupation. There are sixteen Registered Archaeological Sites in the San Remo area, ranging from low to very high significance.

Connecting to Country in San Remo

Bass Coast Council is proud to acknowledge the people of the Bunurong as the Traditional Owners and Custodians of this land and waters. We recognise the unique diversity of the First Peoples in Bass Coast. We are committed to an ongoing process of reconciliation and community strengthening through building strong organisational and community relationships between Indigenous and non-Indigenous communities.

A project such as the San Remo Structure Plan presents an opportunity to utilise and embed the principles of the International Indigenous Design Charter (IIDC) as a guiding document to understand best practice sharing of Aboriginal knowledge in design and planning.

In particular, this project will incorporate Connection to Country principles in support of the Bass Coast Reconciliation Action Plan, particularly Culture & Country, by celebrating and foregrounding Aboriginal experiences and living culture in local planning and design projects.

The San Remo Urban Design Framework project will integrate Connection to Country Principles and Aboriginal Cultural Heritage elements into urban design initiatives for the future, throughout San Remo.



Our Home, Patrice Muthaymiles Mahoney (2019). Artwork commissioned by the Bass Coast Reconciliation Network



Cultural Ecology of Millowl, Adam Maggenis (2019). Artwork commissioned by the Bass Coast Reconciliation Network

Local Context - The Study Area

The Study Area for the San Remo Structure Plan is shown below.

It includes considerations of the existing settlement and recognised growth and investigation areas of San Remo.

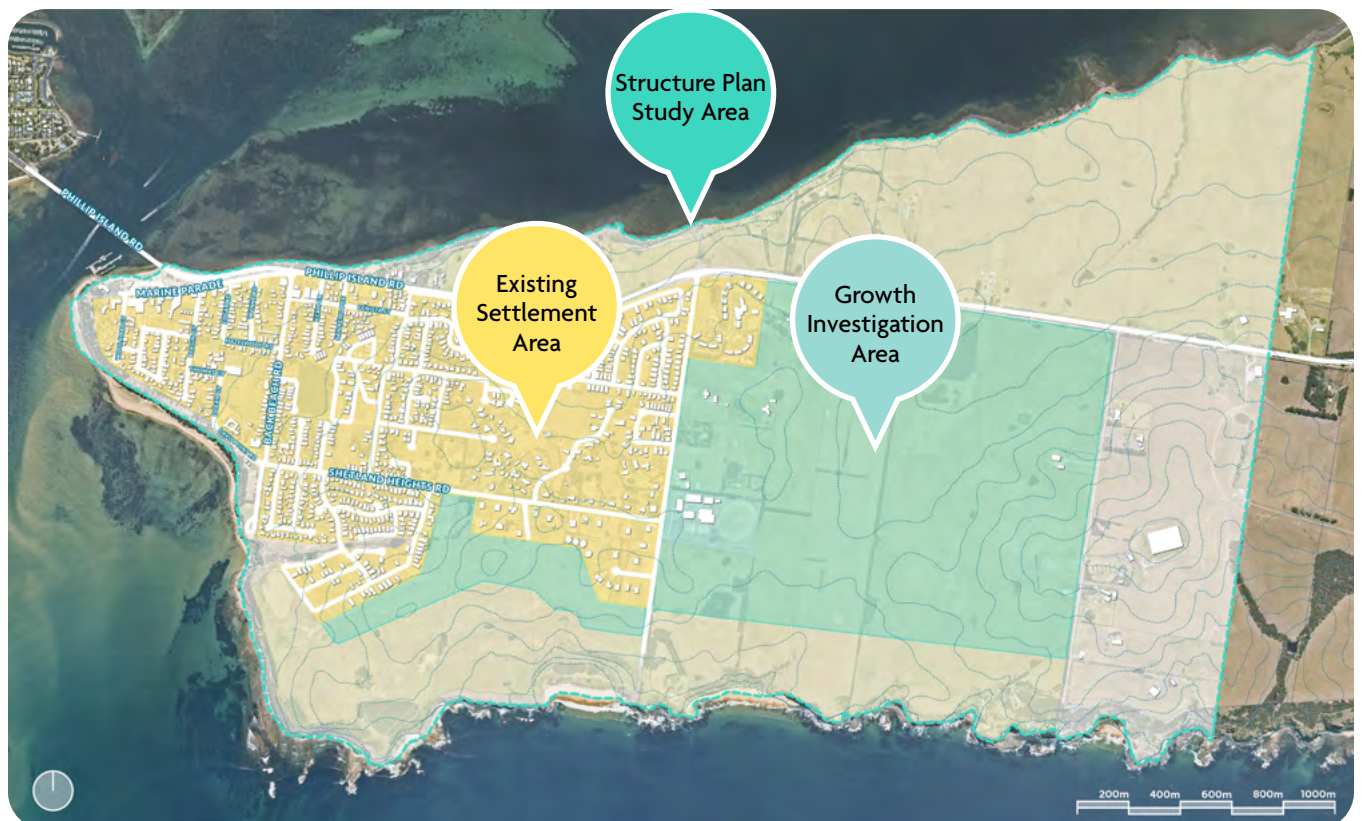
Analysis of the Study Area will enable Council to understand the capacity for further growth, as well as outline overarching network requirements. These networks would identify land use, movement and access, and open space networks for the whole study area.

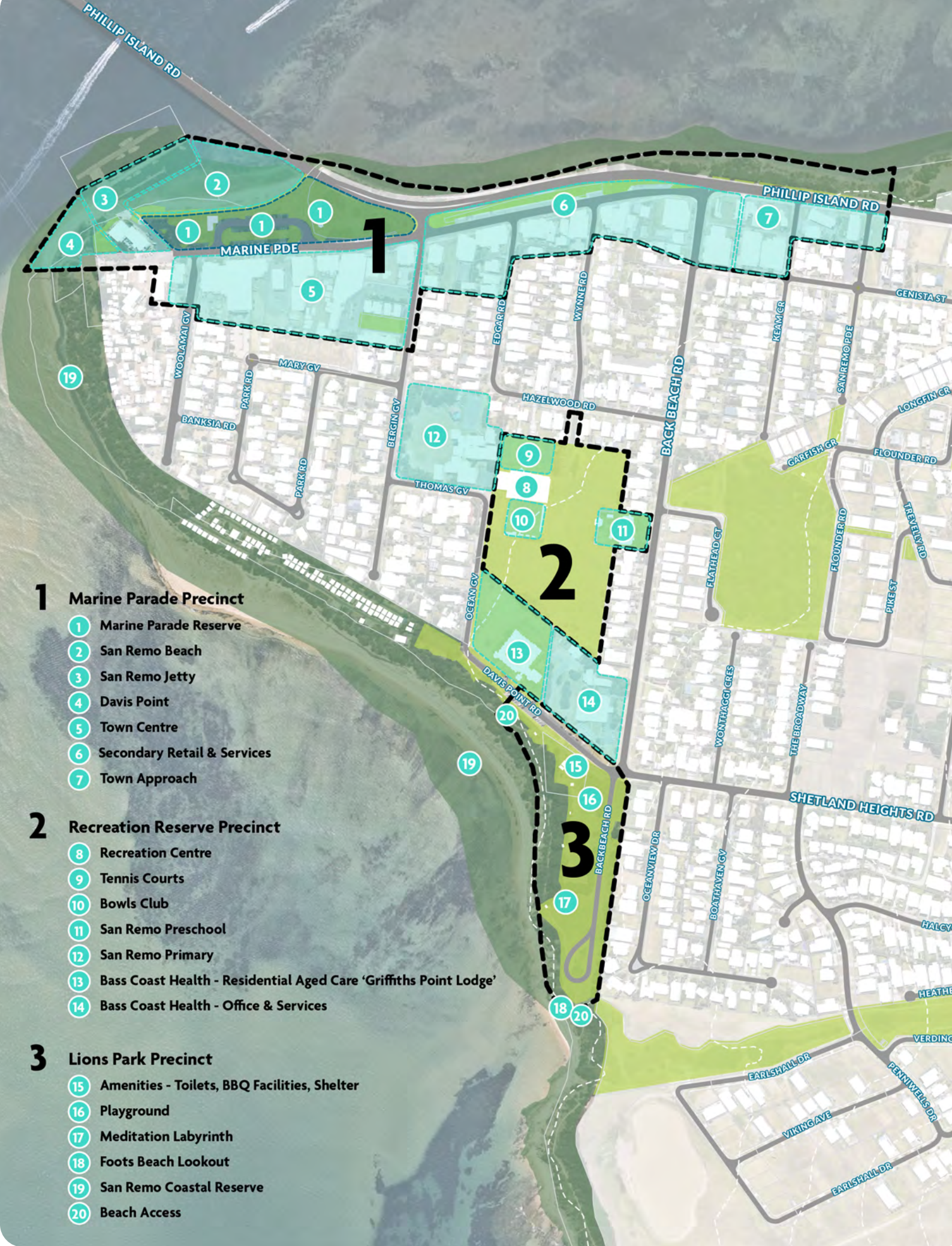
An important characteristic of the design and planning for the future of San Remo is the State Government ownership and governance of the foreshore, waterfront areas, and the Recreation Reserve. Details of these are outlined in the following pages.

The San Remo Urban Design Framework and Town Centre Plan takes into account the broader Study Area, however focusses specifically on three key precincts that have the potential for transformational change in San Remo.

- 1. Marine Parade Precinct** - The heart of the town centre, Marine Parade is the focal point for retail and services. With impressive natural features and a picturesque position, the main street and foreshore reserve would benefit from upgrades to improve facilities and de-emphasise car parking.
- 2. The Recreation Reserve Precinct** - This precinct occupies a huge piece of land in the centre of San Remo, and is currently highly under-utilised due to a lack of funding and strategic planning. This land has the potential to be reimagined in order to better serve the existing and future community.
- 3. Lion's Park Precinct** - a key location in the proposed Bass Coast Dinosaur Trail, this site would benefit from upgrades to facilities that would further reinforce it's place as the premier public open park in San Remo.

Each of the key precincts has its own character, and it's own set of issues and opportunities that will be addressed as part of this work. However, it is important that a holistic view is taken of the Study Area to ensure that network-level opportunities for connectivity and co-location of services are not overlooked.





1 Marine Parade Precinct

- 1 Marine Parade Reserve
- 2 San Remo Beach
- 3 San Remo Jetty
- 4 Davis Point
- 5 Town Centre
- 6 Secondary Retail & Services
- 7 Town Approach

2 Recreation Reserve Precinct

- 8 Recreation Centre
- 9 Tennis Courts
- 10 Bowls Club
- 11 San Remo Preschool
- 12 San Remo Primary
- 13 Bass Coast Health - Residential Aged Care 'Griffiths Point Lodge'
- 14 Bass Coast Health - Office & Services

3 Lions Park Precinct

- 15 Amenities - Toilets, BBQ Facilities, Shelter
- 16 Playground
- 17 Meditation Labyrinth
- 18 Foots Beach Lookout
- 19 San Remo Coastal Reserve
- 20 Beach Access

Local Context - Foreshore Management

San Remo Foreshore

Land status and management responsibilities are summarised as being that the Department of Energy, Environment and Climate Action (DEECA) acts as the landowner on behalf of the Crown and delegates the management responsibilities to a Committee of Management (CoM). The CoM is responsible for managing the land for the purpose for which it is reserved.

The San Remo Foreshore Reserve (the Reserve) is Crown land reserved for public purposes pursuant to the *Crown Land (Reserves) Act 1978*.

The San Remo Foreshore Reserve Committee of Management Inc. (CoM) are appointed as delegated managers of approximately 27.5 hectares of coastal Crown land, and comprises of seven kilometres of foreshore Reserve situated at the western-most point of the Anderson Peninsula. The Bass Strait Precinct is now part of the Yallock-Bulluk Marine and Coastal Park managed by Parks Victoria.

Foreshore 'Zones'

The 2010 Coastal Management Plan published by the Victorian Department of Sustainability and Environment (the responsible authority at the time of publishing) identified four distinct precincts. These recognised the diversity of the San Remo Foreshore Reserve, the vegetation, and the expectations of the community. The precincts also assist the CoM to develop appropriate management actions. The diagram below locates the four precincts, as identified by the 2010 Coastal Management Plan.

- The Western Port Precinct
- The Jetty Precinct
- The Eastern Entrance Precinct
- The Bass Strait Precinct

The above precincts will henceforth be identified as foreshore 'zones', so as not to be confused with the three key precincts comprising the Study Area.

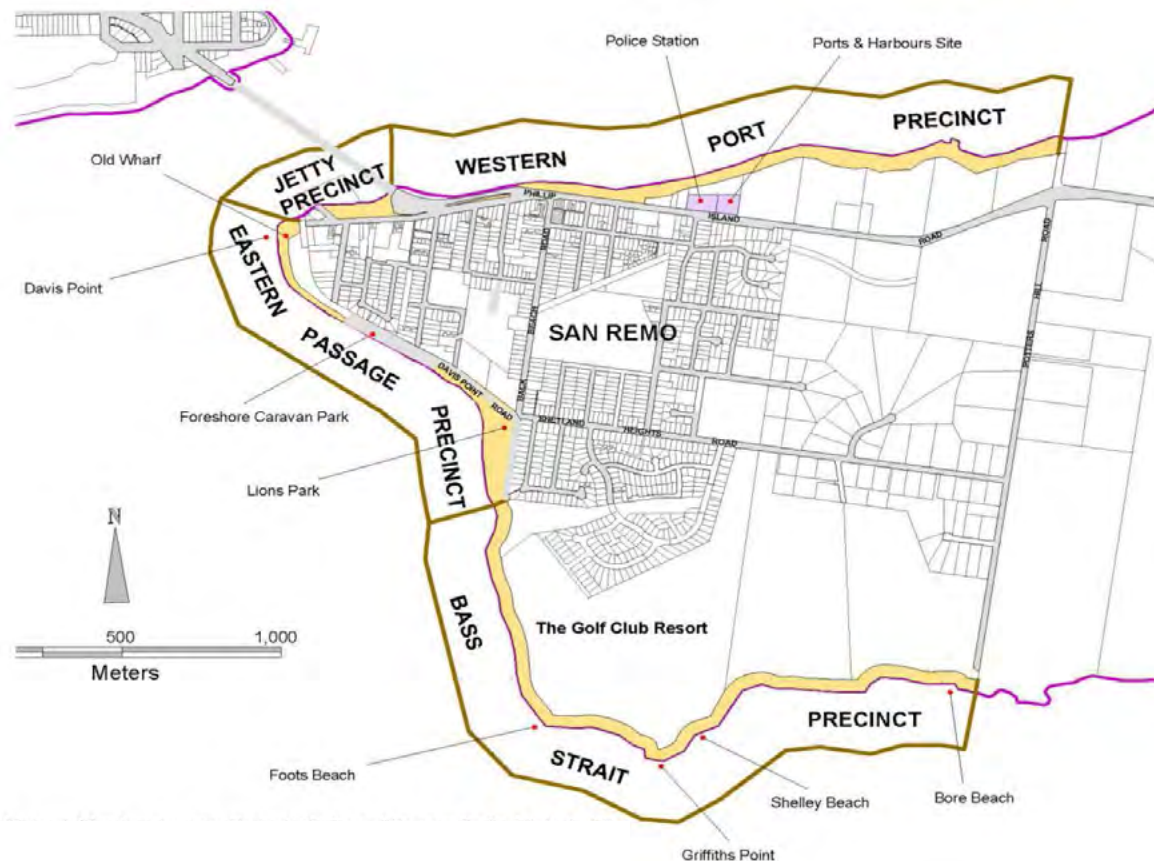


Figure 1 - Foreshore precincts or 'zones', as identified by the *Coastal Management Plan (2010)* commissioned by the Department of Sustainability and Environment (DSE) - now operating as the Department of Energy, Environment and Climate Action (DEECA)

The Western Port Zone

The Western Port zone extends west from Potters Hill Road to the San Remo- Phillip Island Bridge and is an area high in natural values.

The Western Port zone incorporates significant north facing coastline with views overlooking Western Port Bay, and the main walking track under the Phillip Island bridge and adjacent to the cliffs. The fauna and flora listed area means it is a picturesque location and with great vistas and views to the water.

The Jetty Zone

The Jetty zone extends from the Phillip Island Bridge to the west end of Marine Parade and is an area of high public activity and visitation - from both the local community and tourism.

This zone incorporates the main volume of community and visitor activity for San Remo, particularly for local attraction of the daily free Pelican feeding adjacent to the jetty. As a precinct it holds a range of activities and events and supports the adjacent San Remo retail and commercial area. It features the Reserve with playground equipment and public amenities including BBQ facilities and public toilets, the local War Memorial and Fisherman's Memorial Cairn, and to the west the San Remo Fisherman's Co-Operative abuts the Reserve.

The Eastern Entrance Zone

The Eastern Entrance zone extends from the western end of Marine Parade to the southern end of the Lion's Park, and is a high activity area.

It features a rock wall to protect the coastline, and a coastal pathway with beach access that connects the Marine Parade Precinct with Lion's Park.

The foreshore caravan park is a component of this zone, that lies between the township and the beach.

Lion's Park is a major component of this zone, as the primary open space reserve in San Remo with features including a playground, BBQ facilities, walking track towards and sheltered seating. There are a number of controlled access points to Back Beach, Children's Beach and Foots Beach. The zone incorporates impressive views to Phillip Island and south towards Bass Strait, that are enhanced by coastal revegetation programs.

The Bass Strait Zone

The Bass Strait zone extends from the southern end of Lion's Park to Bore Beach adjacent to Potters Hill Road. This zone of the foreshore is largely outside of the study area for the UDF, but is summarised for reference as an area of high natural value adjacent to the Lion's Park Precinct.

This zone has a high conservation focus on natural habitat and landscape, with heritage sites located at Bore Beach and Shelly Beach. The future Yallock Bulluk Coastal Trail will run through this zone, providing access to some sites of heightened natural or cultural relevance, such as long distance views along the coast, secluded swim and surf beaches and bays.

Local Context - Marine Parade Precinct

The Marine Parade Precinct is the heart of the San Remo township. With views across Western Port Bay, a well-used waterfront reserve and a bustling retail and hospitality area, it is the primary destination for locals and visitors alike. The different areas within the precinct have existing features and character that is outlined as follows:

Marine Parade Reserve

The Marine Parade Reserve spans the grassy area between Marine Parade and San Remo Beach, including the car park area. It is popular with both locals and visitors, with impressive views across the San Remo Beach towards the Phillip Island Bridge. The Reserve has sheltered seating, BBQ areas, public toilets, and play equipment that are all functional but ageing. The public toilets are not DDA compliant.

The Reserve car park is busy at most times of the year, and becomes highly congested at peak times. Buses, coaches, and trucks often park or idle in the car park, taking up multiple spaces.



The Jetty is a hive of activity with both fishing and tourist boats, and one of the more popular spots on the foreshore.



The built form and retail frontages on Marine Parade are a patchwork of styles and heights.

The Reserve hosts a range of events throughout the year, including the Channel Challenge and the Tidal Festival. The Reserve is also home to the War Memorial Cenotaph and the Fisherman's Memorial Cairn, to honour professional fishermen lost to sea.

San Remo Beach

San Remo Beach is one of only a handful of north-facing beaches in Victoria, with a pleasant aspect and impressive views towards the Phillip Island Bridge and the Jetty. The sandy beach is a popular spot for swimming, however the large outflow pipe in the middle of the beach detracts from the picturesque setting.

The proximity of the Jetty leads to occasional conflicts between swimmers and boats.

San Remo Jetty & Fisherman's Co-Op

The San Remo Jetty and Fisherman's Co-Op is a destination for both locals and visitors. While the Jetty still serves both a commercial and recreational function, there is a continuing shift from commercial fishing to tourist operations with fishing charters, wildlife tours, and recreational boating being popular attractors.

The Jetty is a popular gathering spot for youth in San Remo. Some public realm upgrades have been done in recent years to improve the Pelican viewing experience and to help alleviate coastal erosion at that point.



The Fisherman's Co-op is a destination for locals and visitors alike.



The daily pelican feeding is a popular tourist attraction

The Jetty is under the management of Parks Victoria, and the Fisherman's Co-Op building is leased directly from DEECA on a long-term lease.

Davis Point

Davis Point is at the end of the informal gravel road that is the continuation of Marine Parade, past the Fisherman's Co-Op, at the westernmost point of the town. It is informal in character, with scrubby coastal vegetation surrounding a gravel turning circle that gets used as car parking at times. There are fantastic views across to Phillip Island, with access to Children's Beach. It is the location of the old Phillip Island Bridge abutment, and the point of access to the coastal trail that runs through the San Remo Coastal Reserve to Lion's Park. The land is under the management of the San Remo Foreshore Committee of Management Inc.

Town Centre & Marine Parade Retail

The Town Centre is characterised as the strip of shops fronting Marine Parade between Woolamai and Bergin Groves. This part of the town has the highest concentration of boutique retail shops and hospitality, including several cafés, pubs and restaurants, and is also home to the only supermarket in San Remo. The public realm is inconsistent and lacking in unifying elements, made more prominent by the outdoor dining parklets which are beginning to look worn.

Existing large native street trees have pushed the footpath up in places, and works have been completed for the removal of the trees and repair of the footpaths.

The built form is characterised by a mixture of development styles ranging from 1-4 storeys. Vacant lots and a lack of unifying elements contribute to the piecemeal appearance of the existing built form.

The San Remo Town Centre is bustling and well-used by visitors and locals, including those from neighbouring Newhaven and Cape Woolamai across the bridge.

The views from the retail strip across the Marine Parade Reserve and San Remo Beach are good, however much of the vista is dominated by car parking and large areas of asphalt.

Secondary Retail & Services

This area within the Marine Parade Precinct stretches between Bergin Grove and Back Beach Road, and is characterised by more businesses offering goods and services, with some takeaway and hospitality venues. This strip of retail caters more towards locals and residents of San Remo and surrounding areas, and less on visitors.

The built form is predominately single storey, with some two storey buildings. The public realm is car-dominated, but with excellent vistas across Western Port Bay.



The intersection at Bergin Grove is highly congested, and it is frequently difficult to turn right.



Bergin Grove provides access to the San Remo Primary School, the IGA car park and two new developments currently under construction.



The views from Marine Parade across the Reserve are largely dominated by asphalt and car parking



The informal car park at Davis Point has excellent views and beach access, that are obscured by scrubby vegetation.

Local Context - Recreation Reserve Precinct

The Recreation Reserve Precinct comprises of the Recreation Centre and Tennis and Bowls Clubs, the San Remo Preschool, and the remainder of the public open space on that parcel.

Recreation Centre

The current Recreation Centre offers tennis, squash, basketball, netball and bowls, and will soon to offer pickleball. It is well-used by schools and some clubs - the tennis club is currently at capacity and wants to expand.

The Recreation Centre building, while in reasonably good condition, is old and will require renovation in future to ensure it remains fit for purpose.

Given the lack of community gathering facilities in the area, the Recreation Centre currently functions as a de-facto community hall for gatherings and events. However, the amount of set up required can be prohibitive to community use.

DEECA is the responsible authority over the Recreation Reserve, which is run by a volunteer Committee of Management (CoM).



The bowling club and tennis club are both at capacity and would like to expand, with the tennis club requiring club room facilities

Recreation Reserve

Access to the Recreation Centre is via an extension of Wynne Road, to a large car park that is seldom fully occupied. The balance of the Recreation Reserve is largely open lawn space, that is often inaccessible due to poor drainage and local weather conditions.

A narrow public pedestrian path runs from Back Beach Road to the Recreation Centre car park, along the northern edge of the Preschool.

San Remo Preschool

San Remo Preschool is the last remaining not-for-profit independently run kindergarten in Gippsland. This land is Crown land with Bass Coast Shire Council appointed as Committee of Management. The Preschool has partnered with Bass Coast Health to share the premises with the Maternal and Child Health Nurse team. Council is currently seeking funding to upgrade this facility.

Bass Coast Health

Bass Coast Health is located directly to the south of the Recreation Reserve, with this land being considered within the broader Precinct to capture opportunities for collaboration or sharing of facilities and infrastructure. This is due to the fact that the buildings on that land are reaching the end of their usable lives, and there is the opportunity for the potential future development to meaningfully link to the Recreation Reserve Precinct.



The Recreation Centre could be renovated or redeveloped to better cope with the demands of future growth

Local Context - Lion's Park Precinct

Lion's Park

Lion's Park is well-used, especially by locals. Aside from the open space associated with the Recreation Reserve, Lion's Park offers the largest area of public open space within the existing township. The northern end of the precinct interfaces with Davis Point Road and the Bass Coast Health Facilities.

Also at the northern end of the Precinct is a playground that is in better condition than the one in Marine Parade Reserve, however the lack of other activation adjacent to the Park means it does not attract as many visitors. The existing amenities include a toilet block, BBQ facilities, and sheltered seating.

Lion's Park interfaces with the San Remo Coastal Reserve, and the pathway from Davis Point continues through the park through a stand of established tall trees and vegetation on the western side of Lion's Park.

Access and parking is via Back Beach Road, which continues all the way to the southern end of the Park, near Foots Beach lookout. The southern end of the Precinct boasts impressive views to Phillip Island, and has beach access via a set of stairs. High quality coastal landscaping using locally appropriate species has been delivered at the car park at the end of Back Beach Road, which can be used as a reference for future planting throughout the Precinct.

Lion's Park was included as a key site as the location of the proposed Bass Coast Dinosaur Trail. The potential future implementation of this, along with associated installations, interpretive elements, and upgrades is subject to funding, land management considerations, and delivery capacity.



Key interface with Bass Coast Health land, which in the future could develop as community & recreation precinct



The DDA compliant amenity block has public toilets, sheltered seating, and BBQ facilities



Expansive views to Phillip Island from the car park at the end of Back Beach Road, with high-quality coastal landscaping



Lion's Park is well-utilised as it has a better playground than the foreshore, however the lack of surrounding activity is a drawback

Strategic & Planning Context

Planning Policy Framework

The 'San Remo Urban Design Framework - Background Report' provides a summary of the existing relevant planning policy, planning controls and strategic guidance relevant to San Remo. A review of relevant Planning Permit decisions and VCAT cases has also been undertaken to identify the key planning implications for the Urban Design Framework and Town Centre Plan.

The Planning Policy Framework (PPF) provides context for planning decision making. Planning objectives are fostered through appropriate land use and development policies and practices, which integrate relevant environmental, social and economic factors.

The PPF includes both Victorian Planning Provisions (VPPs) and Local Planning Provisions (LPPs) which provide general objectives and specific local directions respectively.

Strategic Context

There are a number of State, Regional, and Local policies that have been completed to date that have informed the understanding of the site.

The goals and objectives set out in these strategic documents have contributed to the vision and key directions for the UDF and Town Centre Plan, and ensure that it is supported by a comprehensive network of planning policy. The following documents and their relevance to the UDF have been considered:

State / Regional

- Plan Melbourne 2017-2050
- Victoria's Marine and Coastal Policy 2020
- Siting and Design Guidelines for Structures on the Victorian Coast 2020
- Gippsland Regional Growth Plan, 2014

Local

- Bass Coast Housing Strategy (2024)
- Bass Coast Neighbourhood Character Strategy (2024)
- Bass Coast Distinctive Areas and Landscapes - Further Landscape Assessment for San Remo (January 2024)
- San Remo Access Strategy (September 2013)
- San Remo, New Haven and Cape Woolamai Structure Plan (March 2010)
- Bass Coast Council Plan 2021-2025
- Bass Coast Disability Action Plan 2021-25
- Bass Coast Living Young Plan 2021-2025
- Active Bass Coast 2018-2028
- Bass Coast Urban Forest Strategy 2022-2040
- Phillip Island and San Remo Visitor Economy Strategy: 2035 Growing Tourism (August 2016)
- Bass Coast Shire Parklet Guidelines (2023)
- San Remo Recreation Centre Master Plan Report (2018)
- Infrastructure Design Manual V5.40 (2022)
- Phillip Island and San Remo Design Framework (2003)
- The Design and Siting Guidelines for Coastal and Hinterland Areas (1999)

Draft Structure Plan Technical Background Studies

- Traffic Impact Assessment (August 2023)
- San Remo Community Infrastructure Assessment (January 2024)
- San Remo Demographic Analysis and Long-Term Forecasts (August 2023)
- San Remo services and Utilities Study (August 2023)
- Integrated Stormwater Management Assessment of San Remo Area (August 2024)
- San Remo Biodiversity Assessment (March 2024)
- Access and Movement Study and Car Parking Plan (August 2024)
- San Remo Structure Plan Economic Analysis (March 2024)

Bass Coast Housing Strategy (2024)

The Bass Coast Housing Strategy (summarised opposite) is one of the best indicators of future growth, that identifies where the areas of substantial housing change are likely to be. For San Remo, this supports an increased provision of both commercial and residential around Marine Parade, with better connection to the denser neighbourhoods to the south and around the Recreation Reserve. It also highlights the need for better provision and access to a variety of both passive and active recreation and community spaces.

The Housing Strategy outlines a framework for managing housing growth over the next 15 years, ensuring sufficient land and diversity for future community needs. Specifically, it will guide the level of housing change that can be expected across each settlement and inform the appropriate location and application of residential zones.

Areas of substantial, incremental and minimal housing change have been identified by the Strategy to ensure the adequate provision of housing to meet the projected population. San Remo is defined as a 'district town' in the Strategy. The township is projected to have the capacity to cater for 1148 infill dwellings with an area designated for 'substantial housing change' in and around the commercial centre.

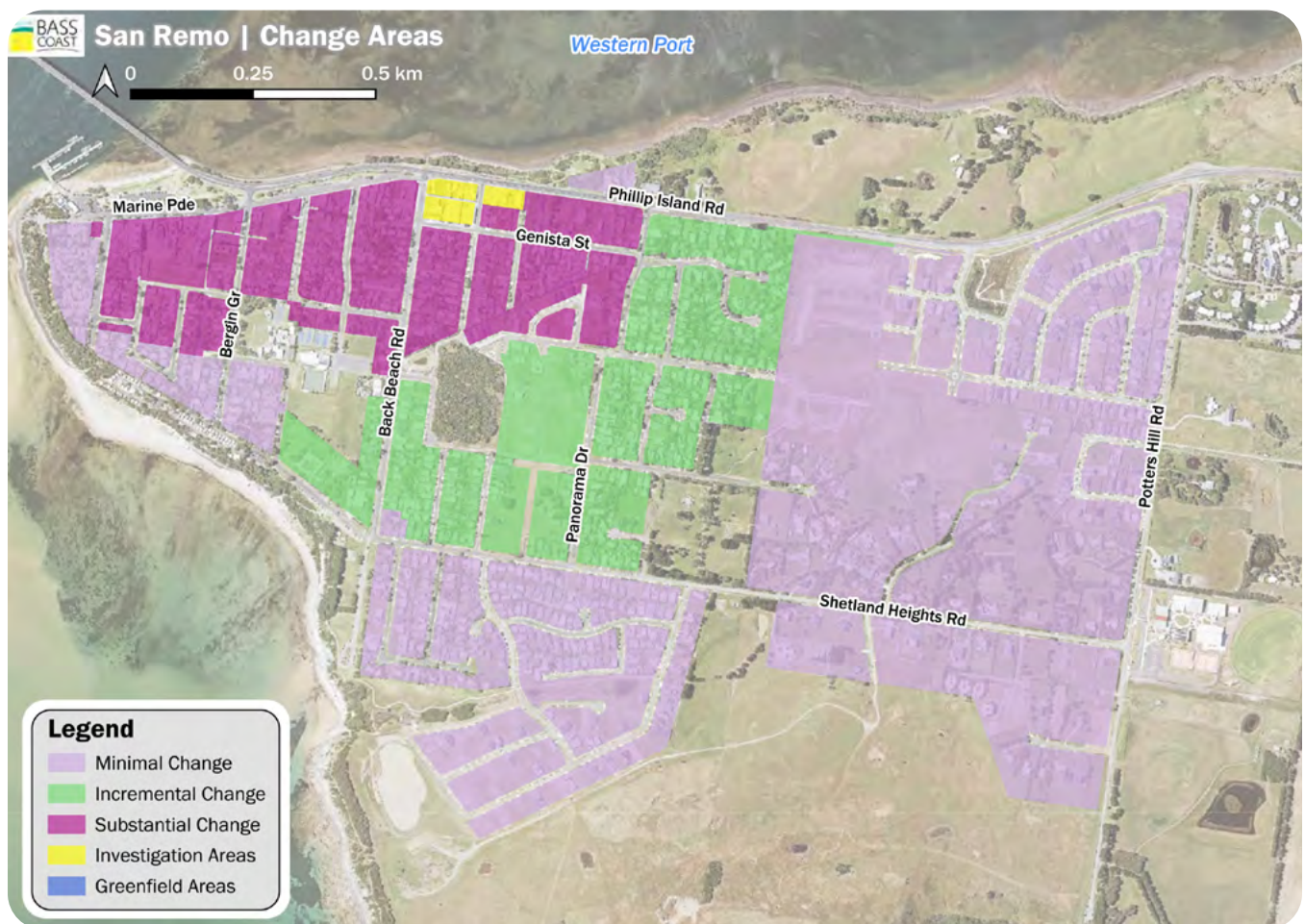


Figure 2 - Housing Change Areas Map for San Remo

San Remo Today

Today San Remo is a vibrant local town, a gateway to Phillip Island and the Bass Coast and an enticing waterfront destination in its own right. Its main physical features are also its biggest draw cards - a main street and town centre facing north to the waterfront, views over the Bay, the Phillip Island Bridge, and south-west to Cape Woolamai.

The local character is centred on the San Remo Jetty and the fishing operations, marine operations and Fishing Cooperative. Tourist visitation continues to grow interest in the pelican feeding activities on the waterfront, the shops and hospitality of Marine Parade and the scenic coastal beaches and walks south of Davis Point.

Demand for more people living and visiting San Remo each year is underpinned more recently by the increased attraction of coastal living, growth in social trends such as remote work, and continued tourism growth in destinations close to Melbourne.

Day to Day Activities

The typical daily activity of San Remo is generally centred on Marine Parade and the Foreshore Reserve - where locals using the shops and services coincide with commercial fishing and tourism businesses using the Jetty and western end of Marine Parade. Local businesses and services in Marine Parade east are also well used by residents, and the San Remo Primary School is a daily hive of family activity. The Recreation Reserve and Lion's Park are used sporadically during the week, and depending on local weather and organised sports or events can be used more on weekends. Beach areas and foreshore paths are used sporadically across the week and are highly subject to the coastal weather.

On weekends, the town centre is busier with local and regional visitation taking advantage of the north-facing waterfront, the daily pelican feeding and the hospitality businesses of Marine Parade. The visitation increases dramatically on weekends with good weather, in school holidays and in summer months when the town centre of San Remo is buzzing with people.

Within Bass Coast, San Remo is known for its live music scene throughout the year, with the Westernport Hotel and the San Remo Hotel often attracting some big names.

Local Events

San Remo is well known for a number of its popular local events, which draw large crowds, are well attended and transform the town centre with a festive atmosphere at different times of the year.

Key events on the calendar for San Remo include:

- TIDAL Seafood Festival (formerly known as the San Remo Fishing Festival) which has 5,000 - 6,500 attendees over a weekend event held in mid September. The festival highlights the local culinary scene and celebrates the community's traditions and fishing industry. It is centred on Marine Parade and the Foreshore Reserve. The TIDAL Festival includes a 'Blessing of the Fleet' ceremony to ensure that local fishermen have a safe and plentiful season. A ceremony which began in Sicily, the first blessing was in 1955, and centred around Couta and crayfish boats.
- The San Remo Channel Challenge – a significant regional event, with a strong attendance of over 680 registered participants and 2,000+ attendees. It is held in early February annually, and is centred on Marine Parade and the Foreshore Reserve.
- Car Shows and Displays – held in October annually with over 150 attendees, and includes significant number of vehicles, and associated road closures.
- The San Remo Carols – a local Christmas event which had 500 attendees in 2023, centred on Marine Parade and the Foreshore Reserve.
- Walk for the Kids – including more than 300 participants, it incorporates segments of the foreshore trails and paths, and the post-event festivities are centred on the San Remo Hotel and the Foreshore Reserve.
- ANZAC Day Commemorations – a local event with 350 - 400 attendees, centred on the San Remo Cenotaph within the Foreshore Reserve.
- The Australian Motorcycle Grand Prix Phillip Island homecoming ride/community ride – 200+ attendees and participants that convene en-route to Phillip Island in late October.



Key Issues

Community consultation of the San Remo and wider community, combined with detailed urban design analysis reveals a number of key issues for the future growth, prosperity and liveability of San Remo. These are summarised below.

Community Engagement

The preliminary community consultation phase for the San Remo Structure Plan allowed the community to highlight their issues and opportunities for the future of the town.

The main recommendations for improvement, which should be incorporated into the Structure Plan include:

- Improve on the entrance statement to San Remo.
- Improve and expand upon areas of public open space, landscaping (including canopy cover), wildlife corridors while ensuring a mix of open space types.
- Increase, or improvement of existing fixed community infrastructure such as public gathering spaces, recreation facilities, public lighting, tables and seating, toilets, outdoor fitness stations and playgrounds, undercover areas, drinking fountains, etc.
- Improved beach access for all abilities and pedestrian connections with links to surrounding towns/ areas.
- Improved car parking provision, especially along Marine Parade.
- Improved vehicle access and egress points along Phillip Island Road (Bergin Grove, Potters Hill Road and Back Beach Road).

Getting Around San Remo

Key issues for connectivity include:

- The pedestrian network across San Remo is fragmented, with a lack of permeability and connectivity between popular town destinations. Legibility in the public realm is poor and destinations are not always easy to navigate to or identify.
- Limited provision for all-abilities access, including beach access. Uneven surfaces and lack of designated pedestrian spaces compound this.
- Limited connections between street network and coastal reserve. Existing connections are often of poor quality and difficult to identify.
- Limited public transport connections to the town, within town and outside of town.
- Limited provision of bike lanes and pedestrian connections especially linking main roads throughout San Remo.

Thriving Business and Activity

Key issues for local business include:

- Ensuring a vibrant and successful Marine Parade is reinforced as the town centre.
- Lack of community support services - including health and wellbeing services.
- Continuing to support a thriving Pier and Fishing Co-op as a great San Remo destination.
- Supporting increased visitation to local destinations beyond Marine Parade, such as Lion's Park, and Davis Point beach.
- Providing more high quality public realm spaces that support daily, weekly, and seasonal local activities.

Environment and Resilience

Key issues for the local environment include:

- Restoring local native habitat and ecology through landscape areas along the foreshore, Lion's Park and the Recreation Reserve.
- Landscape upgrades to Lion's Park to support an ecologically rich and resilient public park.
- Revitalisation of the Marine Parade waterfront to improve resilience to climate change, and to sea level changes.
- Overall improvement to the level of residential tree canopy cover throughout the town, as San Remo has the lowest level of urban canopy cover in Bass Coast (as detailed in the Urban Forest Strategy).

Character and Sense of Place

Key issues for San Remo's character and identity include:

- Supporting Marine Parade growth and renewal in a way that retains the local character in authentic ways.
- Supporting tourism and visitation growth without reducing the amenity and character that has made San Remo so popular.
- Guiding high quality redevelopment that contributes positively to the character of the town.
- Renewing the public realm with high quality spaces supporting the growing community.
- Communicating first nations stories amongst local cultural stories across the town, in interesting ways.
- Improving facilities, spaces and support for local festivals and events to thrive.
- Developing better local facilities for community recreation and sport within San Remo.
- Providing improved places and spaces for local community to gather, socialise, and celebrate.



The built form and retail frontages on Marine Parade are a patchwork of styles and heights.



The informal car park at the end of Marine Parade has excellent views and beach access, that are obscured by scrubby vegetation.



The views from Marine Parade across the Reserve are largely dominated by asphalt and car parking



Access into the town centre at Bergin Grove is highly congested, and is a traffic conflict zone



The foreshore trail is an important link in connectivity to both regional walking trails and local destinations, but is poorly kept and not DDA compliant.



Logical connections between the foreshore trail and the street network are obstructed by the caravan park.



The Recreation Centre could be renovated or redeveloped to better cope with the demands of future growth

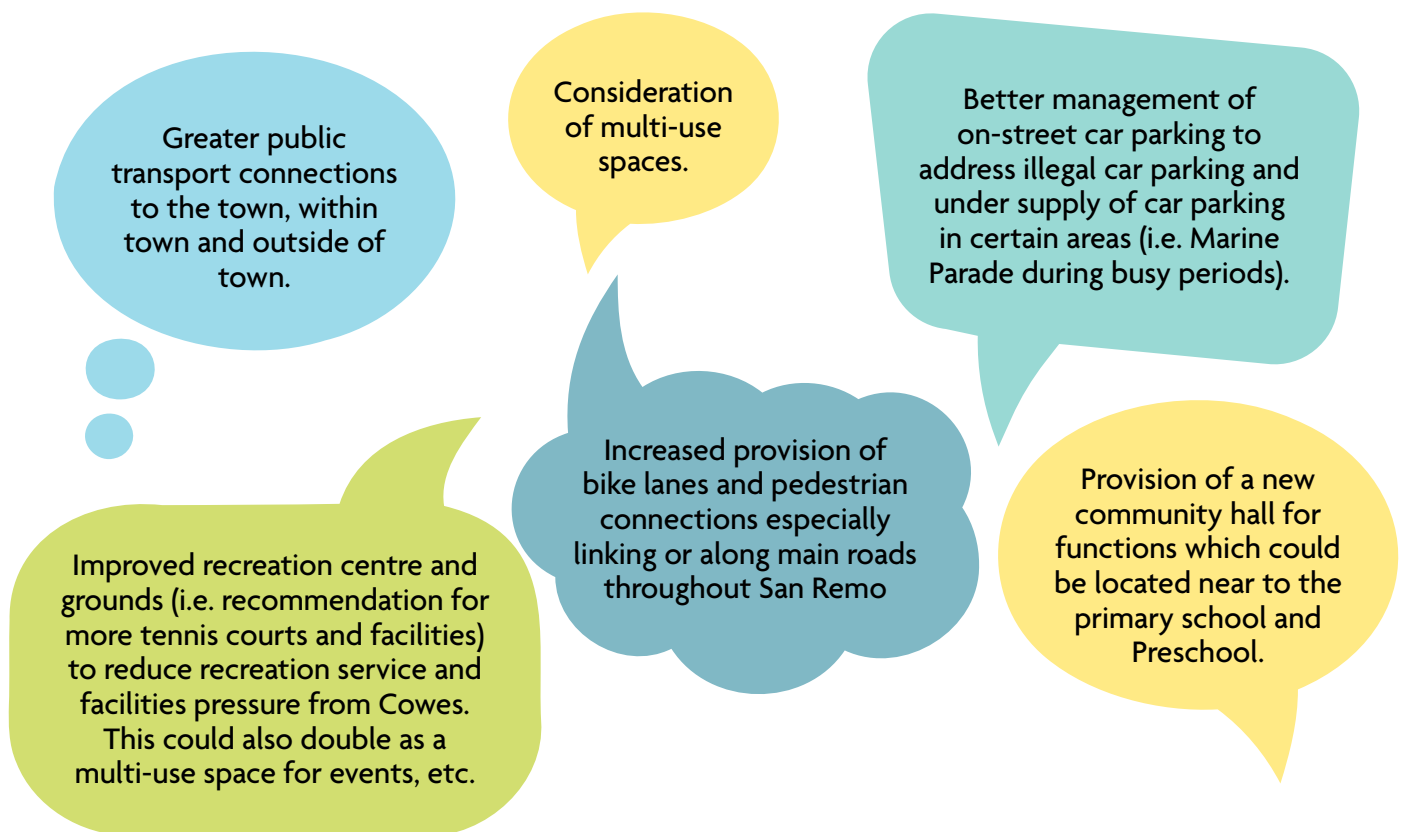


The Jetty and foreshore tourist activities such as the Pelican Feeding are increasing in popularity and improvements can better provide for all abilities and ages

The main recommendations which came out of the community consultation phase included:



Transport and Roads and Community Places were the two themes that received the most submissions when the community were asked to provide comments on what can be improved in specific locations in San Remo. Some of the key comments related to the need for:





Marine
Parade
Reserve

Marine
Parade

Recreation
Reserve

Lion's Park

Davis
Point



2. Vision & Opportunities

The Vision for San Remo

San Remo is a vibrant coastal town and the Gateway to Phillip Island and the wider Bass Coast.

Focused around Marine Parade, San Remo is unique with its north facing waterfront and a generous and public realm with sensational views across to Phillip Island.

A Connection to Country and the stories of the Bunurong people is embedded throughout the public realm and open space across San Remo.

The bustling town centre is the heart of San Remo where locals and visitors live, stay, work, access services, and socialise. Increased building heights along Marine Parade accommodate restaurants and shops that support a growing tourism market as well as providing essential services for locals.

The Pier is still a focal point for visitors and locals and an operational fishing environment, while an improved Pelican Walk ensures that the much-loved daily pelican feeding remains central to the life of San Remo.

Elsewhere along the foreshore high quality public spaces will accommodate local festivals and festivities. A state of the art kids playground and adjacent picnic shelters with BBQ facilities will be a key part of the San Remo experience. An upgraded coastal promenade creates beach access and provides connectivity across the foreshore.

The foreshore is connected to Davis Point swimming beach and southern coast via an upgraded foreshore walk.

The Community Hub at the Recreation Reserve supports formal and informal community gathering and recreation, and offer upgraded and expanded facilities for sports, wellness and health.

Lion's Park offers another open space experience in San Remo, with expansive views of Cape Woolamai and the southern waterfront accommodating parties, gathering and celebrations, and informal sports.

Broad Opportunities - Cultural Values

Land management by the Bunurong is not a new endeavour. They have practiced land management and planning according to their own customs, knowledge, philosophy, and lore over many millennia – they are of this land and as such have ancestral connection to it. On-going custodianship and self-determination over this Country is their right.

Including Bunurong knowledge and principles for land management when planning for the future growth of San Remo is an important consideration for all development that occurs within San Remo going forward. It will also embed cultural stories in architecture, public realm infrastructure, and the landscape. It is one method to honour ancestral connections to land, mother earth, and the natural world, and allow the Bunurong to see their culture reflected in the urban landscape.

Specifically, the UDF seeks to:

- Recognise that Bunurong values, rights and interests in urban planning and development are framed by the holistic nature of Bunurong world-views, which understand the interconnected relationship between natural, physical, and metaphysical resources within San Remo; and
- Support the development of urban areas in ways which enable Bunurong communities to see their culture (values, narratives and aspirations) reflected in the urban landscape.

Interconnection, and ‘Urban vs. Rural’

The holistic Bunurong world-view recognises as a first principle the integrated relationship of all natural and physical resources, where humans have a strong enduring relationship as being part of, and not apart from the natural world.

It is important to note that it does not matter if natural and physical resources fall within an urban or rural zone within a town-planning context, they are connected regardless. As such, the Structure Plan and its implementation must ensure the urban environment is not divorced nor managed independently from its surrounding natural environment.

Recommendations

Broad opportunities for Bunurong values to be embedded in future development in San Remo include:

- Wayfinding, storytelling, and co-naming of streets, waterways, and important places,
- Vegetation and biodiversity management,
- Use of materials, colours, and design elements,
- Public art, playground and other infrastructure,
- Recognition and protection of songlines and trails of significant value through open space planning.

Council are, and will continue to collaborate and engage with the Bunurong Land Council as the San Remo Structure Plan progresses.

It is important that Bunurong knowledge and values are utilised in the land, water, and biodiversity management within San Remo, as well as the design. First Nation's cultural knowledge should be deeply embedded in the functioning of the place, as well as visible in both the built and natural environment.

Built Form and Design

Culture can be represented in the built form through use of specific colour and material palettes, as well as design elements that contribute to storytelling and cultural interpretation.

Infrastructure and Public Realm

Urban design should reference indigenous interpretations of the natural world, such as waterways and topography. This helps to contribute to a logical wayfinding network that does not rely exclusively on signage.

This can be reflected in physical alignments of elements like roads, pathways, and areas of hardscape and landscaping, as well as design elements such as surface patterns, public art, and street furnishings.

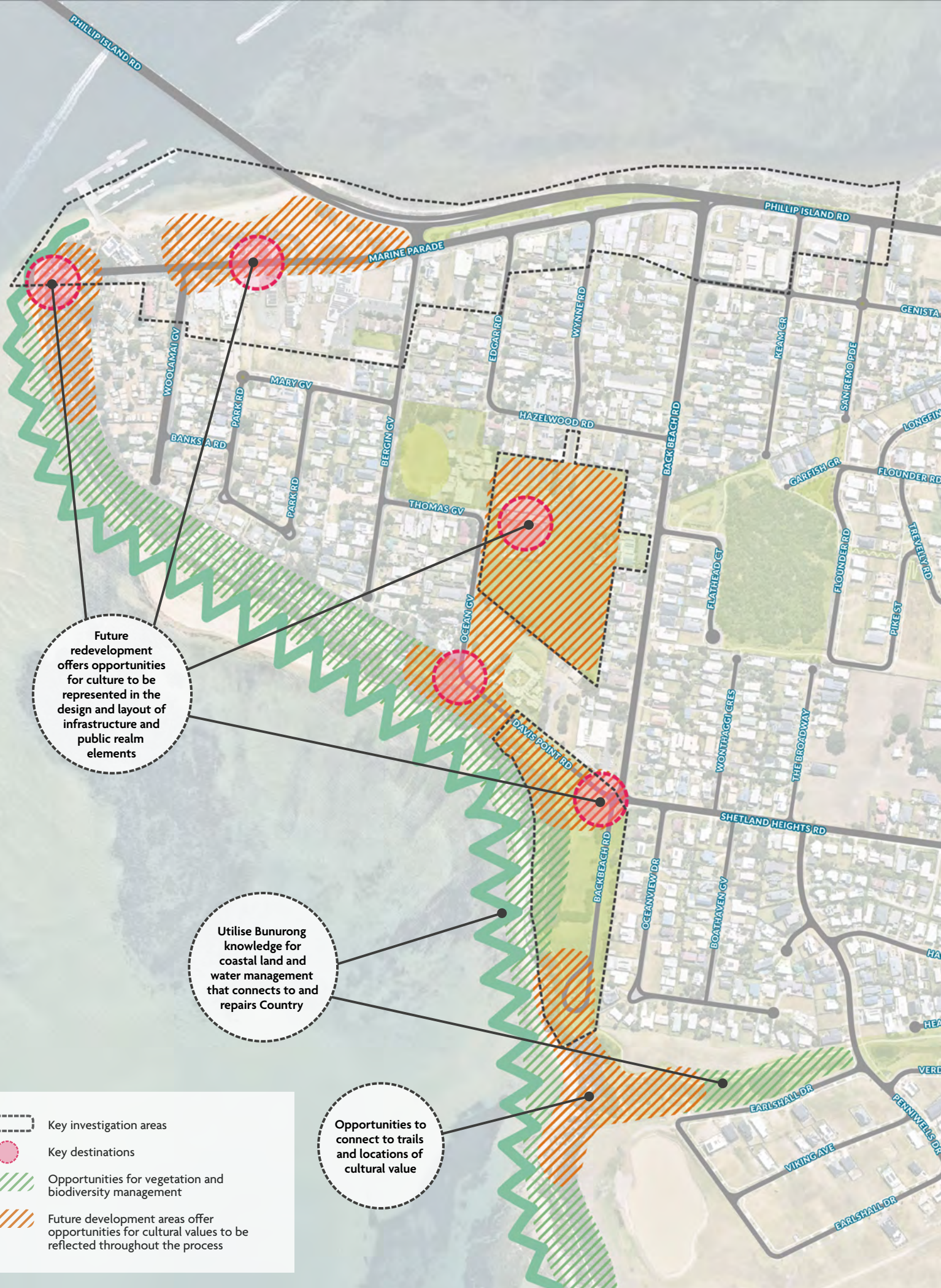
Landscaping and Vegetation

Vegetation management throughout San Remo, including links to nature corridors, natural revegetation areas, and species selection for specific elements such as stormwater management, public open space, and streetscape landscaping. Local seasonal planting and changes should be evident across the area.

Place Naming and Storytelling

Ascertain which places could be co-named with existing Boonwurrung place names, and undertake further work on places which may be included in co-naming list.





Key destinations within the town centre could all be considered for co-naming opportunities if appropriate.



Future redevelopment offers opportunities for culture to be represented in the design and layout of infrastructure and public realm elements

Utilise Bunurong knowledge for coastal land and water management that connects to and repairs Country

Opportunities to connect to trails and locations of cultural value

-  Key investigation areas
-  Key destinations
-  Opportunities for vegetation and biodiversity management
-  Future development areas offer opportunities for cultural values to be reflected throughout the process

Broad Opportunities - Access & Movement

San Remo will be re-imagined as a pedestrian-oriented and walkable town, centred around people-friendly destinations and an improved foreshore precinct. Safety and amenity for the local community will be prioritised in the town centre, particularly within its commercial core.

Marine Parade will be reconfigured as a shared street to support safe passage and good experiences for pedestrians, cyclists, and those in vehicles. It will improve access to the wonderful waterfront, and prioritise a more logical circulation network around the centre.

Foreshore Lane will be formalised as a key pedestrian and vehicle connection from the foreshore to the neighbourhoods to the south.

The pedestrian experience will be enhanced with pedestrian priority zones and safer intersections.

Recommendations








- 1 Advocate for a continuous shared San Remo Coastal Trail, including connecting under the Phillip Island Bridge. Upgrades to the trail should include wayfinding and signage to walkways and key destinations.
- 2 Connect the San Remo Coastal Trail with the Yallock Bulluk Coastal Trail trailhead at the southern end of Lion's Park.
- 3 Create a connected network of shared paths throughout San Remo, to encourage safe walking, cycling, and micro-mobility options.
- 4 Ensure local connections to San Remo Coastal Trail from Marine Parade, Woolamai Grove, and Bergin Grove are improved.
- 5 Create new pedestrian and vehicle connections through the Recreation Reserve to ensure a more functional and accessible space.
- 6 Provide traffic calming measures to create a low speed, pedestrian priority shared space along Marine Parade (i.e. raised threshold treatment).
- 7 Formalise the 'Foreshore Lane' connection between Mary Grove and Marine Parade as a narrow pedestrian friendly street which also accommodates slow vehicle movement.
- 8 Create an east-west connection between Foreshore Lane and Bergin Grove.

- 9 Identify Back Beach Road as an important wayfinding node, connecting directly from Phillip Island Road to Lion's Park and the southern beaches.
- 10 Implement recommendations for a signalised intersection on Phillip Island Road, to improve safety for pedestrians and vehicles (VicRoads responsibility).
- 11 Accommodate a bus stop along Marine Parade, to service public transport, tourist, and V/Line coaches.
- 12 Locate service and loading movement away from Marine Parade.
- 13 Redistribute car parking to ensure best use of limited space.
- 14 Improve safety outcomes for pedestrians with the addition of a traffic refuge island at Bergin Grove and Phillip Island Road intersection.
- 15 Formalise on-street car parking on key streets by marking out parking bays with appropriate time limits
- 16 Review and rationalise existing Public Acquisition Overlays (PAOs), which apply to land required by Bass Coast Shire Council for the purpose of right of ways. These rear lane PAOs should:
 - Support east west pedestrian connections
 - Support increased density fronting Marine Parade over time
 - Support vehicle access to the rear of properties, and support increased pedestrianisation of Marine Parade by minimising vehicle crossovers and access
 - Be rationalised or realigned to avoid corners and dead ends for improved sightlines and safety

Additional Strategic Opportunities

- Complete a wayfinding strategy and implement the recommendations to ensure that the town centre is easy to navigate for all modes of transport.
- Create a more permeable pedestrian network, with clearly legible connections between destinations including improved streetscapes and wayfinding.
- Coordinate and liaise with DEECA on the future upgrades to paths, connections and trails.
- Consideration of more frequent and accessible public transport options for San Remo, including on-demand services and improvements to the existing network.
- Implement on-demand bus services, including three stops located within the town centre (refer San Remo Access & Movement Study, *Institute of Sensible Transport*).



-  Key investigation areas
-  Opportunity for increased pedestrian connectivity
-  Opportunity for increased pedestrian and vehicle connectivity
-  Opportunity to create shared active transport paths along existing roads
-  Existing Public Acquisition Overlays (PAO3)
-  Proposed signalled intersection
-  Key destinations

Broad Opportunities - Public Realm & Open Space

Improvements to the public realm will focus on the Marine Parade foreshore and street, Lion's Park and the Recreation Reserve, which will all benefit from upgrades. The upgraded public realm will play host to the daily, weekly and seasonal activities throughout the town. The waterfront will include spaces for events while still including spaces that allow for picnicking, gathering, walking, and informal sports and play.

The public realm along Marine Parade will be comfortable and inviting place for locals and visitors to stay longer, socialise and support local business.







Recommendations

- 1 Realise the Marine Parade Reserve as the pre-eminent public space in San Remo, complete with boardwalks, access to the beach and pier, event space, picnic and BBQ areas and playground.
- 2 Upgrade the Marine Parade streetscape to encourage increased pedestrian activity and community use in addition to the upgrades to the Marine Parade waterfront. Create a seamless connection between shops and waterfront by implementing the Marine Parade shared street recommendations. Incorporate wider footpaths, areas for seating tables, and landscaping.
- 3 Realise the Davis Point upgrades to ensure that Davis Point Beach becomes an anchor destination.
- 4 Realise Lion's Park as a prominent community open space with access to the southern beaches, complete with picnic and BBQ facilities, toilet facilities, and an upgraded playground.
- 5 Upgrade the San Remo Recreation Reserve and develop its role as the main community hub for recreation, sports, health and wellbeing within San Remo. Incorporate expanded recreational facilities, a new community centre and new public park.
- 6 Plant more street and park canopy trees throughout San Remo. Consideration should be given to native planting where appropriate.
- 7 Upgrade the small picnic area on the north side of Philip Island Road, including wayfinding as part of the proposed foreshore upgrades.

General Recommendations

- Where possible, retain existing mature trees in the streetscape, which are local landmarks and part of the character. Where existing trees are in poor condition or inappropriate species, these should be replaced with suitable alternatives.
- Incorporate storm water management into streetscape and public realm components.
- Utilise planting areas within the streetscape to break down hard surfaces and increase stormwater permeability through water sensitive urban design (WSUD) elements
- Realise appropriate lighting for public realm that contributes to a feeling of safety and conviviality that will facilitate evening events and street life, including along all major pedestrian pathways through open spaces.
- Develop a street furnishings palette that is contemporary and simple including:
 - Consistent paving.
 - A unified furnishings palette including benches, bin enclosures, bike racks, bollards, drinking fountains, picnic tables, BBQs.
 - Pedestrian-scaled lights.
- Develop a planting palette that incorporates:
 - Species which respond to, or are native to the local environment
 - Drought tolerant understorey planting.
 - Suitable street trees for an urban environment.
 - Suitable canopy trees for park settings.
- Promote and facilitate public art being incorporated into San Remo's public realm, including:
 - Sculpture.
 - Murals and wall art.
 - Paving patterns and motifs embedded into the public realm palette.



-  Key investigation areas
-  Streetscape improvements and canopy planting for shade along key active transport shared paths
-  Pedestrian-scale landscaping along key pedestrian links
-  Key destinations
-  Upgraded playspaces
-  Landscaping and public realm upgrades

3. Precinct Masterplans



Marine Parade Precinct

Overview

Marine Parade is the ‘heart’ of San Remo, and the town centre.

Marine Parade will provide a high standard of public amenity supported by an active streetscape which encourages long stays, provides opportunities for retail activation, and acts as a primary social space and key pedestrian thoroughfare.

A considered approach to the location of street elements and furniture within the town centre will contribute to an overall sense of order and coherence. The expansion of footpaths for the inclusion of considered street elements will de-clutter and improve pedestrian access and movement.

However, an informality also needs to be retained within the public realm to ensure the coastal character of San Remo is maintained. This can be achieved through considered but flexible furniture, materials, and planting palettes, as well as active engagement with local Traditional Owner Groups.

Public domain elements will maximise opportunities for incidental activation and will promote a diverse range of activities, featuring a consistent palette which is most representative of San Remo’s identity

The following pages will outline the recommendations that have been developed and informed by stakeholder and community consultation. These recommendations can be staged over a number of years with the support of the Department of Transport and Planning (DTP), DEECA, Council, and other stakeholders. All of the identified projects are subject to further detailed investigation and design and implementation is reliant on appropriate funding allocation (both State Government and Bass Coast Shire Council).

Precinct Objectives

These objectives have been informed by stakeholder and community consultation, and the subsequent recommendations have been developed in order to achieve these objectives.

1. **‘A Thriving Heart for San Remo’** - Revitalise Marine Parade as the heart of San Remo connecting visitors and locals to shops, hospitality, the Foreshore, and events.
2. **‘An Improved and More Diverse Waterfront Experience’** - Ensuring the rare north-facing, sheltered and public waterfront edge is constantly improved as an enjoyable place for residents and visitors to use all year round.
3. **‘Safer and More Enjoyable Place for People’** - Revitalise Marine Parade as a low-speed, highly accessible pedestrian environment incorporating expanded public realm and greater canopy trees for shade, and increased car parking within safer environments for people to get around and enjoy the Foreshore.
4. **‘Support Local Events’** - Provide flexible and multifunctional event spaces and staging areas within the Foreshore Reserve.
5. **‘Provide spaces and activities for families, children and youth’** - Create a more diverse foreshore experience catering for all ages, cultural cohorts, abilities and needs.
6. **‘Increased permeability of the Town Centre’** - Make the Town Centre more inviting, easier, and safer to move around without getting in a car.
7. **‘Make the San Remo town centre greener, shadier and more comfortable for all ages’** - Increase street tree and Foreshore tree canopy cover, and make the town centre a more comfortable place to walk around, linger and enjoy local views and experiences.
8. **‘Improved Public Transport, Visitor Access, and Parking’** - Make the public transport, parking, and visitation experience easier and more effective in the San Remo Town Centre while prioritising pedestrian safety and accessibility.
9. **‘Connect the heart of San Remo to Davis Point’** - Create a more inviting, accessible and legible connection to Davis Point beach and waterfront, making Davis Point a destination in its own right.
10. **‘Contextual and Locally Authentic Development’** - Encourage consistent 2-5 storey development along Marine Parade.

Marine Parade - Recommendations

- 1 Create a destination at Davis Point by upgrading the beach access to cater to all abilities, and providing seating, shelter, and beach showers.
- 2 Formalise Davis Point car parking for 8-12 car spaces.
- 3 Retain the Fishing Co-Op and the marine operations on the San Remo Jetty, and prioritise these activities through signage to minimise conflicts with other users.

- 4 Upgrade the Jetty car park to remove parking from the foreshore edge to allow for the new waterfront deck, and vehicle turn spaces for buses.
- 5 Create a generous new public waterfront deck and boardwalk as the premier viewing location for pelican feeding and other activities, ensuring all-abilities access.
- 6 Improve the foreshore experience with new public beach shelters, shaded seating and beach showers.
- 7 Upgrade the foreshore promenade by providing good access to the beach for all users and abilities, and safe walking and cycling paths.
- 8 Create a new foreshore play space, that caters to different age groups and incorporates water play.
- 9 Create a new foreshore events space, with a combination of hard paved and grassed areas to support a variety of festivals, markets, and events.



- 10 Relocate and upgrade the War Memorial cenotaph and Fisherman's Memorial to enable easier access and gathering.
- 11 Create a new landscape amphitheatre set into the hill to function as event seating and public amenity.
- 12 Create a new pedestrian focussed shared zone along part of Marine Parade, retaining angled parking to the north and introducing parallel parking to the south to allow for wider footpaths and more public realm .
- 13 Enable future sensitive redevelopment above Marine Parade shopfronts to 2-5 storeys, with upper levels setback from the street.
- 14 Develop the new 'Foreshore Lane' as a pedestrian connection (and vehicle access) between Marine Parade and Mary Grove.
- 15 Upgrade the Woolamai Grove streetscape including creating footpaths and marking parking bays.
- 16 Formalise access and car parking areas to the rear of Marine Parade businesses.
- 17 Enable future redevelopment zones to the rear of Marine Parade businesses.
- 18 Encourage future small-scale commercial and live/work tenancies to the rear of Mary Grove residences.
- 19 Relocate public transport bus and tourist coach stop.
- 20 Upgrade Marine Parade/ Bergin Grove intersection for improved vehicle safety and pedestrian crossing.



Marine Parade - Recommendations

Marine Parade East is expected to develop at a slower rate to Marine Parade West, however it is important that the streetscape and public realm maintains a consistent character.

As with the more concentrated development to the west, rear access will increasingly benefit commercial, retail, and residential uses along the eastern portion of Marine Parade. This will enable better pedestrian connections and more opportunities for parking and access.

Where the existing PAOs support this, consideration should be given to their retention. Where there is no strategic justification from a development perspective, the PAOs could be considered for removal.

- 20 Upgrade Marine Parade/ Bergin Grove intersection for improved vehicle safety and pedestrian crossing.
- 21 Upgrade footpaths to create a cohesive character and public realm environment consistent with the western side of Marine Parade.
- 22 Enable rear lane connectivity with access to Marine Parade.
- 23 Encourage mid-block connections for increased pedestrian connectivity & access to rear parking.
- 24 Encourage visually permeable shopfronts with consideration for consistent weatherproof awnings
- 25 Increase tree canopy along Marine Parade
- 26 Rationalise on-street parking restrictions, consistent with the times recommended in San Remo Access & Movement Study, *Institute of Sensible Transport*



- 27 Apply a 30km/h speed zone along Marine Parade and include traffic calming designs focused on the pedestrian experience.
- 28 Install a wombat crossing between Edgar Road and Wynne Road to increase pedestrian safety
- 29 Consistent with Marine Parade West, encourage businesses with high parking requirements to provide off-street car parking away from Marine Parade frontages
- 30 Encourage future sensitive redevelopment of 2-5 storeys (above shopfronts) with upper levels setback from the street, consistent with Marine Parade West.
- 31 Retain existing Public Acquisition Overlays where these support increased pedestrian connectivity and rear access to Marine Parade businesses
- 32 Upgrade the Back Beach Road / Phillip Island Road intersection to provide a signalised pedestrian crossing for improved vehicle and pedestrian safety.
- 33 Enable better pedestrian connection from Back Beach Road to the San Remo Coastal Trail
- 34 Implement on-demand bus services, with a stop outside the San Remo Post Office as recommended by the San Remo Access & Movement Study, *Institute of Sensible Transport*





- 1 Create a destination at Davis Point by upgrading the beach access to cater to all abilities, and providing seating, shelter, and beach showers.
- 2 Formalise Davis Point car parking for 8-12 car spaces.
- 3 Retain the Fishing Co-Op and the marine operations on the San Remo Jetty
- 4 Upgrade the Jetty car park to remove parking from the foreshore edge to allow for the new waterfront deck, and vehicle turn spaces for buses
- 5 Create a generous new public waterfront deck and boardwalk as the premier viewing location for pelican feeding and other activities

What this could look like:

1

Create a destination at Davis Point

Upgrade the beach access to cater for all abilities, and provide increased amenity in the form of seating, shelter, and beach showers. Davis Point connects Marine Parade with the San Remo Coastal Trail, and is an opportunity to create a trailhead destination marker, as well as interpretive signage explaining both the Aboriginal and European history of the area.



5

Waterfront Deck & Wildlife viewing

Create a generous new public waterfront wildlife viewing deck, with information about the fauna that San Remo is home to, including the ever-popular pelican feeding. It is an opportunity to embed education and interpretation into the space, with information about the rich coastal biodiversity that San Remo plays host to, as well as how Bunurong knowledge is utilised in land, water, and biodiversity management.



- 6 Improve the foreshore experience with new public beach shelters, shaded seating and beach showers
- 7 Upgrade the foreshore promenade by providing good access to the beach, and safe walking and cycling paths
- 8 Create a new foreshore play space, that caters to different age groups and incorporates water play
- 9 Create a new foreshore events space, with a combination of hard paved and grassed areas to support a variety of festivals, markets, and events.
- 10 Relocate and upgrade the War Memorial cenotaph and Fisherman's Memorial to enable easier access and gathering
- 11 Create a new landscape amphitheatre set into the hill to function as event seating and public amenity



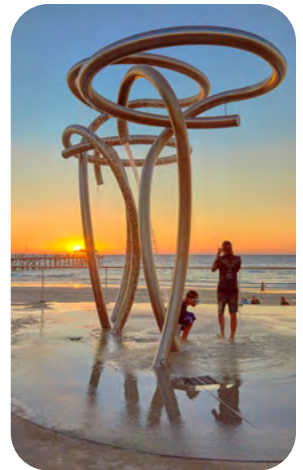


What this could look like:

6

Improved foreshore experience and amenity

New beach pavilions providing seating and shelter from the weather along the foreshore, ample seating and picnic areas for gathering, and beach showers. Creating a variety of spaces and shelters that provide protection from sun, wind, and rain is important to ensure that the Marine Parade Reserve is used all year round, not only during summer.



What this could look like:

7

Boardwalk & promenade

Create a generous new public waterfront wildlife viewing deck and boardwalk. The Promenade walkway will provide beach access and connection to the new waterfront play area, and is an opportunity to incorporate public art, cultural interpretation, and creative wayfinding with a distinctly 'San Remo' flavour.



8

Play space and splash pad

A new all-ages and abilities play space on the foreshore, incorporating a splash pad area. This space should be fun, inviting, and is an opportunity to reflect both the local coastal character and Aboriginal culture and history.



9

Events Space

A combination of hard-paved and lawn area that supports all the necessary infrastructure for events - including powered connections, services, lighting and other amenities. This space should be functional and inviting at all times, able to support daily activity and amenity as well as events of differing scales.



11

Amphitheatre

Landscaped amphitheatre set into the hill for event seating and public amenity. Dense native coastal planting will form a buffer to Phillip Island Road, providing both visual and physical separation between the highway and the coast.

Implementation would be subject to future consents, land management considerations, and funding. Works in this area would require Marine and Coastal Act consent, and ongoing collaboration with land managers DTP.



Marine Parade - Streetscape Upgrades



What this could look like:

12

Marine Parade streetscape upgrades - shared zone

Create a new pedestrian focussed shared zone along part of Marine Parade, retaining angled parking to the north and introducing parallel parking to the south to allow for wider footpaths, more public realm, and expanded outdoor dining.

Creating a shared zone along the main activity area of Marine Parade ensures pedestrian priority over vehicles, and allows seamless connection between the shops along Marine Parade and the upgraded Reserve.



Upgrade footpaths

Footpaths should be simple and consistent along the length of Marine Parade, maintaining a clean and modern appearance which allows other public realm elements to be emphasised.

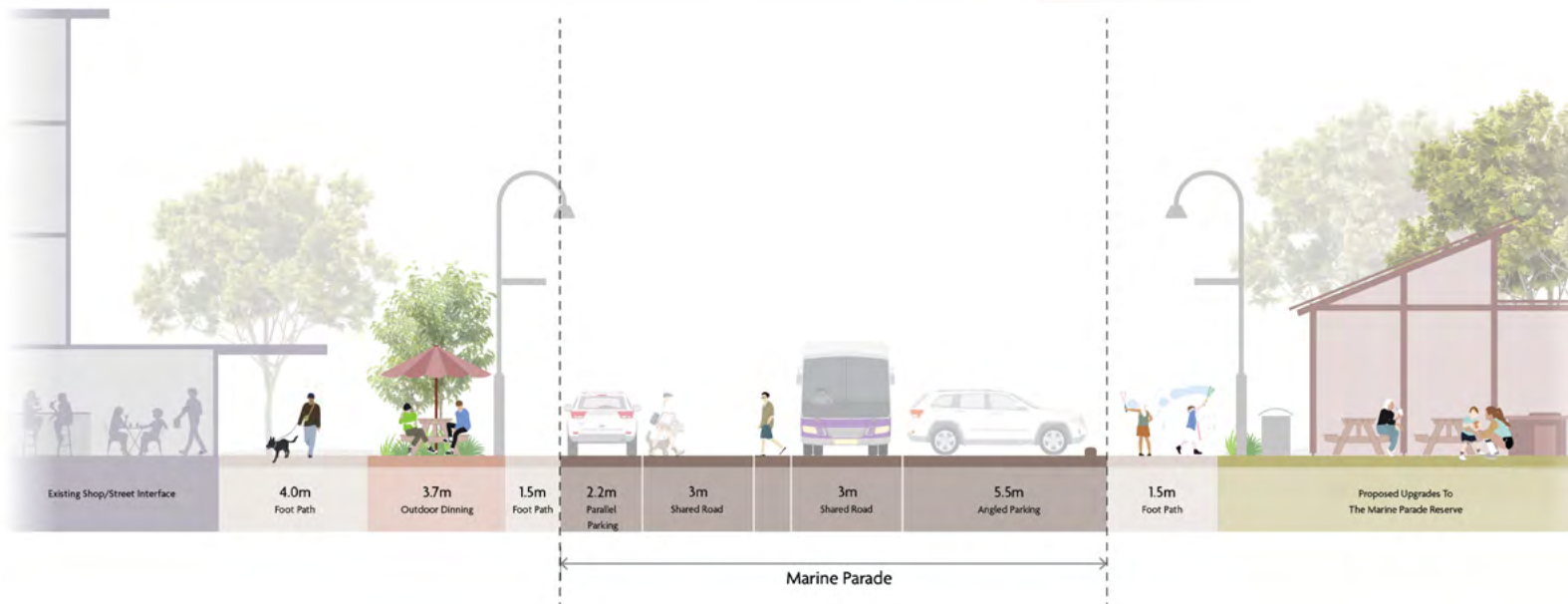




Shared Zone enables seamless connection between shops and the foreshore

Angled parking along Marine Parade will be retained

Opportunity for more street trees and canopy planting

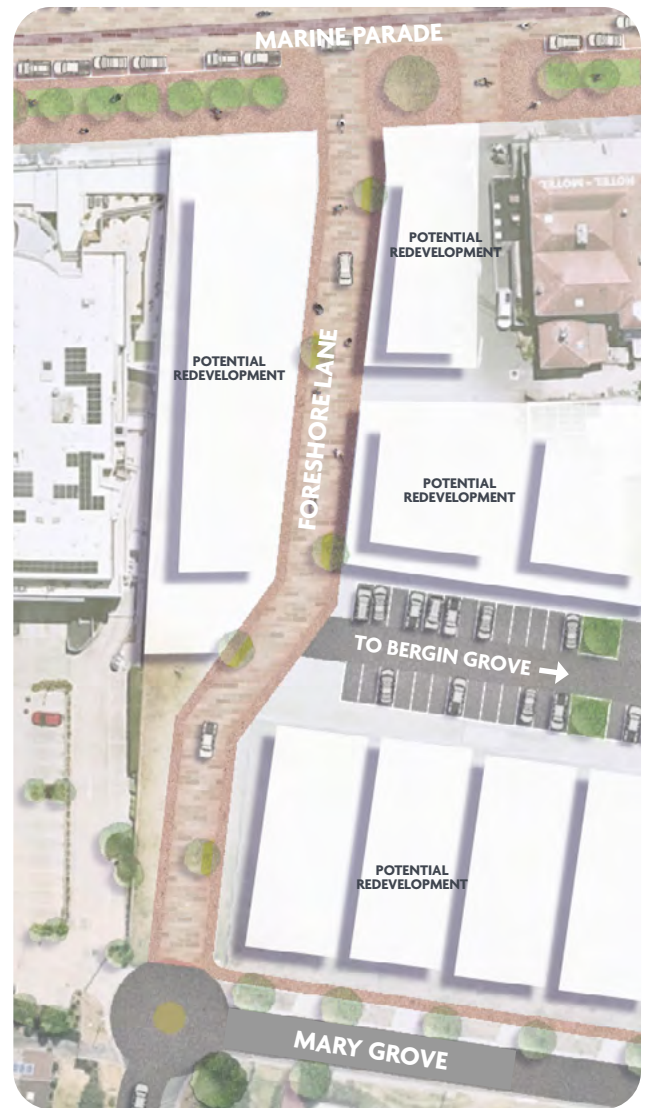


Marine Parade - 'Foreshore Lane' & Car Parking

The new 'Foreshore Lane' will create a pedestrian-friendly laneway that opens up the back block of Marine Parade shops for additional development, as well as car parking.

The formalisation of a new 'Foreshore Lane' as a north-south connection between Mary Grove and Marine Parade will:

- Formalise and significantly improve pedestrian access from Marine Parade to Mary Grove,
- Formalise car parking areas to the rear of Marine Parade businesses, reducing the pressure on public foreshore areas to support parking for private businesses,
- Open up excellent access to redevelopment zones behind Marine Parade businesses,
- Provide clear view lines and direct access from any new redevelopment or car parking through to Marine Parade and the Foreshore,
- Establish a safe, direct and accessible pedestrian connection for the community south of Mary Grove, and encourage non-vehicle access into the Foreshore



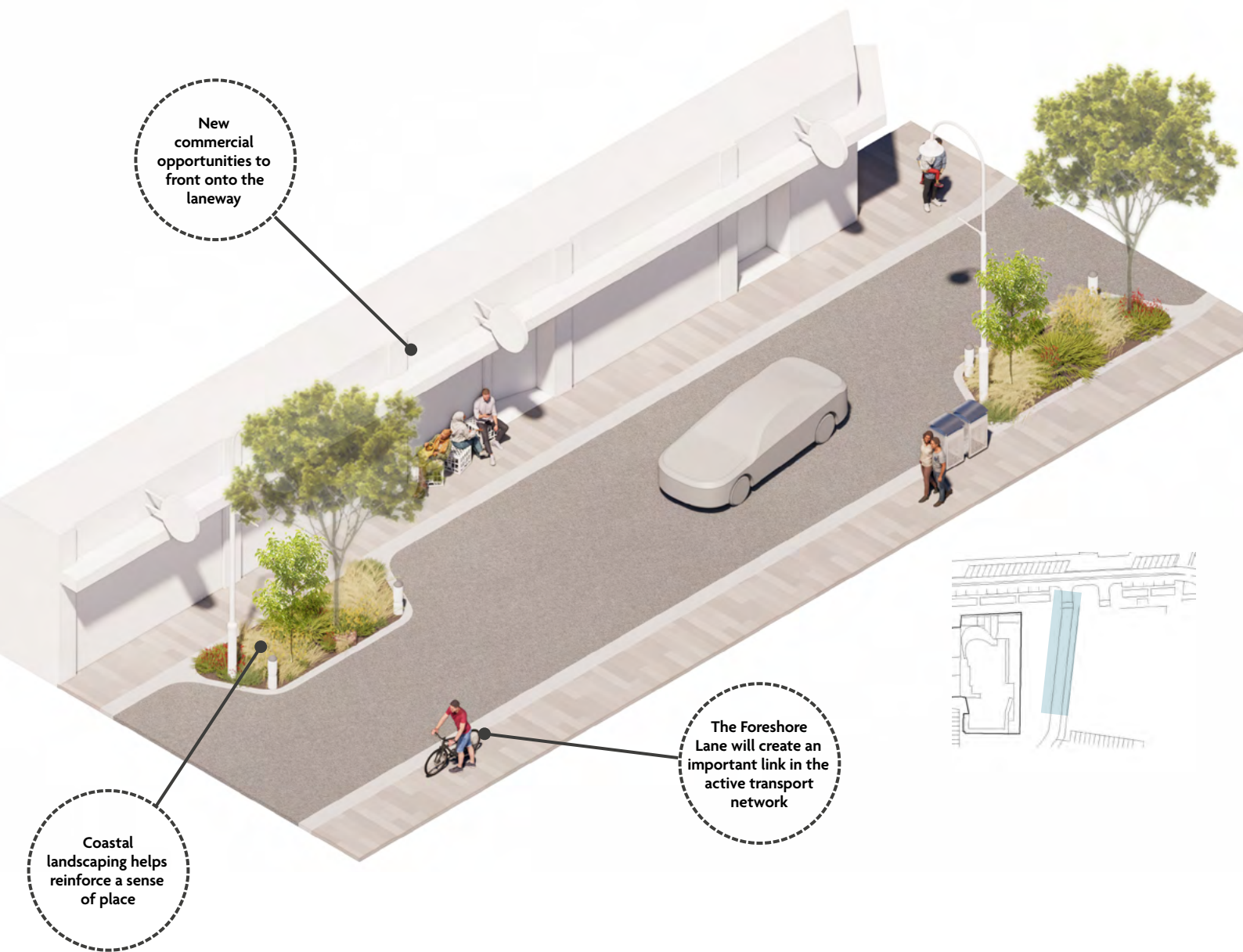
What this could look like:

Develop the new 'Foreshore Lane'

14

New commercial opportunities and a connection between Marine Parade and Mary Grove, with the possibility for a narrow strip of outdoor dining.





No net loss of car parking

Central to the transformation of Marine Parade and the revitalisation of the Foreshore is creating car parking that is easy to access, efficient, and minimises the impacts on the valuable waterfront areas.

With the existing Marine Parade Reserve car park proposed to be converted back to public open space, it is important to ensure that there is still an adequate provision of car parking across the precinct. In addition to this, car parking management will play a pivotal role in ensuring that the needs of residents, visitors, and local businesses are met.

With the creation of parking areas to the rear of Marine Parade businesses, and formalisation of parking at Davis point, the concepts within this UDF will aim to ensure that there is no net loss of car parking, and that timed restrictions are better managed to ensure that parking is available when people need it. Refer to the *'San Remo Access and Movement Study and Car Parking Plan'* for further detail around car parking strategy.

Marine Parade - Built Form

Existing Built Form

Marine Parade is characterised by its low scale built form, lining the southern side of Marine Parade and facing north to the waterfront and Phillip Island Road.

Most of the built form is currently single storey shopfronts or commercial outlets, reasonably fine grained tenancies with a select number of key sites such as the two hotels. There is an opportunity to develop upper level accommodation along Marine Parade that takes advantage of views cross the bay and the bridge, however currently only a limited number of properties have done this.

Council Strategies

There are number of strategies that inform the Built Form in and around Marine Parade. Some of the relevant actions are summarised below:

Phillip Island and San Remo Design Framework, 2003:

- *'Focus medium-density residential development adjacent to existing commercial centres and activity node'*
- *'Ensure residential development is consistent with neighbourhood character'*

San Remo, Newhaven and Cape Woolamai Structure Plan, 2010:

- *'Encourage ecologically sustainable development principles in new residential subdivisions and infill development and provide water sensitive urban design and stormwater treatment, to ensure impacts on any environmentally sensitive land are minimised'*
- *'Encourage urban consolidation and infill where compatible with established environmental, landscape and urban character'*
- *'Encourage well-designed, contemporary architecture that is environmentally sustainable and responds to its local context'*
- *'Achieve a high standard of urban design, which integrates with the prevailing coastal character and, protects environmentally sensitive areas such as Western Port, Cape Woolamai State Fauna Reserve and the Churchill Island Marine National Park'*

Bass Coast Shire Neighbourhood Character Study, July 2024 (NCS):

The NCS outlines the draft neighbourhood character areas identified within Bass Coast, and reflect the key values identified through initial community consultation. The area of Marine Parade falls within the 'Coastal Residential' Category and is summarised as:

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*

Zoning and Overlays

The Commercial 1 Zone (C1Z) is applied along the southern half of Marine Parade and is the main activity centre precinct in San Remo. The purpose of the C1Z is to create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses and to provide for residential uses at densities complementary to the role and scale of the commercial centre. The C1Z does not provide any specific height controls.

The Design and Development Overlay - Schedule 4 (DDO4) applies to the Commercial and Mixed Use Zoned areas immediately adjacent to Marine Parade.

The purpose of DDO4 is to ensure that development is compatible with traditional town scale and development patterns with San Remo. DDO4 outlines design objectives to be achieved, which include:

- To encourage high quality development design.
- To ensure that development design enhances the coastal context, the fine grain appearance and the variety of styles that characterises San Remo.
- To protect views of the urban areas from the waters of Western Port.
- To encourage developments to be outwardly focussed so as to support safe and active streets and public places.

Pursuant to DDO4, building height to Marine Parade, west of Bergin Grove and between Bergin Grove and Back Beach Road should not exceed three storeys (or 10.5 metres to top of wall) measured from natural ground level, with the third storey set back from the street.

DDO1 applies to the entirety of the settlement area in San Remo and relates to Residential Areas Near the Coast. It outlines design objectives to be achieved, which include:

- 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.

Proposed Future Built Form

The highly pedestrian-focused nature of the Marine Parade public realm and streetscape upgrades combined with gradual redevelopment and renewal of shopfronts and sites will form the foundation of a successful town centre into the future.

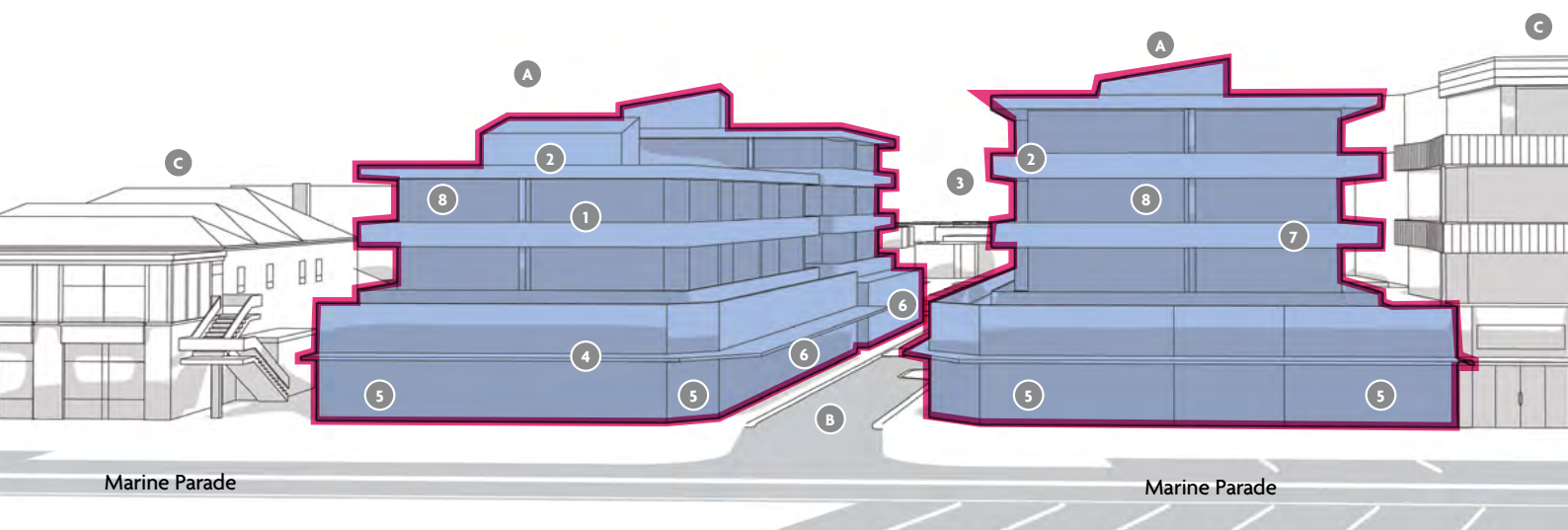
High quality redevelopment will continue to support the identity of Marine Parade, with a built form character of generally single level tenancies to the street with parapets and awnings, and upper levels setback from the street edge. In this form, renewal within the town centre will continue to frame and support the public realm foreshore and waterfront areas of San Remo.

The proposed formalisation of Foreshore Lane as the main north-south pedestrian and slow-speed vehicle connection to Mary Grove will support improved car parking and access provision to the rear of Marine Parade properties. It will also support active frontages and shopfronts to the new laneway. As such, redeveloped Marine Parade properties will increasingly focus vehicle access and parking to the rear of properties, minimising vehicle impacts on the street.

Larger properties fronting Marine Parade will have the opportunity to incorporate redevelopment to the rear with high-density residential development or short stay accommodation, both of which take advantage of great upper level views and access directly into the town centre waterfront.

Commercial and hospitality properties fronting Marine Parade will formalise car parking areas to the rear of buildings, reducing the impact of street crossovers and vehicle access points to Marine Parade.

- A** Potential form and massing of future 3-5 storey redevelopment fronting Marine Parade
 - B** Proposed new Foreshore Lane
 - C** Existing built form to Marine Parade
- 1** Match prevailing street wall height. Consideration will be given to a higher street wall where contextually appropriate with surrounding buildings
 - 2** Encourage upper level redevelopment, set back from the Marine Parade frontage
 - 3** Encourage provision of prominent eaves in all roof forms, and expressed balconies or terraces integrated into the architecture of the building
 - 4** Encourage a continuous weatherproof footpath zone along Marine Parade incorporating an awning or verandah overhanging footpath
 - 5** Ensure active and visually permeable tenancy frontages to Marine Parade
 - 6** Encourage active and visually permeable tenancy interfaces with Foreshore Lane
 - 7** Encourage an architectural style that contributes to a contemporary coastal character consistent with the 'Coastal Residential' category in the Neighbourhood Character Study. Refer Built Form Guidelines below for more detail.
 - 8** Encourage built form articulation and materials that avoids replica styles, or extensive areas of steel, glass and aluminium, or bold colours outside of a coastal palette, consistent with the 'Coastal Residential' category in the Neighbourhood Character Study. Refer Built Form Guidelines below for more detail.



Preferred Character

The Coastal Residential precinct is characterised by medium to high density residential areas that are adjacent to the coast, and as such is to be consistently applied to the Marine Parade built form.

- New development will be consistent with the moderate scale, built form and diversity of existing dwellings intrinsic to these established coastal residential areas.
- New development will use contemporary facade articulation and a consistent palette of neutral colours and natural materials to respond to the coastal landscape.
- New development will be designed to respond to the topography of the land, to retain intermittent views to the coast and to make reasonable effort to ensure view sharing between neighbouring properties.
- New development will contribute to the strengthening of the coastal character of the area through the retention and continued planting of native coastal vegetation including established native canopy trees and low-level shrubs,
- New development will contribute to the strengthening of the coastal character of the area through the inclusion of appropriate coastal and native vegetation to upper level balconies, walls and integrated into the built form where appropriate.

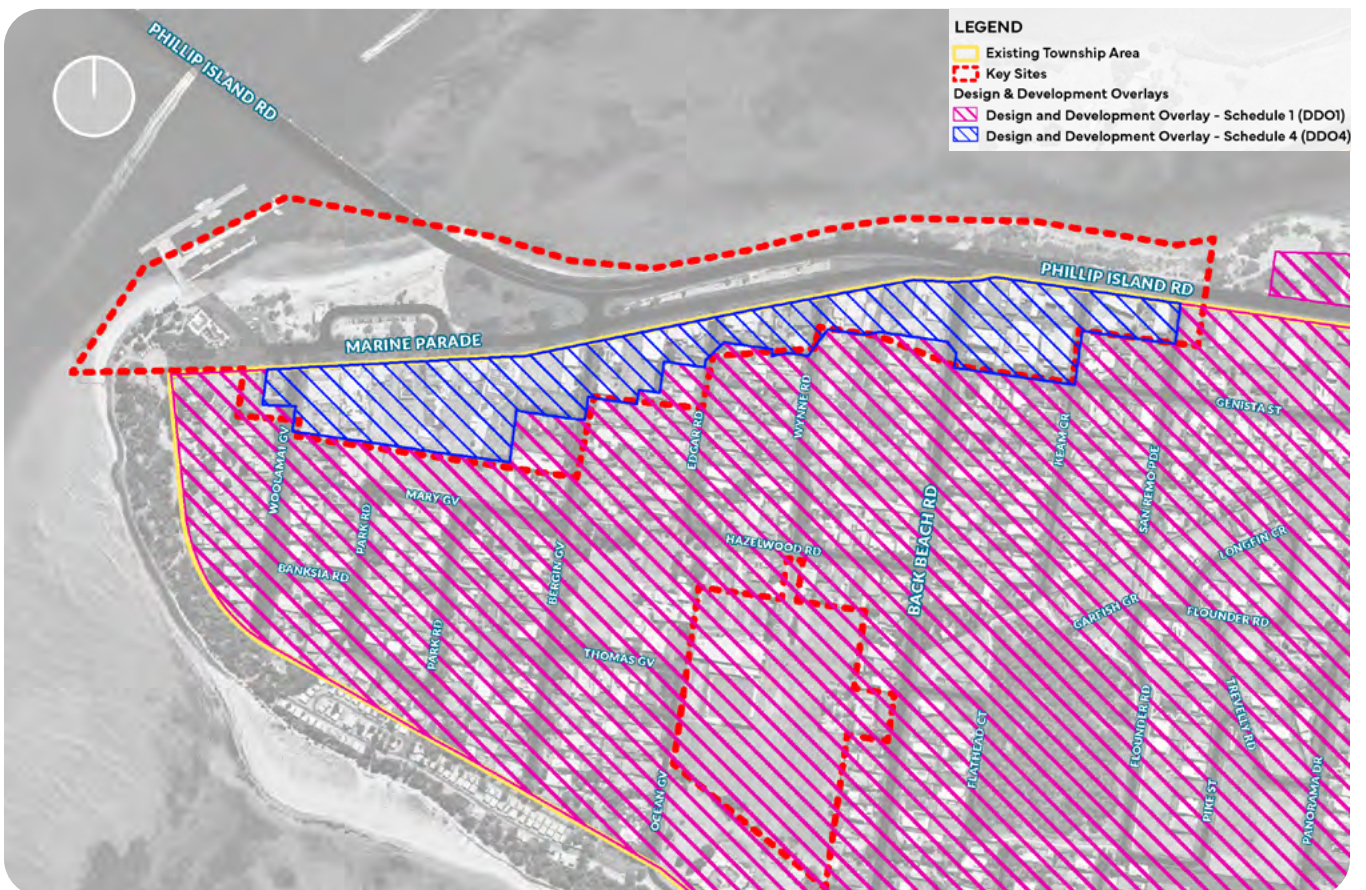
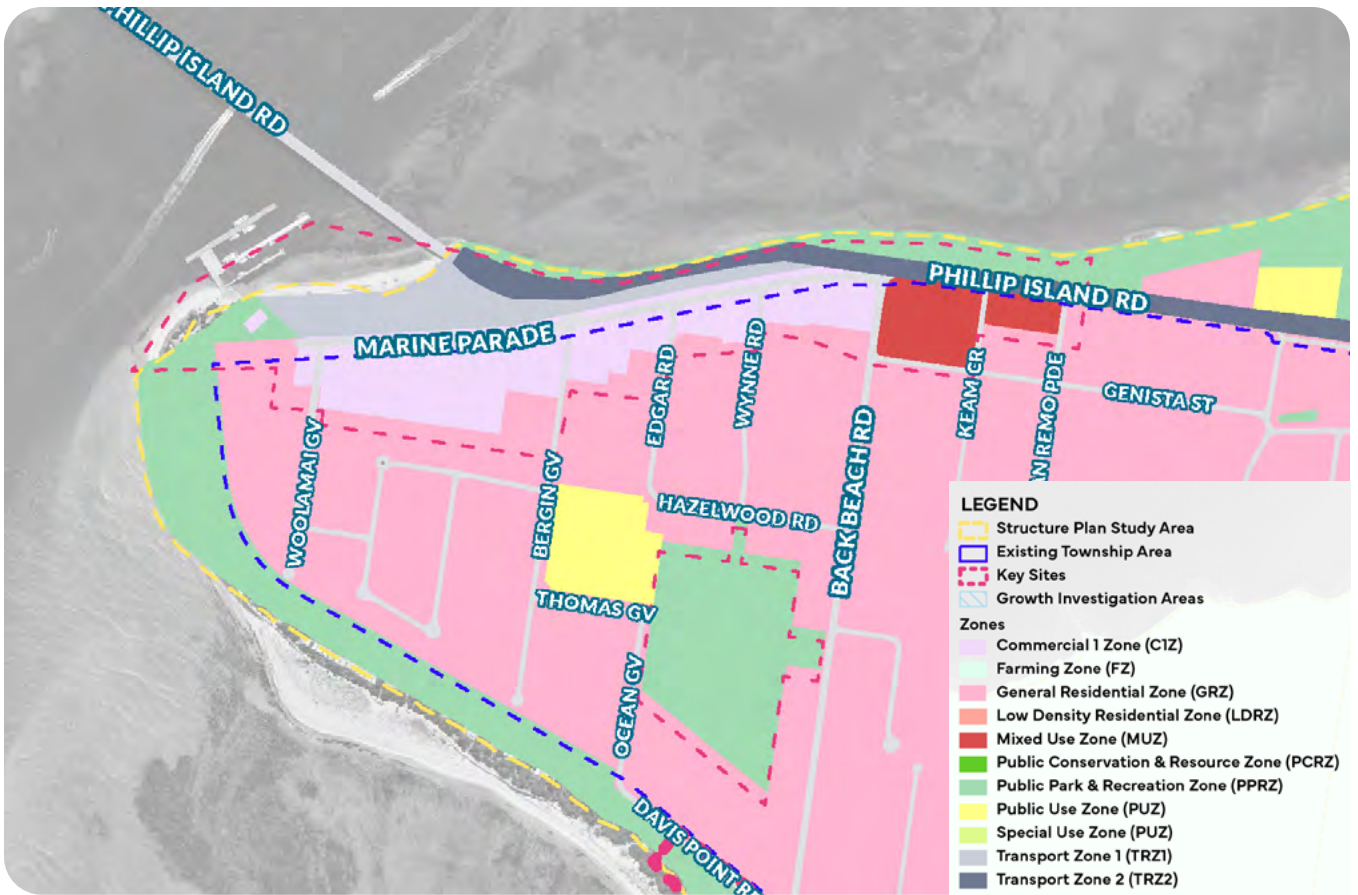
Recommendations:

Planning

1. Retain the existing CIZ along Marine Parade, in order to support the commercial centre of San Remo incorporating growing retail, office, business, entertainment and community uses,
2. Retain the existing CIZ to continue to provide for residential uses at densities complementary to the role and scale of the San Remo centre,
3. Amend the existing MUZ along Marine Parade to CIZ, in order to support the commercial centre of San Remo,
4. Retain the DDO4 to continue to support development that is compatible with traditional town scale and development patterns of San Remo,
5. Expand the DDO4 design objectives to include the Built Form Guidelines for Marine Parade, as outlined below.
6. Amend the detail of DDO4 in regards building height to include a maximum height from three to five storeys measured from natural ground level, to be consistent with the adjacent Coastal Residential classification for Neighbourhood Character.

Urban Design

7. Amend the DDO to support 2-5 storey building heights along the southern side of Marine Parade,
8. Retain important buildings and sites along Marine Parade that form the local character of the town centre - such as the Westernport Hotel and the San Remo Hotel,
9. Retain shopfronts and tenancies directly fronting Marine Parade with zero street setbacks at footpath level, and incorporating upper level setbacks of 4-6m,
10. Encourage street level awning and parapet form to provide a consistent streetscape of pedestrian weather protection, signage and shopfront form,
11. Locate redeveloped buildings to prioritise solar access to the public realm of Marine Parade and minimising the effects of overshadowing on public realm or footpath areas,
12. Identify the San Remo Hotel as an important strategic site for redevelopment - including formalising parking areas to the rear of the property, identification of potential 3-4 storey development to the rear of the property, provision of the important north-south pedestrian (and vehicle) connection between Mary Grove and Marine Parade and rationalisation of vehicle access and connections to Marine Parade,
13. Identify the property at 151 Marine Parade (and 55 Park Road) as a important strategic site for redevelopment - including provision of the important north-south pedestrian (and vehicle) connection between Mary Grove and Marine Parade, identification of parking and potential 3-4 storey development to the rear of the property,
14. Identify the Westernport Hotel as a important strategic site - including formalising parking areas to the rear of the property to reduce the reliance on public car parking along Marine Parade,
15. Identify the IGA and adjoining properties as important strategic sites for redevelopment - including formalising parking areas to the rear of the property, identification of potential 3-4 storey development to the rear of the property, and rationalisation of vehicle access and connections from Bergin Grove.



Built Form

- 16.** Locate redeveloped buildings to allow daylight and winter sun access into upper level tenancies and accommodation,
- 17.** Provide design detailing to redeveloped properties, (particularly to upper levels) that supports the local coastal and natural marine character of San Remo and avoids buildings that visually dominate or break the local character. New development should complement the varied building forms, coastal architectural styles and siting of existing dwellings.
- 18.** Articulate upper levels above the street level shopfront and parapets to be recessive in terms of their design, form, and materiality so upper level massing does not visually dominate the Marine Parade streetscape,
- 19.** Buildings should provide prominent eaves in all roof forms.
- 20.** Use non-reflective materials and finishes for walls, roofs and windows.
- 21.** New development should use a neutral colour palette of natural coastal tones, particularly browns, greys and neutrals which are sympathetic to the surrounding coastal landscape.
- 22.** Orient buildings to Marine Parade the foreshore and incorporate upper level façade articulation with porches, recesses, awnings, windows and doorways.
- 23.** Buildings must provide a high-quality landscaping response to street, laneway or parking areas away from Marine Parade frontages that contribute to the public realm through innovative design, landscaping and open frontages.
- 24.** Ensure the main pedestrian entrance is legible in the streetscape while the vehicle entry is designed to be less prominent.
- 25.** Encourage innovative and integrated balcony and window screening treatments in appropriate coastal materials and palette where required to address overlooking requirements.
- 26.** Encourage contemporary building design and innovative architecture that articulates façades and responses to sensitive interfaces.
- 27.** Locate habitable rooms and dwelling entrances to face the street where possible. Minimise the visibility of infrastructure and services from Marine Parade and the public realm.
- 28.** In the case of side-by-side development, provide each building with a separate roofline and a discernible sense of address.
- 29.** Where a rear Right of Way exists, vehicle parking and storage should be located at the rear of a dwelling.
- 30.** New development should encourage basement car parking where it does not impact the ground water table and overall height of the building or deep soil available for tree planting.
- 31.** New development should avoid vehicle access and crossovers to Marine Parade,
- 32.** Where appropriate and depending on access away from Marine Parade, generally provide only one vehicular crossover or access point into each building.

Preferred Built Form



Encourage development orientated with views to Marine Parade and the foreshore



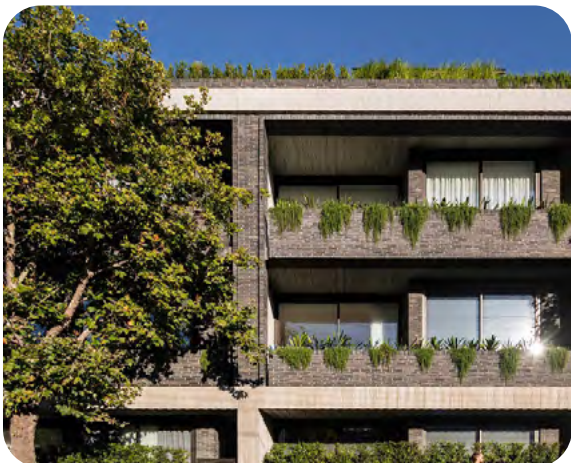
Use of a neutral colour palette of natural coastal tones sympathetic to the surrounding coastal landscape



Encourage eaves to rooflines, balconies, and muted tones and materials



Upper level development setback to prioritise the shopfront and streetscape human scale of Marine Parade



Encourage use of landscape and greenery within building façades



Use of screening and eaves integrated into the design



Use of balconies that contribute positively to the activity of Marine Parade

Recreation Reserve Precinct

Balancing the immediate needs of existing facilities with long term plans for future growth and land management considerations will be key to the development of the Recreation Reserve.

The tennis club is currently at capacity and requires new courts and club facilities to continue to serve the San Remo community. Similarly the bowls club has the demand to service a second bowling green, ideally under cover so that it could be used year round in all weather conditions.

The existing Recreation Centre building currently serves the community well, however the building will require upgrades in the near future to remain fit for purpose. The basketball court is available to hire for large events, but the floor requires protection each time, making it logistically challenging.

Aside from the large car park with marked spaces for 84 cars, the balance of the Recreation Reserve is largely open lawn space, that is often inaccessible due to poor drainage and local weather conditions. The back fence interfaces and lack of passive surveillance opportunities from surrounding streets presents a challenge to future use and activation, as there are nicer, more activated areas of open space in San Remo for the community to utilise.

Precinct Objectives

These objectives have been informed by stakeholder and community consultation, and the subsequent recommendations have been developed in order to achieve these objectives.

1. **'The community heart of San Remo'** - A bustling and activated hub of community activity .
2. **'A place for gathering'** - Provide multi-purpose community rooms and gathering spaces to enable a range of activities for all ages.
3. **'An active recreation hub'** - Improved sports facilities and active recreation offerings that serve the community now and into the future.
4. **'Servicing the Community'** - Central and easily accessible location for local services and facilities.
5. **'Future-proofing for growth'** - Enabling a flexible space for services to expand over time to support the increased population.
6. **'Connected to Country'** - Celebrating the traditional owners and their enduring custodianship of the land.
7. **'Increased permeability and access to community facilities'** - Enabling new links in the pedestrian and street network to improve overall permeability across San Remo.

Principles for Redevelopment

There are a number of potential redevelopment scenarios that could occur, dependant on future growth and an ongoing assessment of needs for San Remo. Below are principles that should be considered when planning for future development of the Recreation Reserve.

- 1 Public open space uses are incompatible with back fence interfaces due to safety and passive surveillance challenges.
- 2 Opportunity for greater pedestrian connection into the precinct to support more activation, safer spaces, and make it easier to get around. Connection through Bass Coast Health land should be advocated for.
- 3 Opportunity to have co-located community uses and facilities (e.g. Bowls Club and community rooms with Bass Coast Health facilities).
- 4 Opportunity for a public park in the precinct that directly fronts a street, has good access and visibility, and a direct connection to the school.
- 5 Opportunity for a new low-speed street to increase internal activation, access, and passive surveillance within the precinct.
- 6 Opportunity to retain the existing recreation centre as long as it remains fit for purpose.
- 7 Opportunities to embed local stories and Aboriginal cultural values into the precinct, alongside enhanced pedestrian connections.
- 8 Opportunity for highly activated uses, such as a future multi-purpose community and recreation centre building.
- 9 Opportunity for future childcare or allied services.
- 10 Opportunity for future activated corner that addresses the street and Lion's Park opposite.
- 11 Opportunity for activated and programmed community uses (e.g. expansion of tennis club).
- 12 Opportunity for better connections to the school.



50m

Recreation Reserve - Recommendations

Land Management Considerations

The main challenge for the precinct is resolution of the existing land management arrangements. DEECA currently have responsibility for the precinct, delegated to a Committee of Management (CoM). State Government funding for maintenance and further development of the precinct is limited, and Council investment in the precinct is constrained by the State Government governance.

In order to unlock the precinct potential, there are two potential paths of action:

- The existing land management arrangement remains, and any future improvements will be limited, and subject to state government funding. This would mean the precinct continues to sit outside of the strategic and community planning of Council for the municipality.
- The responsibility and management of the land is transferred to Council from DEECA, either under a new Committee of Management or land transfer arrangement. This would mean that the precinct, its facilities, uses and services would be planned, funded and delivered within Council's strategic framework.

There is further work required through the San Remo Structure Planning process to determine the best course of action for land management of this site going forward. The existing CoM are likely to have their term renewed at the end of 2024 for an additional 3 years under the *Crown Land (Reserves) Act 1978*.

Precinct Recommendations

The Recreation Reserve Precinct has the potential to fulfil its role as the primary community gathering place and recreation hub for San Remo.

The Recreation Reserve land is currently extremely under-utilised, and presents an opportunity to create an integrated precinct focussed on recreation and wellness, with both passive and active recreation opportunities available for people of all ages.

There are a number of redevelopment scenarios that are possible for this land, however the principles of development outlined previously should be used to guide future activity on the site. The below recommendations outline one potential configuration, however there is flexibility in this arrangement and these actions can be staged over a number of years. All recommendations will be subject to further community consultation, detailed design, and funding.

- 1 Enable the expansion of the tennis club, including building four new courts and a new pavilion.
- 2 Enable the expansion of the bowls club, replacing the existing single green with two new ones, and redeveloping the clubrooms to accommodate a new multi-functional community space.
- 3 Create a low-speed, traffic-calmed service road connecting Wynne Road with Ocean Grove to enable better access and more opportunity for passive surveillance.
- 4 Increase pedestrian connectivity through the precinct via a new east west path connecting Thomas Grove with Back Beach Road.
- 5 Plan for a new multi-purpose recreation and community hub, co-locating services and facilities in one location to ensure activity at all hours, and multiple facilities can benefit from shared reception services.
- 6 Investigate the potential for a fenced dog park to promote a more active and healthier community by encouraging people to get outdoors and engage in exercise with their furry friends.
- 7 Create new community park areas with planting, seating, shelter and amenity. This could include community or bush tucker gardens that could benefit children and the elderly.
- 8 Potential location for a stormwater retardation basin.
- 9 Ensure car parking areas include safe pedestrian pathways. Car parks should be safe, functional, and not visually dominate the precinct. Opportunity to include electric vehicle charging points and long vehicle parking.
- 10 Increase visibility into the site by removing solid fences along Ocean Grove. More visual permeability will increase feelings of safety and invite people into the site.
- 11 Collaborate with Bass Coast Health to enable a future pedestrian connection from Davis Point Road through to the Recreation Reserve.

Note that any proposed utility infrastructure on site should be discouraged unless strategically required and justified.

Potential Long Term Development Scenario



Recreation Reserve - Recommendations

What this could look like:

1 Expand and improve existing well-used sports facilities

Build four new tennis courts and a new pavilion or club room to enable the tennis club to keep up with future demand for its facilities. Replace the existing bowling green with one outdoor green and one undercover green to enable year round use in all weather conditions. Redevelop the clubrooms to accommodate a new multi-functional community space. Both the bowling greens and tennis courts should have amenities and facilities to accommodate other activities outside of peak times, such as yoga or callisthenics classes.



3 Bring access and activity into the Recreation Reserve

Increase pedestrian connectivity across the town of San Remo by creating a generous shared path connection between Thomas Grove and Back Beach Road. Increase internal activation, access, and passive surveillance within the Recreation Reserve Precinct by creating a new low speed, pedestrian priority street connecting Wynne Road with Ocean Grove.



5

Plan for a new multi-purpose community and recreation hub

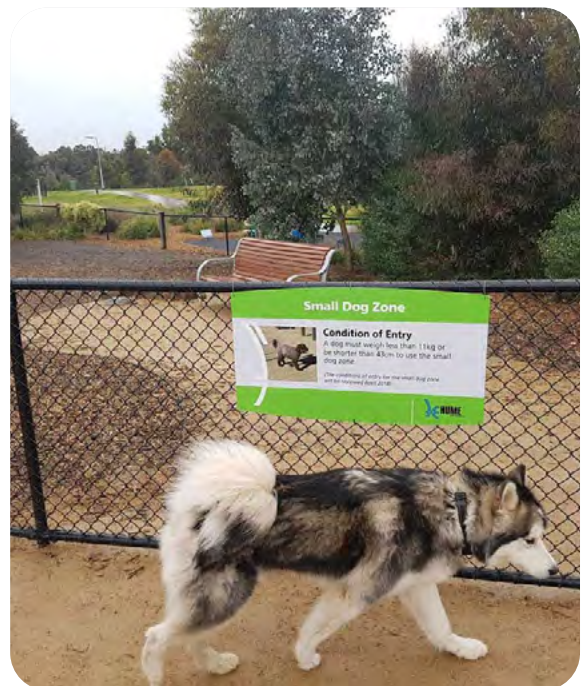
This could potentially include recreation facilities, sports courts, gym and yoga rooms, meeting and community rooms, childcare, and library services. By co-locating services and facilities in one location it ensures activity at all hours, and multiple facilities can benefit from shared reception services.



6

Recreation space for furry friends

A fenced dog park offers a safe and engaging space for dog owners to bond with their pets while ensuring their dogs get the necessary exercise. Include amenities for humans and dogs to create a comfortable and relaxing park, such as seating, play equipment, and water facilities. This would be subject to need and funding.



7

Create new community park areas

Create new community park areas, with planting, seating, shelter and amenity. Due to its proximity to the primary and pre-school as well as aged care, this would be an optimal location for community or bush tucker gardens. The character of this community park should be more formal than Lion's Park, with opportunities for education and interpretation.



8

Managing car parking

Upgrade parking areas to include safe pedestrian pathways, planting, and stormwater management. Car parks should be safe, functional, and not visually dominate the precinct. Opportunity to include electric vehicle charging points, and coach waiting areas.



Options for the Recreation Reserve

Future detailed design of the precinct should be undertaken alongside further community and stakeholder consultation, with consideration of the network of services and facilities available across the Shire.

In addition to the recommendations on the previous pages, the following elements could be incorporated into the site planning:

- Wellness infrastructure, including places for yoga, pilates, organised mediation, sauna, and sport medicine
- Youth Services
- Mental health hub
- Community gardens
- Small skate park
- Prayer room
- Changing places
- Baby changing room
- Crèche
- Fitness stations



Lion's Park Precinct

Overview

Lion's Park is the town's principal public open space, and also the best location for views south to Cape Woolamai and the ocean of Bass Strait.

Lion's Park will provide a series of high quality public park spaces supported by connections to Back Beach Road, to the Recreation Reserve Precinct to the north, and to the Coastal Trail network.

Lion's Park will be an activated space with high quality passive recreation options, while still maintaining the informal quality that locals love. Lion's Park will feel connected to nature, the community, the history, and the culture that make San Remo what it is today.

Precinct Objectives

These objectives have been informed by stakeholder and community consultation, and the subsequent recommendations have been developed in order to achieve these objectives.

1. **'A welcoming and activated place'** - Creating an environment that feels safe and welcoming for a range of activities and abilities
2. **'Connected to the Town Centre'** - Strong pedestrian connections and relationships to the rest of the town, particularly the Foreshore and the Recreation Reserve
3. **'Protecting the coastal ecology, character, and views'** - Ensuring that the natural values that makes San Remo unique are there for future generations
4. **'Sustainable and climate-ready'** - Ensuring that improvements to Lion's Park are climate positive and integrated into the landscape
5. **'Maintaining an open and informal character'** - Celebrating Lion's Park as the primary informal open space reserve in San Remo
6. **'Make Lion's Park more attractive for visitors and tourists'** - Create a more inviting destination with services and facilities for visitors
7. **'A lens through time'** - Celebrate the history of the place from prehistoric polar animals through to the First Nations custodianship of the land

Precinct Recommendations

1. Upgrade the Lion's Park play space, to incorporate adventure play areas for different age groups.
2. Include a variety of seating and shelter at Lion's Park to ensure it meets the needs of locals and visitors
3. Providing an additional BBQ area with shelter and seating
4. Ensure an open green kick-about space is maintained for informal sport and recreation opportunities
5. Maintain the meditation labyrinth, and co-locate seating and landscaped areas to enhance its value as a place for sensory relaxation and reflection
6. Incorporate signage and directional wayfinding for long vehicle parking along the southern part of Back Beach Road
7. Provide beach showers and toilet facilities at the southern point of Lion's Park, near the Foot's Beach access.
8. Provide a viewing platform at the southern point of Lion's Park, near the Foot's Beach access. This could include interpretive elements and artwork relating to the local history and culture of San Remo, including potential elements associated with the proposed Bass Coast Dinosaur Trail.
9. Increase the native coastal landscaping throughout Lion's Park and along the peripheries to increase biodiversity and sense of place.
10. Maintain pathways through Lion's Park, linking to the Coastal Trail to the north as well as the Yallock Bulluk Coastal Trail to the south.
11. Create a destination node where Ocean Grove meets Davis Point Road. Enhance sense of place with wayfinding and interpretation opportunities, linking Lion's Park to the Recreation Reserve and the Coastal Trail.
12. Demonstrate Connection to Country and ensure that cultural and historical narratives are represented in Lion's Park. This could potentially include artwork, planting, wayfinding and interpretation, gathering spaces or public realm detailing. Ongoing consultation will be required with the Registered Aboriginal Party and other local stakeholders.



What this could look like:

1

Adventure Play Space

Provide a new adventure play space that offers 'zones' for different age groups to ensure a fun and inclusive environment. Incorporating climbing structures and strong elements of natural play, the space should reference the San Remo coastal character and could include education and interpretation spaces.



2

Increasing seating & shelter

Ensure that there is adequate provision of seating and shelter at Lion's Park, to accommodate larger groups and events, as well as cater to individual passive recreation users. Ensure that seating and shelter are located near areas of high activity and amenity, such as near the playground. Include an additional sheltered BBQ area near the playground, in close proximity to parking areas.

3



7

Provide increased amenity, facilities, & sense of place in the southern part of Lion's Park

8

Create a new activity node at the southern end of Lion's Park, incorporating a viewing platform that capitalises on impressive views towards Cape Woolamai, and new facilities like beach showers and toilets. This will be the trailhead of the Yallock Bulluk Coastal Trail, as well as an important wayfinding point.



9

Increase native, locally appropriate planting and landscaping

Enhance local biodiversity and sense of place by incorporating more planting and landscaped areas into Lion's Park. These landscaped areas can vary between formal and informal character depending on location -for example, planted areas near play spaces or parking areas can be more carefully curated, whereas planting along the coastal edge should have a more natural character.



10

Maintaining clear and logical pathways and connections

Ensure pathways are well maintained and connections to other and destinations are clearly marked with wayfinding.



12

Connection to Country

Embed local cultural and historical stories into the space, and demonstrate a strong connection to Country. This can be achieved in a variety of ways, including planting locally appropriate species that increase biodiversity and ecological value, through public art, interpretive, and design elements, and creating gathering spaces.





4. Implementation & Action Plan

Implementation Plan

The implementation plan assigns responsibilities and timing to each of the recommendations listed under the broad opportunities and key precincts.

The actions encompass:

- Strategy and policy actions (including changes to the planning scheme);
- Partnerships and advocacy; and
- Potential infrastructure and capital works.

The responsibilities column identifies the key parties that will deliver the action, as well as potential partnerships and advocacy that can and should be pursued. Many of these actions will need to be undertaken in consultation with a range of stakeholders including the local community, State Government, landowners, business owners, institutions, committees, and other assorted groups and organisations.

The following timings are utilised:

- S - short term (5 to 10 years)
- M - medium term (10 to 15 years)
- L - long term (more than 15 years)
- O - ongoing

The actions fall into the following categories:



Strategy and Policy



Partnerships and Advocacy














Infrastructure and Capital Works

The items identified in this Action Plan are subject to Council's capital works plan and priorities.

- BCSC** - Bass Coast Shire Council
- BLCAC** - Bunurong Land Council Aboriginal Corporation
- DTP** - Department of Transport and Planning
- BCH** - Bass Coast Health
- DEECA** - Department of Energy, Environment and Climate Action

Category	Recommendation	Next Steps	Stakeholders	Timing			
Marine Parade Precinct				S	M	L	O
	Upgrades at Davis Point, including beach access to cater to all abilities, and providing seating, shelter, and beach showers. Formalise the car park with marked bays and signage.	Detailed masterplan for Davis Point	BCSC DEECA BLCAC		✓		
	Upgrade the Jetty car park to remove parking from the foreshore edge and allow turn spaces for buses.	Detailed design & construction	BCSC DEECA				
	Create a generous new public waterfront deck and boardwalk as the premier viewing location for pelican feeding and other activities, ensuring all-abilities access.	Detailed masterplan for viewing deck	BCSC DEECA			✓	
	Improvements to Foreshore Reserve, including; <ul style="list-style-type: none"> New public beach shelters with shaded seating Beach showers New foreshore path with all abilities beach access Relocating and upgrade the War Memorial cenotaph and Fisherman's Memorial to enable easier access and gathering for memorials. 	Detailed masterplan for Foreshore Reserve - staged	BCSC DEECA BLCAC		✓		
	Create a new foreshore events space, with a combination of hard paved and grassed areas to support a variety of festivals, markets, and events. Including a new landscape amphitheatre set into the hill to function as event seating and public amenity.	Detailed masterplan for Foreshore Reserve - staged	BCSC DEECA BLCAC		✓		
	Create a new foreshore play space, that caters to different age groups and incorporates water play.	Detailed masterplan for Foreshore Reserve - staged	BCSC DEECA BLCAC		✓		
	Create a new pedestrian focussed shared zone along part of Marine Parade, retaining angled parking to the north and introducing parallel parking to the south to allow for wider footpaths and more public realm	Detailed masterplan for Marine Parade, including traffic assessment	BCSC BLCAC			✓	
	Enable future sensitive redevelopment above Marine Parade shopfronts to 2-5 storeys, with upper levels setback from the street.	Update Planning Scheme	BCSC				✓
	Develop the new 'Foreshore Lane' as a pedestrian connection (and vehicle access) between Marine Parade and Mary Grove.	Partner with landowners	BCSC Traders Association Landowners		✓		
	Upgrade the Woolamai Grove streetscape including creating footpaths and marking parking bays.	Delivery	BCSC	✓			
	Enable future redevelopment zones to the rear of Marine Parade businesses, including formalising access and car parking areas to the rear of Marine Parade businesses.	Partner with landowners	BCSC Traders Association Landowners		✓		
	Work with public transport providers to improve network, including rationalising bus stop locations	Advocate to DPT and V/Line	DTP V/Line BCSC				✓
	Upgrade Marine Parade/ Bergin Grove intersection for improve vehicle safety and pedestrian crossing.	Advocate to DPT	DTP				✓
	Upgrade the Back Beach Road / Phillip Island Road intersection to provide a signalised pedestrian crossing for improved vehicle and pedestrian safety.	Advocate to DPT	DTP				✓
	Expand the DDO4 design objectives to include the Built Form Guidelines outlined for Marine Parade	Update Planning Scheme	BCSC	✓			
	Rezone the Mixed Use land to the east of Marine Parade to Commercial 1 Zone, to achieve consistency with the remainder of the commercial precinct	Update Planning Scheme	BCSC	✓			
	Apply a 30km/h speed zone along Marine Parade and include traffic calming designs focused on the pedestrian experience, including crossing points	Detailed design & construction	BCSC Community & Traders Association	✓			

Category	Recommendation	Next Steps	Stakeholders	Timing			
Recreation Reserve Precinct				S	M	L	O
	Enable the expansion of the tennis club, including building four new courts and a new pavilion.	Coordinate with the tennis club and DEECA	San Remo Tennis Club DEECA BCSC				✓
	Enable the expansion of the bowls club, replacing the existing single green with two new ones, and redeveloping the clubrooms to accommodate a new multi-functional community space.	Advocate for funding	BCSC San Remo Bowls Club BCH DEECA		✓		
	Create a low-speed, traffic-calmed service road connecting Wynne Road with Ocean Grove to enable better access and more opportunity for passive surveillance.	Detailed masterplan for the Recreation Reserve and funding advocacy	BCSC DEECA			✓	
	Increase pedestrian connectivity through the precinct via a new east west path connecting Thomas Grove with Back Beach Road.	Detailed masterplan for the Recreation Reserve and funding advocacy	BCSC DEECA		✓		
	Plan for a new multi-purpose recreation and community hub, co-locating services and facilities in one location to ensures activity at all hours, and multiple facilities can benefit from shared reception services	Detailed masterplan for the Recreation Reserve and funding advocacy	BCSC DEECA			✓	
	Investigate the potential for a fenced dog park to promote a more active and healthier community by encouraging people to get outdoors and engage in exercise with their furry friends.	Detailed masterplan for the Recreation Reserve and funding advocacy	BCSC DEECA				✓
	Create new community park areas with planting, seating, shelter and amenity. This could include community or bush tucker gardens that could benefit children and the elderly.	Detailed masterplan for the Recreation Reserve and funding advocacy	BCSC DEECA San Remo Pre-School San Remo Primary BCH			✓	
	Investigate potential location for a stormwater retardation basin.	Coordinate with Stormwater engineering	BCSC DEECA			✓	
	Ensure car parking areas include safe pedestrian pathways. Car parks should be safe, functional, and not visually dominate the precinct. Opportunity to include electric vehicle charging points	Detailed masterplan for the Recreation Reserve and funding advocacy	BCSC DEECA			✓	
	Increase visibility into the site by removing solid fences along Ocean Grove. More visual permeability will increase feelings of safety and invite people into the site.	Coordinate with Bowls Club	San Remo Bowls Club DEECA BCSC				✓
	Collaborate with Bass Coast Health to enable a future pedestrian connection from Davis Point Road through to the Recreation Reserve	Collaboration with Bass Coast Health	BCSC BCH DEECA			✓	

Category	Recommendation	Next Steps	Stakeholders	Timing			
Lion's Park Precinct				S	M	L	O
	Demonstrate Connection to Country and ensure that cultural and historical narratives are represented in Lion's Park.	Engage with Traditional Owners	BCSC DEECA BLCAC				✓
	Upgrade the Lion's Park play space, to incorporate adventure play areas for different age groups.	Community consultation, engage a play space consultant	BCSC DEECA BLCAC	✓			
	Improvements to Lion's Park including: <ul style="list-style-type: none"> Provide seating and shelter in a variety of sizes and configurations Provide an additional BBQ area 	Delivery	BCSC DEECA	✓			
	Provide beach showers and toilet facilities at the southern point of Lion's Park, near the Foot's Beach access.	Delivery	BCSC DEECA BLCAC		✓		
	Provide a viewing platform at the southern point of Lion's Park, near the Foot's Beach access. This could include interpretive elements and artwork relating to the local history and culture of San Remo, including potential elements associated with the proposed Bass Coast Dinosaur Trail.	Concept development, costing, and funding advocacy	BCSC DEECA BLCAC		✓		
	Increase the native coastal landscaping throughout Lion's Park and along the peripheries to increase biodiversity and sense of place.	Work with Traditional Owners to plant locally appropriate and diverse species	BCSC DEECA BLCAC	✓			
	Create a destination node where Ocean Grove meets Davis Point Road. Enhance sense of place with wayfinding and interpretation opportunities, linking Lion's Park to the Recreation Reserve and the Coastal Trail.	Concept development, costing, and funding advocacy	BCSC DEECA BLCAC	✓			
	Maintain pathways through Lion's Park, linking to the Coastal Trail to the north as well as the Yallock Bulluk Coastal Trail to the south.	Ongoing maintenance	BCSC DEECA				✓
General Recommendations				S	M	L	O
	Signage and wayfinding strategy for San Remo, including developing a suite of signage for use throughout the town and in new areas of public works.	Engage wayfinding consultants	BCSC DEECA BLCAC	✓			
	Engage with Traditional Owners on all major future public works throughout San Remo.	Ongoing engagement and collaboration	BCSC				✓
	Seek funding for improvements to the San Remo Coastal Trail, linking Davis Point to Lion's Park	Funding advocacy	BCSC DEECA		✓		

