

Background Report

DRAFT

Contents

1. Introduction	3
2. Methodology	4
2.1 Review	4
2.2 Background Report (Issues, Opportunities and Discussion)	4
2.3 The Structure Plan	5
2.4 About Wonthaggi	7
3. Consultation	10
3.1 Community Engagement	10
3.2 Stakeholder Engagement	21
3.3 Community Reference Group	22
3.4 Wonthaggi Primary School Walkshop	23
3.5 Proponent Submissions	24
4. Planning & Policy	25
4.1 Overview of Policy Influences	25
4.2 Bass Coast Statement of Planning Policy	26
4.3 State Planning Policy	27
4.4 Bass Coast Planning Scheme	31
4.5 Shaping a Better Bass Coast Shire Council Plan 2025-20	49
5. Structure Plan Themes	50
5.1 Natural Environment & Landscape Values	51
5.2 Settlement and Land Use	62
5.3 Integrated Economy	81
5.4 Built Environment, Heritage & Character	100
5.5 Connectivity	106
5.6 Utilities & Community Infrastructure	115
5.7 Open Space and Recreation	130
6. Strategic Settlement Boundary	143
6.1 Study Area	143
6.2 Recommendation	144
6.3 Summary of considerations	145
7. Implementation & Actions	150

I. Introduction

The Wonthaggi Structure Plan 2026 (the Structure Plan) is being developed to provide a clear strategic framework for guiding the township's future growth and development. As the only Regional Centre in Bass Coast Shire, Wonthaggi has significant potential to support the daily needs of the municipality as it offers a full suite of essential services supported by a broad range of community service providers, community infrastructure and retail amenity, functioning alongside broad industrial uses. Updating the existing 2018 Wonthaggi Structure Plan will help ensure that strategic vision for Wonthaggi is well-coordinated and strongly aligned with the Bass Coast Statement of Planning Policy, Wonthaggi North East Precinct Structure Plan (WNEPSP), Wonthaggi Activity Centre Plan and Plan for Victoria, in addition to a growing community needs with evolving needs.

The Structure Plan will make a recommendation on a Strategic Settlement Boundary that considers the potential future growth, landscape values, and the public realm requirements for Wonthaggi including social, environmental and utility infrastructure. It will seek to guide the current and future functionality of Wonthaggi as a Regional Centre, consider the development aesthetic and economic vitality over the next 15-year horizon whilst seeking to balance this with the preservation and enhancement of environmental features within and surrounding the settlement. While the Statement of Planning Policy recommends a Protected Settlement Boundary (PSB) is determined for Wonthaggi, This is outside Council's jurisdiction to determine and will instead act as an evidence base to inform any future determination of a PSB.

The preparation of the Structure Plan is being delivered through the State Government's Regional Planning Hub (RPH) program, which supports rural and regional councils in managing planning workloads and advancing priority projects.

The objective of this project is to provide Council with a sound strategic basis to inform a planning scheme amendment that guides the future development outcome of Wonthaggi in a logical and coordinated manner. The Structure Plan will provide detailed direction for land use and development, ensuring consistency with the high-level declared area provisions of the SPP, while establishing the necessary strategic justification to update the Bass Coast Planning Scheme (the Scheme), including relevant zones and overlays.

Council seeks to develop Wonthaggi by supporting the township as the principal focus of residential, commercial, industrial, and community activity for the municipality and surrounding region. This includes concentrating growth in locations free from environmental constraints, protecting local biodiversity and coastal landscapes, and ensuring community connectivity and safety are improved throughout Wonthaggi.

As a first step, this Background Report has been prepared to provide an overview of the relevant policy directions—including the Bass Coast Statement of Planning Policy—to examine Wonthaggi’s existing features, and to identify future land use planning challenges, influences, and opportunities.

The structure plan will take any key recommendations from this process, especially relating to the Bass Coast Planning Scheme, and provide a list of recommendations including updates to the Municipal Planning Strategy, Planning Policy Framework and other ordinance.

2. Methodology

The 2026 Wonthaggi Structure Plan Review was undertaken in three sequential stages, each building on the findings of the last.

2.1 Review

The purpose of the review is to evaluate the performance of the 2018 structure plan and establish a basis for it to be updated to better reflect current State and local policy. The review stage achieves the following:

- Evaluate theme-based actions and their ongoing relevance to Wonthaggi
- Evaluate the extent of implementation of the plan
- Consider if issues and opportunities identified in the 2018 structure plan remain relevant
- Consider State and local planning policy that have been introduced since 2018 and how they may affect the objectives and strategies of the Structure Plan;
- Review Planning Scheme areas that directly impact Wonthaggi and recommend target areas to address;
- Detail emerging issues should be considered in the Structure Plan; and
- Outline on expert evidence and technical study requirements necessary to could support the preparation of the Structure Plan and the implementation into the Scheme.

2.2 Background Report (Issues, Opportunities and Discussion)

The Background Report provides the justification for decisions carried into the final Structure Plan. It will do so by achieving the following:

- Consider adopted documents and state guidance, including the following:
 - Planning Practice Note 58, 99 and other state guidance on structure plans
 - The Bass Coast Statement of Planning Policy
 - Plan for Victoria
 - Current adopted council strategies
 - Wonthaggi Activity Centre Plan (WACP),
 - Wonthaggi Access and Movement Study
 - Bass Coast Housing Strategy 2024,

- 2022 Bass Coast Planning Scheme Review, and the
- Bass Coast Industrial Land Use Strategy 2024 (BILUS);
- Assessing amendments to the Bass Coast Planning Scheme since 2018;
- Ensure alignment of the Structure Plan with current state policy.
- Evaluating land supply including for residential, commercial and industrial land-uses and consider expansion if required
- Provide opportunity to incorporate the views of the Bunurong into themes and objectives
- Discuss findings of the two community consultation periods
- Provide a summary of input from key stakeholders and referral authorities
- Provide context and analysis to justify the introduction of new actions
- Make a series of recommendations to be included in the structure plan

2.3 The Structure Plan

Preparation of a clear and concise strategic document comprising:

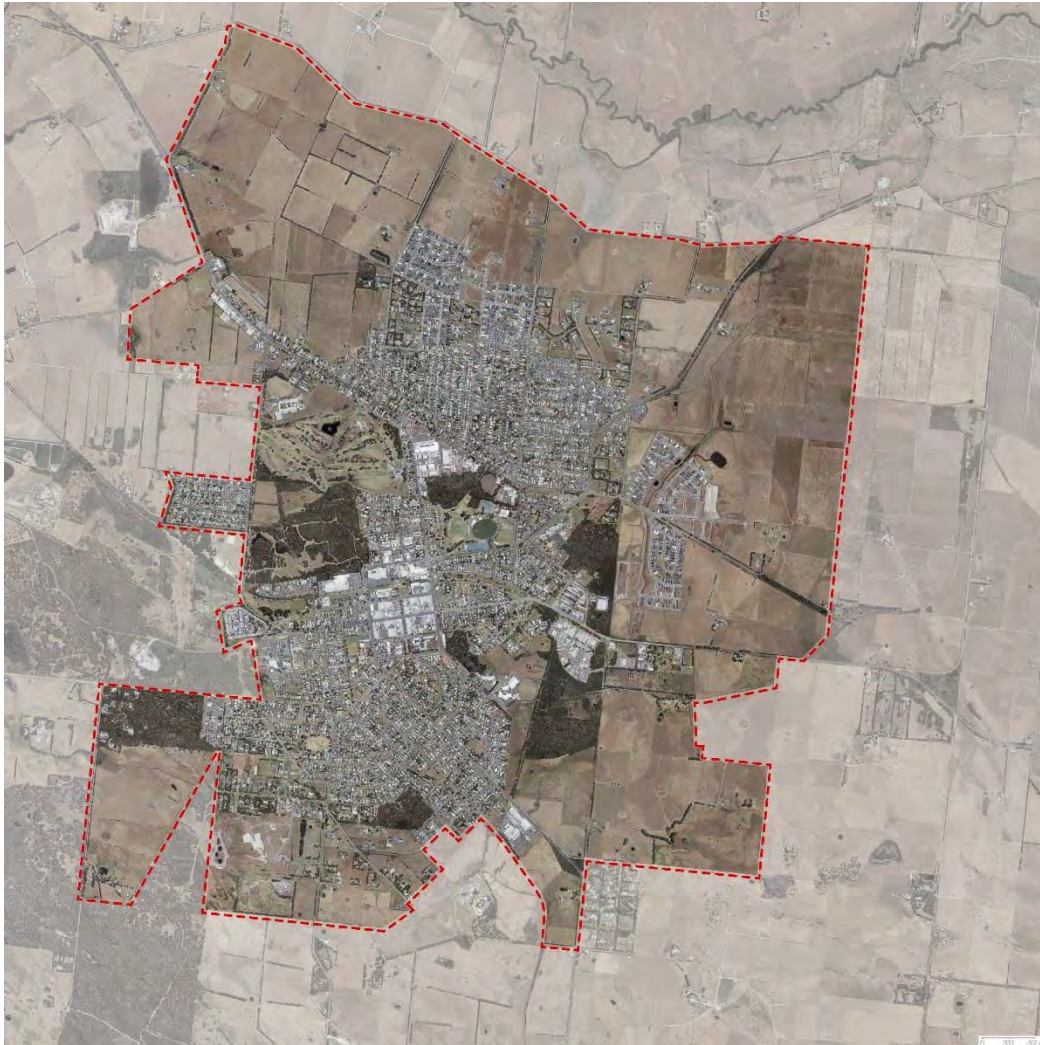
- A shared vision for the settlement
- A Strategic Settlement Boundary for Wonthaggi
- A Revised Framework Plan
- An implementation program of actions including changes to the Bass Coast Planning Scheme

2.3.1 The Objectives

The objectives of the Wonthaggi Structure Plan are:

- To develop a 15 year vision for Wonthaggi, ensuring its longevity as a significant Regional Centre within a distinctive landscape context.
- To direct growth and plan for future needs, balancing economic, community, social and environmental values.
- To protect what is valued by the community including the history and identity of the town.
- To provide a land use framework that ensure a sustainable supply of land for residential, industrial, commercial and recreational uses and improves liveability outcomes for residents, works and visitors.

2.3.2 The Study Area



The study area comprises the existing settlement boundary for Wonthaggi identified in the 2018 plan with the following additional inclusions:

- Land on Carneys Road included within the Wonthaggi North-East Precinct Structure Plan (***Carneys Road Investigation Area***)
- The investigation area west of South Dudley Road identified in the 2018 Structure Plan (***South Dudley Investigation Area***)
- Land west of Baxters Drive on Grass Tree Court, Campbell Street and Chisholm Road outside the current settlement boundary that is within the General Residential Zone and Low Density Residential Zone (***Grass Tree Court Investigation Area***)
- Future Potential Industrial Expansion Areas identified in the Bass Coast Industrial Land Use Strategy, including the balance of the sites excluded from the strategy due to the presence of overlays (***Industrial Expansion Investigation Areas***)

- Land at 121 Chisholm Road Wonthaggi identified within the Distinctive Areas and Landscapes Standing Advisory Committee report for further investigation within a settlement boundary (***Chisholm Road Investigation Area***)

These inclusions generally comprise investigation areas identified in other adopted plans or strategies. Grass Tree Court was identified through a preliminary review of current zoning in and around Wonthaggi.

2.3.3 Implementation

The Structure Plan is a strategic planning tool to be used by Council for Wonthaggi, which will guide future land use and development in a coordinated and orderly manner, forming a framework plan.

Formal implementation of the Structure Plan into the Planning Scheme could include:

- Amending existing or introducing new policy to relevant sections of local policy for Wonthaggi
- Amending existing planning zones (zone type or location), or introducing new planning zones
- Amending existing planning overlays (overlay type or location), or introducing new planning overlays
- Reference as a background document within the Planning Scheme to guide the planning of future infrastructure and services
- Include further work directions under Clause 74.02 (Future Strategic Work)

The completed Structure Plan will also inform other actions of Council regarding Wonthaggi including advocacy for funding to implement physical improvements around Wonthaggi.

2.4 About Wonthaggi

2.4.1 Bunurong Country

Wonthaggi is situated on the Country of the Yalluk Bulluk, one of seven clans comprising the Bunurong (Boon Wurrung) Traditional Owners.

The Yalluk Bulluk clan are the custodians of an expansive stretch of Bunurong Country that extends from Tooradin in the west to the Tarwin River in the east. This territory encompasses the barribarrip (salt waters) of Warn-mar-in (Western Port) and the Bass Strait coast, alongside the freshwaters of Koo-Wee-Rup and Weandon (Bass River), and the nearby islands of Millow (Phillip Island) and Bel-lar-mar-in (French Island).

For the Bunurong, Country spans Land, Sea, and Sky, a deeply connected landscape that preserves the memory and actions of Yalluk Bulluk ancestors. Across the coastal dunes, wetlands, and inland landscapes surrounding Wonthaggi, this living presence is evidenced by ancient shell middens, hearths, and stone artefact scatterings.

Archaeologists have confirmed Bunurong occupation spanning at least 35,000 years, with oral traditions and cultural evidence indicating thriving communities on Country for more than 60,000 years. Throughout this deep history, the fertile lands, rivers, and coastal margins of the Wonthaggi area served as vital gathering grounds and rich resource zones for the Bunurong people.

The Bunurong were some of the first people on the continent to observe Europeans as they navigated the waters of Western Port and Port Phillip Bays prior to colonisation commenced.

The legacy of colonisation for the Yalluk Bulluk has been irreparable with violence and ongoing disruption to access to country, loss of population and prohibition from self-governance due.

“The Parliament of Victoria, by section 1A of the Constitution Act 1975 (Vic), recognises that Aboriginal people of Victoria, as the original custodians of the land on which the colony of Victoria was established, have a unique status as the descendants of Australia’s first people; have a spiritual, social, cultural and economic relationship with their traditional lands and waters within Victoria; and have made a unique and irreplaceable contribution to the identity and wellbeing of Victoria” (Preamble, Part C, Treaty Negotiation Framework, 2022)

Despite the ongoing devastation of colonisation including the very operation of the Victorian Planning System the preparation of the Wonthaggi Structure Plan in alignment with the SPP should enhance self-determination principles and ensure the rich connection to Country continues to sustain Bunurong culture and community today.

In the 1840s policing of the Port Phillip District was limited to the Mounted Police, the Border Police and the Native Police Corps. British colonial law was imposed upon Aboriginal people to empower the settlers and enable the process of colonisation. An early police case was the capture and arrest in 1840 of the two Tasmanian Aboriginal men, Tunnerminnerwait and Maulboyheenner, near the coast at Powlett River, for the alleged murder of two whalers. Their capture was enabled by the Commissioner for Crown Lands for the Westernport District, Frederick Powlett, after whom the Powlett River was named. The British colonial authorities applied the law and regulations selectively in the way they treated Aboriginal people in Port Phillip (Victoria), claiming that Aboriginal people were incapable of giving evidence or defending themselves but at the same time could be convicted and sentenced to death. Tunnerminnerwait and Maulboyheenner became the first people to be publicly executed in Victoria

2.4.2 Wonthaggi

2.4.2 History

Wonthaggi's landscape sits on 135-million-year-old Cretaceous coal-bearing basin sediments. Following initial European agricultural selection in the late 19th century, the town's trajectory was defined by the opening of the State Coal Mine in 1909. The Victorian State Government opened the State Coal Mine at the Powlett River fields in late 1909 to fuel Victorian Railways locomotives to avoid impacts of recurring coal import shortages from NSW.

Formally reserved in 1910, Wonthaggi was constructed as a State-planned "model town" to replace early tent camps ("Bachelors Camp"). Built with a structured grid, public infrastructure, and government-leased miner cottages, it stood in contrast to informal satellite settlements like North Wonthaggi, Dudley, and Hicksborough.

The local identity was deeply shaped by a fiercely organised union movement, which established community-owned institutions, including Australia's first Miners' Women's Auxiliary, and drove social infrastructure.



Source: State Library of Victoria

Today, Wonthaggi's distinctive grid layout, historic miner's cottages, civic architecture built from local red brick, and "burnt red" stone infrastructure stand as a testament to its unique industrial and civic heritage. Major civic assets including the Town Hall and Post Office, were

constructed using bricks from the State Brickworks (1910–1914). Waste rock ("slack") from the mine, recognisable by its distinct "burnt red" colour, was widely reused throughout the town for road bases, footpaths, and garden walls.

As Victorian Railways transitioned to diesel and electric power, the State Coal Mine underwent a staged wind-down starting in 1958, formally closing in 1968 after producing over 16.7 million tonnes of coal. State and local initiatives successfully transitioned the local economy toward manufacturing, textiles, and regional commerce. To offset mine closures and provide local employment (particularly for women), state and local governments attracted manufacturing and textile industries such as the Wonthaggi Cotton Mills (1958) and later Smith & Nephew setting the foundation for Wonthaggi's evolution into the primary commercial and service centre for Bass Coast Shire.

2.4.2 Modern Context

Wonthaggi's economic profile has undergone a profound structural shift over the past century. Originally established as a single-industry coal mining town, the township successfully transitioned during the mid-20th century into a secondary manufacturing and textile hub (supported by major employers such as the Wonthaggi Cotton Mills and Smith & Nephew).

In 2007, the Victorian Government identified Wonthaggi as the location of the Victorian Desalination Plant to secure the long term water supply for the state and beginning the next transition for the town in the early 21st century. The full commissioning of the plant was completed in 2012.

In recent decades accelerated by broader macroeconomic trends and rapid regional population growth across the Bass Coast Shire—Wonthaggi has increasingly evolved from a manufacturing-heavy economy into the **primary regional commercial, health, retail, and service hub** for Southern Gippsland.

3. Consultation

3.1 Community Engagement

Broad preliminary community consultation was undertaken from 12 September to 20 November 2025. Broader community engagement focused on the "Engage Bass Coast" platform and comprised a community survey with four questions and an interactive map where users could place their ideas for a future Wonthaggi.

Wonthaggi Structure Plan Review

By 2036, the Wonthaggi-Inverloch Census Statistical Area is expected to reach over 34 000 people.

Wonthaggi is Bass Coast's largest settlement and urban growth area and the regional centre for employment and services. Robust planning is critical to ensure the town continues to support both residents and our wider community.

In 2018, Bass Coast Shire Council prepared the Wonthaggi Structure Plan which built on existing work in the 2008 Wonthaggi-Dalyston Structure Plan.

It is now time again to chart the future of the Wonthaggi township and determine our future directions.

Preliminary Community Consultation occurred 12 September to 20 November 2025 and we hope to share the results soon. Work continues with the Wonthaggi Planning and Projects Community Reference Group to shape the future of Wonthaggi. More information can be found here: [Wonthaggi Planning and Projects CRG](#)

Community Consultation Survey

Closed

Wonthaggi Structure Plan Review

Thanks for providing your feedback on the Wonthaggi Structure Plan Review. The received feedback will be collated and inform development of the review.

Start

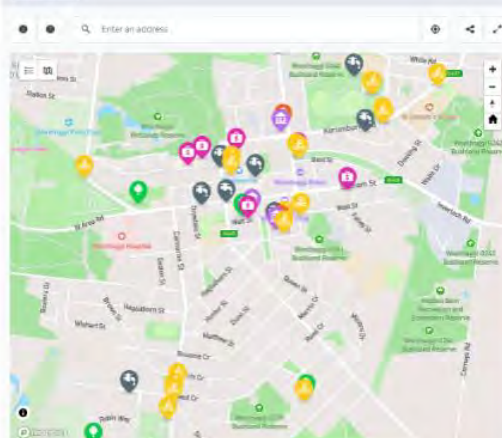
Future Wonthaggi Ideas Map

Closed

Wonthaggi - What's important? Issues and ideas?

Thank you for providing your feedback on the Wonthaggi Structure Plan Review. Your feedback will be collated and inform the final review.

49 contributions



FAQ

? What is a Structure Plan?

Wonthaggi Planning and Projects CRG

Click through to the home page of the Wonthaggi Planning and Projects Community Reference Group.

Find out more

+ Follow

Project Timeline

Background technical reports

2025

The first phase of technical reports were completed in 2025.

Preliminary Community Consultation

12 September to 20 November 2025

Understanding what's important to the community for the future of Wonthaggi.

Stakeholder Engagement

September 2025 - ongoing

Stakeholder engagement with various parties including Community Reference Group.

Draft Structure Plan prepared

Approx. March 2026

Finalising the last of the technical reports required to inform the Wonthaggi Structure Plan Review.

Planning Scheme Amendment Process

Mid 2026

Formal process to amend the Bass Coast Planning Scheme including community consultation.

See less

Document Library



Wonthaggi Structure Plan 2018

PDF (3.63 MB)



Wonthaggi Structure Plan 2018 - Appendix 1 - Existing Conditions - Key Issues and opportunities

PDF (3.41 MB)



Implementation Actions extracted from the Wonthaggi Structure Plan 2018

PDF (384.36 KB)



Wonthaggi-Dalyston Structure Plan 2008

PDF (34.23 MB)

Contact Us

Have questions or want to learn more about a project, contact us below:



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3.1.1 Community Consultation Survey

During the community consultation period a survey was made available for community members to complete. The survey asked respondents to answer questions around the six themes identified in the 2018 version of the structure plan including:

- Settlement and Housing
- Economic Development
- Built Environment and Character
- Public Open Space, Recreation and Environment
- Connectivity
- Community Infrastructure

Respondents were asked:

1. **What their favourite thing about Wonthaggi?**
2. **What issues most need to be addressed in Wonthaggi? (select from list)**

3. **What is one thing you would like to see in Wonthaggi?**
4. **What Council should consider when planning for the protected settlement boundary?**

Data was also collected regarding respondent's:

- Connection with the town
- Age group
- Gender

Council received 73 responses to the survey and summaries to each of the questions are provided below:

3.1.1 What is your favourite thing about Wonthaggi?

Responses to question 1 could be generally grouped into six themes:

Strong Sense of Community (Most Frequent Theme) Many respondents highlighted: - Friendly, supportive community - Community involvement and pride - Small-town feel with a welcoming vibe Long family histories/passion	Access to Shops, Services, and Amenities People appreciate: - Wide variety of shops (Big W, Kmart, Coles, Woolworths, Bunnings) - Well-established health services, especially the hospital	Natural Environment & Green Spaces Highly valued natural features include: - Proximity to the beach and rugged coastline - Tracks, trails, and bushland reserves - Green spaces and open areas - Surrounding landscapes (Gippsland, hills, forests, Wilsons Prom)
Town Character & Lifestyle Residents enjoy: - Relaxed, country-town feeling - Safe streets with little crime - A lifestyle that balances rural charm with access to urban conveniences - Heritage buildings and mining history	Growth, Opportunity & Potential Some respondents mentioned: - Wonthaggi's growth and future potential - Desire for more variety in retail offerings, especially for young people - Interest in preserving and promoting the town's history	Individual Favourites A few unique mentions included: - Guide Park - Mitchell's Butchery - Specific appreciation for "Big W" and "Bunnings" - Enjoyment of shopping or particular local businesses

3.1.1 What Issues most need to be addressed in Wonthaggi?

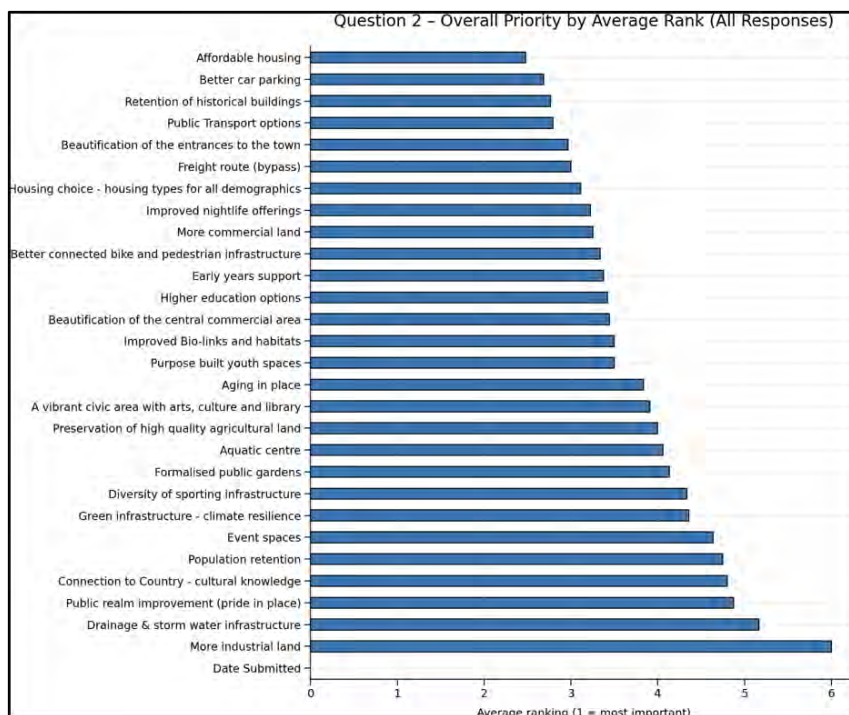
As part of question 2, respondents were given a list of issues and asked to rank which issues most needed to be addressed in Wonthaggi, with issues ranked from 1 through 6, with 1 being the most important issues through to 6 being the less important issues. Respondents were given the following issues to rank:

▪ Connection to country	▪ Event spaces
▪ Affordable housing	▪ More commercial land
▪ Public Transport options	▪ Formalised public gardens
▪ Ageing in place	▪ Public realm improvements
▪ Retention of historical buildings.	▪ Aquatic centre
▪ Purpose built youth space.	▪ Better car parking
▪ Housing Choice	▪ Improved nightlife offer
▪ Freight route (bypass)	▪ Green Infrastructure
▪ Population retention	▪ Higher education options.
▪ Beautification of the central commercial area.	▪ Improved bio links
▪ Drainage and stormwater infrastructure	▪ More Industrial land
▪ Beautification of the entrances to the town	▪ Preservation of high-quality agricultural land
▪ Beautification of the central commercial area. ▪ A vibrant Civic area with arts, culture and library	▪ Better connected bike and pedestrian infrastructure

The following were consistently ranked at priority 3 and above using a mean rank analysis:

- Affordable housing
- Better car parking
- Retention of historical buildings
- Public Transport options
- Beautification of the entrances to the town
- Freight route (bypass)

A list of all rankings is below:



3.1.1 What would you like to see in Wonthaggi?

This question was an open response like question 1 and allowed participants to fill in their own answers. Generally, participants wanted Wonthaggi to be:

- More vibrant
- Better connected
- Greener
- Culturally rich
- Economically diverse, and
- A regional centre

More specifically, the following themes emerged in responses to this question:

Social Infrastructure	Economic Development & More Variety
- More doctors and improved local medical availability. - A retirement village so older residents can stay in the community.	- More varied retail (especially branded clothing, diverse shops, youth-friendly stores). - More jobs, modern businesses, and spaces for young entrepreneurs (e.g., food trucks, beer gardens, live music). - A stronger tourism and events offering, including festivals, markets, and attractions.

	- A clearer identity and brand for Wonthaggi as a destination. promoting the town's history
Built Form, Character & Identity - Improved streetscapes and consistent design in the CBD. - A more modern, "forward-thinking" town character with green, human-centred design. - Stronger expression of local identity, especially coal mining heritage (statues, signage storytelling).centralisation of services	Open Space, Recreation & Beautification - More parklands, beautified streetscapes, gardens, and trees. - Botanical gardens, outdoor gyms, wildlife-friendly areas. - A new aquatic centre / proper pool (a very common request). - More children's recreation: indoor play spaces, parks, youth hangouts.
Community & Cultural Infrastructure - Redevelopment of the old high school/tech school sites into a library, gallery, plaza, performance spaces, youth spaces, and community hubs. - Calls for indoor recreation like bowling, activity centres, and entertainment venues. - People want a real central meeting place that gives the town a "heart."	Transport, Parking & Connectivity - More parking, including multi-storey options. - Better traffic flow, especially at bottlenecks and access roads. - Improved town entrances. - Better transport options and safer connections for pedestrians and cyclists. - Surrounding landscapes (Gippsland, hills, forests, Wilsons Prom)
Balanced Growth & Environmental Concern - Protection from overdevelopment, overcrowding, and industrial expansion. - Sustainable, environmentally sensitive growth.	

3.1.1 Considerations for a protected settlement boundary

Finally, participants were asked what should influence the protected settlement boundary recommended by the Bass Coast Statement of Planning Policy with the following considerations becoming most prevalent:

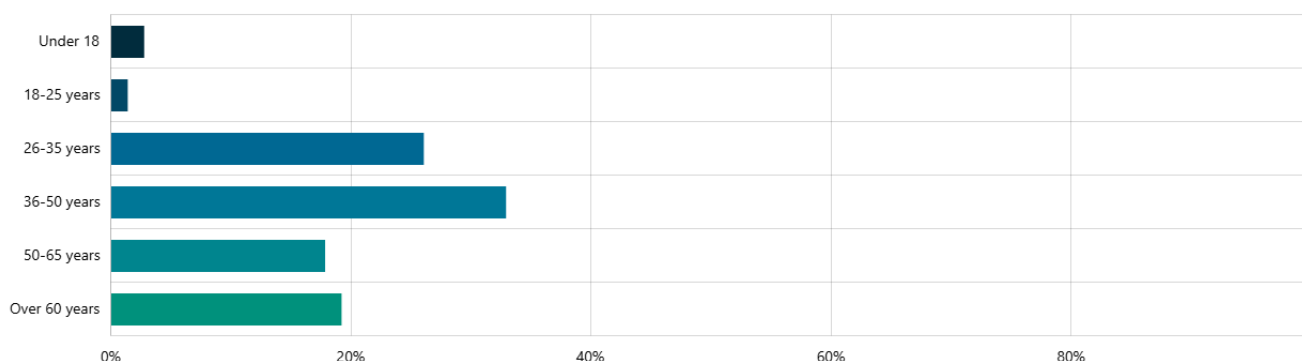
- Protect natural areas, farmland and sensitive landscapes by avoiding remnant vegetation, habitat areas, coastal landscapes and high quality agricultural land
- Direct growth north, not south given the sensitive ecosystems and agricultural value
- Infrastructure must come first and growth should occur once services can support it
- Maintain town character and identity by protecting historic fabric and township character
- Manage growth responsibly by avoiding sprawl and prioritising infill
- Balance housing needs with quality of life by ensuring diversity for Wonthaggi's demographics without damaging liveability
- Ensure connectivity and access and how people move within and beyond Wonthaggi
- Strengthen services and economic value by providing sufficient commercial and employment land to support population increase.

3.1.1 Demographics Analysis

As part of Council's commitments under the Gender Equality Action Plan and the Gender Equality Act 2020, a Gender Impact Assessment must be undertaken on all new and reviewed Council plans. For this reason, demographic data was collected in the survey to ensure a representative sample of respondents.

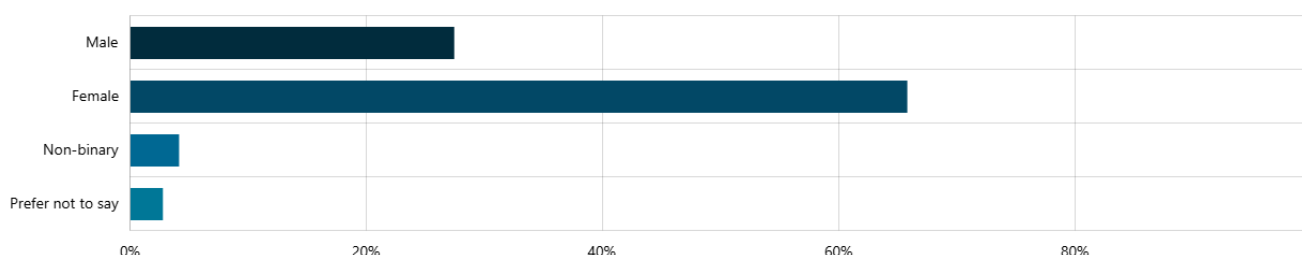
These questions found that 50% (36) of respondents marked themselves as living in Wonthaggi and a further 25% (18) live elsewhere in Bass Coast. Other notable groups were those who regularly visit Wonthaggi (6.94% or 5 respondents) and those who work in Wonthaggi (5.56% or 4 respondents)

The largest group of respondents were those aged 36 to 50 years old with 32% (24) of responses, followed by 26 to 35 years with 26% (19). When compared to 2021 Census data, this is an overrepresentation of these groups. Only one response was received in the 18-25 age bracket (1.37%) and two in the under 18 age bracket (2.74%). When excluding those aged 14 or younger, these groups should make up approximately 8.1% of respondents. Over 60s made up 19% (14) of respondents while Census figures indicate they should make up around 43% of community members. As the demographics are not fully representative of community demographics, careful management of stage 2 community engagement will need to be undertake to capture underrepresented groups.



Of the 73 respondents, 27.4% (20) of respondents identified as male and 65.74% (48) of respondents identified as female. 4.11% (3) identified as non-binary and 2.74% (2) preferred not to respond.

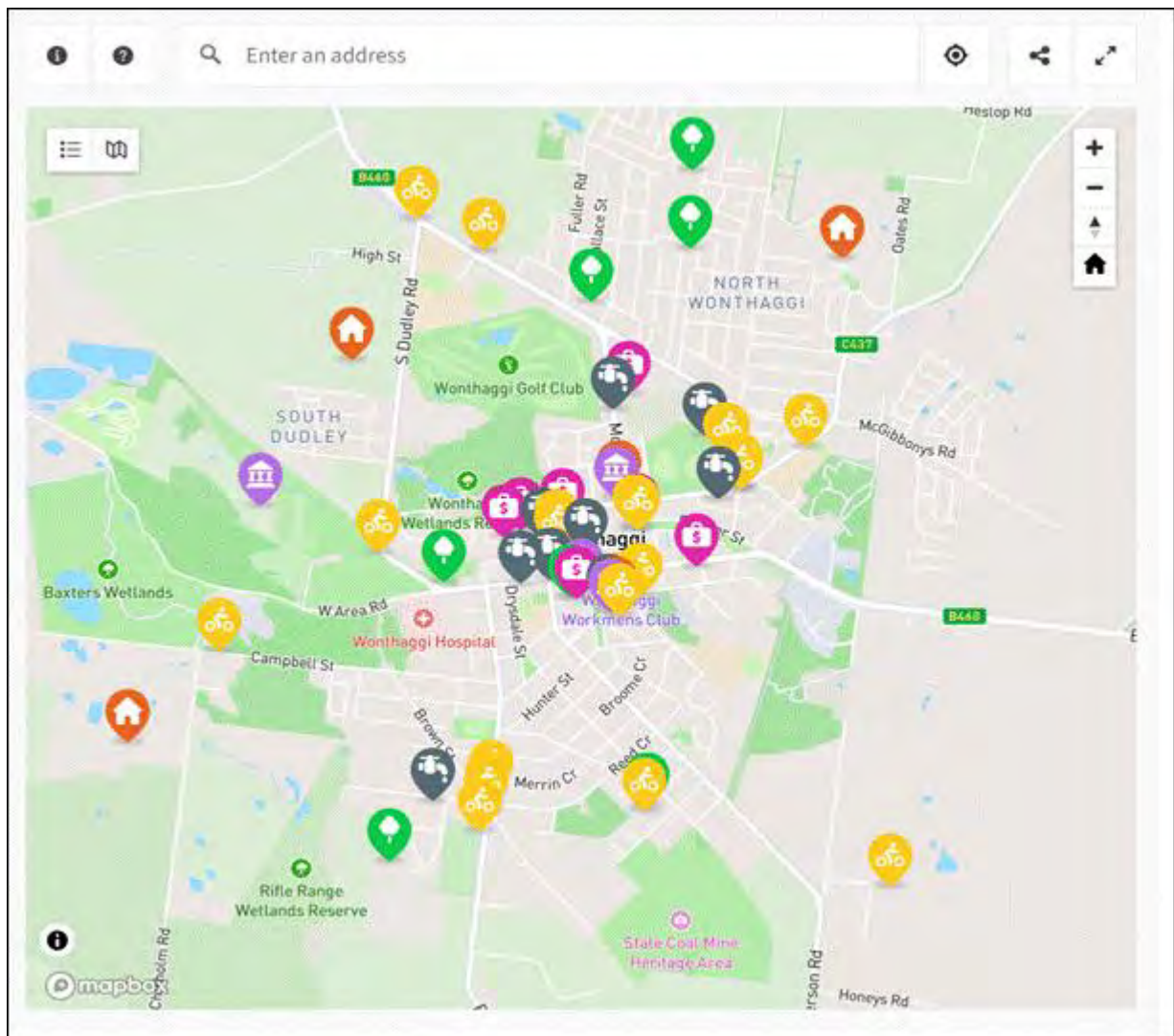
The 2021 census did not include a question related to gender and so sex is used as a proxy although it doesn't include a non-binary option. The census lists 47.3% of community members as Male and 52.7% as Female. This demonstrates more generally an overrepresentation of responses from respondents identifying as female. Stage 2 consultation will need to ensure male respondents are targeted.



3.1.2 Future Wonthaggi Ideas

Information was also captured through an online contributions map function built into the Bass Coast Engage webpage. The Bass Coast Engage webpage displayed a function where participants could either search a location in Wonthaggi by address or by selecting the exact location on the interactive map tool. Once the location was selected, the marker could be edited to provide specific comment and would request the following sections to be completed:

- Name of the participant or whether they chose to remain anonymous.
- Whether the comment was important/ valued, issue/challenge or idea/ opportunity.
- Prompt to select a theme (Settlement and Housing, Economic Development, Built Environment and Character, Public Open Space, Recreation and Environment, Connectivity, Community Infrastructure)
- Description/ comment with an option to upload a photo.



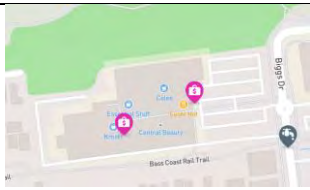
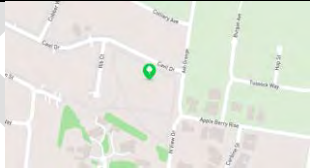
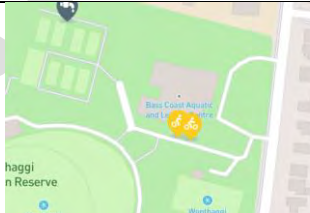
Wonthaggi Structure Plan Review Future Ideas Map Bass Coast Engage web page

Over the consultation period, 60 pins were dropped on the map by 32 unique contributors with 214 total votes across these pins. 168 of these were upvotes while 46 were downvotes.

15 pins related to things that were important or valued by contributors, 23 related to issues or challenges and 22 were ideas and opportunities.

The top seven responses received an average score of five or more “upvotes” after subtracting the number of “downvotes” and are included below:

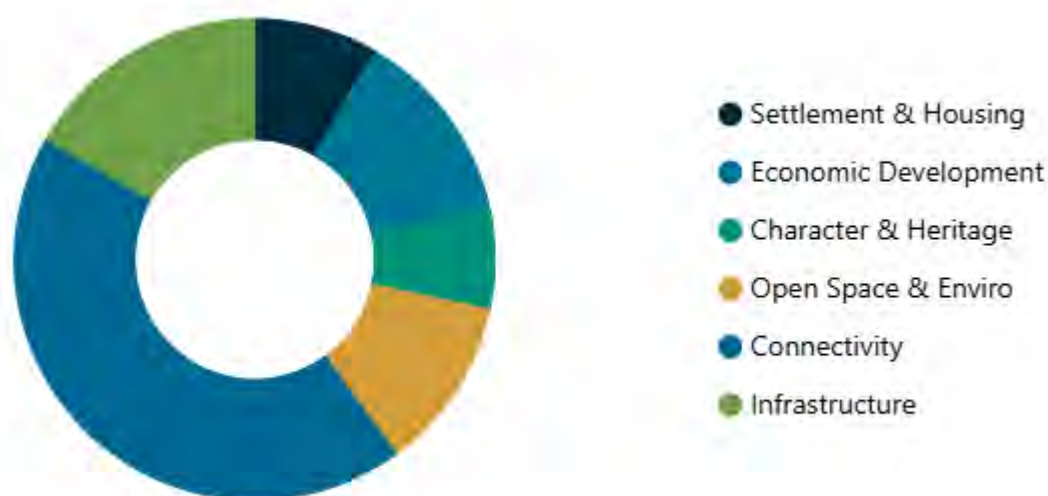
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Anonymous Upvotes: 9 Downvotes: 2 Average Score: 7	No idea how possible this is, but if this shopping centre had an extra storey to add businesses to (room for a mini food court?) and another layer of carpark to match... it'd be over for Fountain Gate! To start small, a re-design of the parking to add spaces or space them more efficiently would do wonders!	 Wonthaggi Plaza Shopping Centre
Emma Upvotes: 7 Downvotes: 0 Total Score: 7	This is currently a flat, grassy open space with a footpath and young trees. It would be the ideal place for a small playground and bbq facility to support the many young families in the area. The nearest playground is approx 2kms away.	 O'Connor Park, North Wonthaggi
Ben Upvotes: 7 Downvotes: 0 Total Score: 7	The information needs to be more inviting and involved. Visitors would drive past and not even know it's there/open. Make it somewhere people would actually stop and pop in.	 ArtsSpace Wonthaggi
Janelle Upvotes: 7 Downvotes: 0 Total Score: 7	A purpose built aquatic and leisure centre. With a 8 lane 52m indoor pool with boom to create two 25m pools. Allowing for large completions to be held bringing many people to town. Also a facility that accommodate the learn to swim, large swim club, young children, our older population, and all community members that would like to access aquatic facilities. Many have been designed and built, like Traralgon and Bendigo. With learn to swim pool, hydro and splash parks. It doesn't need to be designed again. Those facilities could be copied and built in Wonthaggi. Our population deserves this facility done well in the largest town of the Bass Coast shire.	 Bass Coast Aquatic and Leisure Centre

Anonymous Upvotes: 5 Downvotes: 0 Total Score: 5	This site should be utilised as mixed use. Ideas could be a library, hub, arts precinct along with affordable housing and car parking. It is close to the centre of town and should be developed accordingly	Former Wonthaggi Secondary College Site
Anonymous Upvotes: 5 Downvotes: 0 Total Score: 5	This intersection is unsafe for pedestrians and cyclists. It should be fixed asap	Intersection of Watt Street and McKenzie Street
Jeni Upvotes: 5 Downvotes: 0 Total Score: 5	Cultural arts precinct with resilience infrastructure and homes for community organisations. New home for the library. Space for BCAL. Open the post 1985 buildings. Site transformer is large enough to support a micro grid of batteries and solar on the large amount of north facing roofs. Perfect spot for a community loop bus to help reduce demand on parking within Wonthaggi. Charging for cars. So much opportunity here for community based orgs.	Former Wonthaggi Secondary College Site

While pins were dropped across all categories, the most used group was “Connectivity” with 43.3% (26) of contributions. The next largest was Infrastructure at 16.7% (10). Character and Heritage received the fewest at 6.7% (4). As not all theme categories are

spatially relevant to the same extent, this is not considered to raise any concern.



Relevant positively-rated comments will be included in the related themes in this report.

3.2 Stakeholder Engagement

Targeted consultation was undertaken with various authorities and community groups to inform the plan, especially as it related to the organisation's role or responsibilities. Engagement included a mix of meetings and written submissions. The following groups were contacted for comment:

- Ageing and Aged Care, Department of Health
- Department of Transport and Planning
- Department of Health
- Transport Services, Department of Transport and Planning
- Education
- Rural Development Victoria
- Land and Environment, Department of Environment, Energy and Climate Change Action
- Homes Victoria
- Department of Justice and Community Safety
- Sport and Recreation Victoria
- Department of Jobs, Skills, Industry and Regions
- Environmental Protection Agency
- Victorian School Building Authority, Department of Education
- Service Development Division, Department of Education and Early Childhood Development
- West Gippsland Catchment Management Authority

- Parks Victoria
- Services Australia
- AusNet Services
- Tafe Gippsland
- Country Universities Centre, Bass Coast
- Chisholm Institute of Tafe
- Bass Coast Health
- Invest Victoria
- Country Fire Authority
- National Trust
- Tourism Victoria

3.3 Community Reference Group

In 2025 and 2026, Council established the Wonthaggi Planning and Projects Community Reference Group. This group is made up of 11 members chosen to represent a broad cross-section of the community with a range of different experience and backgrounds.

The role of the CRG is to provide feedback and information to Council Staff on matters relevant to its Terms of Reference to facilitate the delivery and provide feedback and recommendations to Council Officers on:

- Wonthaggi Structure Plan Review
- Former Wonthaggi Secondary College Masterplan
- Future Major Projects in the Wonthaggi area

There were 16 nominations for the CRG received through the Bass Coast Engage website and a selection process was undertaken considering the following criteria to select the final group of 11:

- Geographic Representation
- Demographic Diversity
- Diversity of Interests

The 4 sessions to date generally covered these topics:

1. Establishment of the CRG and Background Briefing
2. Developing the Vision and Themes for the new Wonthaggi Structure Plan
3. Determining the future of Key Strategic Sites including the Former Wonthaggi Secondary College
4. Developing a Land Use Framework for the Former Wonthaggi Secondary College Site

The vision and themes included in this document have been established through this process.

3.4 Wonthaggi Primary School Walkshop

A walking workshop (or “walkshop”) was undertaken in December 2025 with grade 6 students from Wonthaggi Primary School to capture young people’s vision for the town. The walk was led by two Council officers and supported by teaching staff. The walk followed a circuit which began at Wonthaggi Primary School and made the following stops:

1. Guide Park
2. Corner Murray Street and Biggs Drive
3. Apex Park/Railway Station
4. Corner Graham Street and McBride Avenue
5. Former Wonthaggi Secondary College Site
6. Wonthaggi Primary School



Common suggestions from the students for improvements to each site are below:

Guide Park	• More play equipment for younger kids • Sport infrastructure like soccer goals, basketball or netball courts • Trampoline park • More benches for sitting • Bridge over drain
Corner Murray Street and Biggs Drive	• Better footpath connections from Guide Park along Murray Street

	• Better public transport (including trams) • Water taps for walkers
Apex Park/Railway Station	• Return the train to Melbourne • Better promote the museum • Better footpaths • A minigolf course
Corner Graham Street and McBride Avenue	• Better tourist attractions and activities such as arcades, mini golf, trampoline park, clip & climb or restaurants • More car parking • Homeless shelter • Better pedestrian crossings at roundabout • Keep the historic buildings
Former Wonthaggi Secondary College Site	• A new library • Sports infrastructure • Food trucks and street festivals • Public art centre • Hotel • Performance Spaces
Wonthaggi Primary School	• New crossing at rear
	

3.5 Proponent Submissions

Two written submissions were also received directly from proponents relating to the future planning of land they own or represent, more specifically with regards to inclusion in the proposed settlement boundary, they are:

- 20 Davidson Plan Wonthaggi (“The Dunes”), and
- 262 White Road Wonthaggi

Both of these sites are within Industrial Expansion Areas identified by the 2024 Industrial Land Use Strategy. Their status is considered in sections 5.3 and 6 of this report.

4. Planning & Policy

4.1 Overview of Policy Influences

A comprehensive review of State, Regional, and Local policies—including the Bass Coast Statement of Planning Policy—has been undertaken to gain insight into the strategic directions and aspirations shaping the future of Wonthaggi.

Collectively these documents provide a strategic direction for the use, development and protection of land in the study area.

The strategic framework that shapes the planning scheme includes the Planning Policy Framework (PPF), the newly introduced Bass Coast Statement of Planning Policy and Plan for Victoria.

The following strategies, policies & documents have been reviewed, and key directions have been identified within this report as follows:

Local	Regional	State
•Wonthaggi Structure Plan (2018) •Bass Coast Housing and Neighbourhood Character (2024) •Bass Coast Industrial Land Use Strategy (2024) •Wonthaggi North East Precinct Structure Plan •Council Plan 2026-2031	•Gippsland Regional Growth Plan (2014)	•Plan for Victoria •Bass Coast Statement of Planning Policy •Planning Provisions

4.2 Bass Coast Statement of Planning Policy



Bass Coast Shire is subject to significant strategic planning direction at the state level through the Distinctive Areas and Landscapes (DAL) program. The program provides a formal mechanism for identifying and protecting Victorian regions of significant natural, cultural, and economic value from the pressures of urban growth, with particular emphasis on coastal and peri-urban areas experiencing development demand.

Following the formal declaration of Bass Coast as a distinctive area, the State Government prepared and approved the Statement of Planning Policy (SPP) in October 2025 as a 50-year strategic framework for the region. The SPP is among the most significant strategic documents to affect the Shire, establishing binding objectives for Bass Coast Shire Council across a range of themes including land use, housing, natural environment, landscape character, biodiversity, heritage, and coastal management.

Within this framework, Wonthaggi occupies a central role as the designated primary regional city for the declared area, and is the only settlement identified for high growth. The town is recognised as the appropriate location for large-scale residential and industrial expansion, serving as the Shire's hub for higher-order goods, education, and health services. This designation reflects both Wonthaggi's existing service capacity and its comparatively lower landscape sensitivity relative to the Shire's coastal settlements, which are subject to more restrictive planning controls.

The SPP establishes Protected Settlement Boundaries (PSB) for townships across the Shire to contain urban growth and provide long-term protection of environments surrounding settlements. Wonthaggi's PSB was not finalised in the initial SPP and remains designated as 'to be defined' subject to further strategic work and public consultation. The final boundary

is required to ensure the town can accommodate up to 25 years of land supply while avoiding environmental hazards and land susceptible to subsidence from historic coal mining activity.

Analysis of the SPP will include the theme-based analysis that follows and will include reference to background and supporting documents notably:

- Bass Coast Landscape Assessment Report Vol I & 2 (February 2022)
- Bass Coast Bushfire Landscape Analysis (February 2021)
- Bass Coast Environmental Opportunities and Constraints (March 2022)
- Bass Coast Statement of Planning Policy Distinctive Areas and Landscapes Standing Advisory Committee Report: Part I (June 2023)

4.3 State Planning Policy

4.3.1 Plan for Victoria

Plan for Victoria 2025 sets out the State's strategic vision for population and employment growth in the city of Melbourne and state of Victoria through to 2050. Plan for Victoria was initially prepared in 2025 with a cache of planning scheme amendments bringing actions into effect. The Strategy supersedes Plan for Melbourne and the Regional Growth Plans and is structured around five pillars:

- **Self-determination and caring for Country**
This pillar underpins and informs the other pillars. The State commits to partnering with Traditional Owners across Victoria to deliver and review Plan for Victoria.
- **Housing for all Victorians**
In line with the State Government's commitment to ensuring that supply of housing can support affordability and choice, the Plan sets out housing targets for 2051. Bass Coast Shire has a target of 19,500 new homes by 2051. The target is accompanied by a Housing Capacity Assessment Platform (HCAP) and Access to Opportunities and Services (ATOS) which support localities to strategic plan for housing to be located in well serviced areas. In order for Bass Coast to reach this target, local strategic planning such as the Wonthaggi Structure Plan will designate where growth can be accommodated. As the only Regional Service Centre within the municipality, it is appropriate that Wonthaggi cater to a significant portion of the Housing Target as recommended by the Bass Coast Housing Strategy.



- Accessible jobs and services

The Plan prioritises job creation near homes, improved community facilities, and investment in regional infrastructure to support expanding population nodes.

- Great places, suburbs and towns

Community-centered design with accessible public facilities, active transport, green spaces, and inclusive, safe environments is a priority to improve wellbeing and connectivity. The Plan also seeks to protect and preserve Victoria's rich cultural and post-settlement heritage.

- Sustainable environment

The Plan promotes climate resilience through sustainable urban design, renewable energy investment, and conservation efforts. It seeks to reinforce protected settlement boundaries, limit urban sprawl, protect sensitive coastal habitats and agricultural land, and support waste reduction and recycling for a greener future.

The Plan Melbourne focuses on seven policy outcome areas. Of particular relevance to Wonthaggi is Outcome 7 which identifies: "Regional Victoria is productive sustainable and supports jobs and economic growth". To achieve this outcome the key directions and policies include:

- Support planning for growing towns in peri-urban areas
- Improve transport and digital connectivity for regional Victoria
- Strengthen transport links on national networks for the movement of commodities

Policy 7.1.2 of Plan Melbourne identifies peri-urban areas that have the potential to accommodate housing and employment generating development, including Wonthaggi. The policy states:

“Peri-urban towns can provide an affordable and attractive alternative to metropolitan living. However, strategies need to be developed for the timely delivery of state and local infrastructure to support growth and protect their significant amenity.

Most importantly, development in peri-urban areas must also be in keeping with local character, attractiveness and amenity. Growth boundaries should be established for each town to avoid urban sprawl and protect agricultural land and environmental assets.”

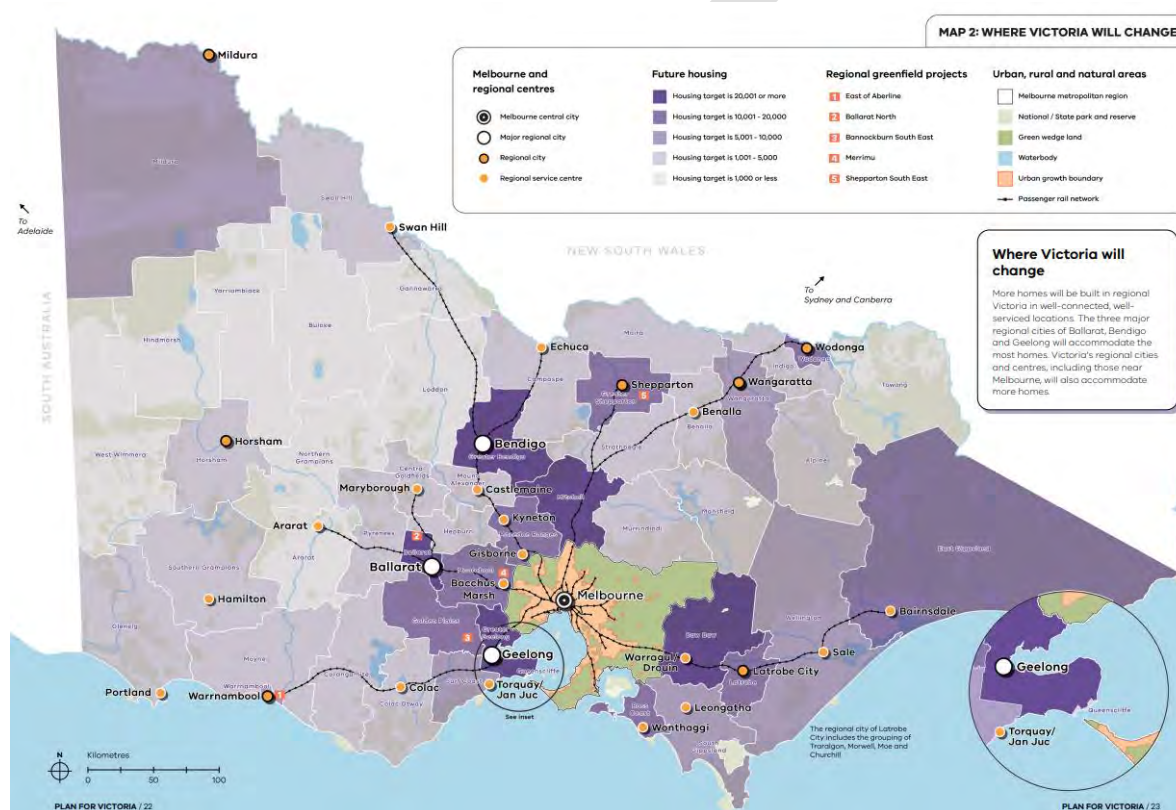


Figure 2.1: Plan for Victoria Map 2 – “Where Victoria Will Change”

4.3.2 Gippsland Regional Growth Plan



Victoria has 8 regional growth plans that provide more detailed planning frameworks for key regional cities and centres. The plans build on long-term regional strategic frameworks to balance growth opportunities with coordinated transport links, expanded lifestyle choices, and clear local planning objectives.

The plan specifically influences Wonthaggi's role in the Gippsland region:

- **Designation as a Primary Regional Centre:** The plan explicitly identifies Wonthaggi as a major regional centre for Gippsland. It directs local planning to proactively accommodate substantial population, housing, and economic growth rather than treating the town as a minor rural settlement.
- **Regional Service Hub Role:** It reinforces Wonthaggi as the principal commercial, retail, industrial, and community service hub for the Bass Coast Shire and surrounding southern Gippsland settlements.
- **Mandate for Long-Term Land Use Strategies:** The plan directs councils to prepare detailed local structure plans and growth area strategies—providing the high-level regional justification for urban expansion, precinct structure planning (such as Wonthaggi North East), and planning scheme amendments.
- **Balanced Peri-Urban Growth:** Placed within a rapidly expanding peri-urban influence zone, the plan requires local strategies to establish clear urban growth boundaries. This ensures growth protects surrounding high-value agricultural land, coastal character, and environmental assets from urban sprawl.
- **Infrastructure Alignment & Connectivity:** It mandates that residential and commercial expansion be aligned with timely reticulated infrastructure delivery

(water, sewerage, drainage) and improved transport connectivity back to Melbourne and neighbouring Gippsland towns.

The Regional Growth Plan is included in the Bass Coast Planning Scheme (via State Planning Policy Framework provisions), therefore any new structure plan for Wonthaggi must demonstrate direct consistency with its regional principles.

4.4 Bass Coast Planning Scheme

4.4.1 Planning Policy Framework

Since the preparation of the former 2018 Structure Plan, the Bass Coast Planning Scheme has undergone significant structural change as a result of the “Smart Planning” translation. The following clauses are relevant to the Structure Plan in varying degrees:

Clauses	Objectives
Clause 2.03-1L Settlement	Identifies Wonthaggi as the Regional Centre, and defines Wonthaggi as: <i>“A settlement with large, diverse population and housing base with all essential services, including education, hospitals and interchange points for public transport. Large employment bases with strong connections with surrounding settlements”</i>
Clause 02.03-7L Economic development	Identifies Wonthaggi as the Regional Centre, and states: <i>“Wonthaggi is the region’s main centre for administrative, retail, commercial, industrial and community facilities.”</i> Council seeks to: Encourage industrial development to locate in Wonthaggi to build on the existing infrastructure and industrial base.
Clause 02.03-9L Infrastructure	Council seeks to: Encourage district and regional facilities and services to locate in Wonthaggi, Inverloch, Cowes, Grantville and San Remo. Ensure effective and efficient infrastructure underpins future growth.
Clause 02.03-8L Transport	Council seeks to: Support the provision of efficient vehicular, pedestrian and cycling networks that account for seasonal changes in traffic volumes and movements. Support the provision of a variety of tracks for pedestrians and cyclists that offers recreational opportunities as well as direct paths of travel between and within towns. Support the provision of car parking facilities close to tourist attractions, recreation destinations, the coastline and activity centres that meet the needs of users.

**Clause 11.01-IS:
Settlement**

Seeks to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. It states the following strategies:

- *Plan for the delivery of 2.24 million homes across Victoria by 2051.*
- *Develop sustainable communities through a settlement framework that:*
- *Offers a range of housing choices.*
- *Provides convenient access to jobs, services, infrastructure and community facilities.*
- *Takes into account regional and municipal contexts and frameworks.*

Manage the expansion of settlements by:

- *Creating and reinforcing settlement boundaries. Where no settlement boundary is identified limit the expansion of a settlement to the extent of existing urban zoned land.*
- *Promoting and capitalising on opportunities for urban renewal and infill redevelopment.*
- *Limiting urban sprawl and directing growth into existing settlements.*
- *Ensuring land that may be required for future urban expansion is not compromised.*

Provide for growth in population and development of facilities and services across a regional or sub-regional network in accordance with housing targets.

Plan for development and investment opportunities that make best use of existing and planned transport infrastructure.

Deliver networks of high-quality integrated settlements, suburbs and towns that:

- *Are great places with a strong identity and sense of place.*
- *Are inclusive, prosperous, liveable and sustainable.*
- *Comprise a form and density that supports healthy, active and sustainable transport.*
- *Are based around compact existing or planned activity centres to maximise accessibility to facilities and services.*
- *Concentrate retail, office-based employment, community facilities and services in central locations.*

Facilitate environmentally resilient settlements by:

- *Integrating the management of water resources into the urban environment in a way that supports water security, public health, environment and amenity outcomes.*
- *Minimising exposure to natural hazards.*
- *Contributing to net zero greenhouse gas emissions through renewable energy infrastructure and energy efficient urban layout and urban design.*
- *Supporting metropolitan and regional climate change adaptation and*

	<i>mitigation measures.</i> - <i>Supporting cooling and greening measures for urban areas.</i>
Clause 11.01-1R: Settlement Regional	Seeks to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres. It states the following strategies: - <i>Support sustainable development of the Regional service centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Torquay/Jan Juc, Warragul/Drouin and Wonthaggi.</i> <i>Deliver networks of high-quality integrated regional settlements by:</i> - <i>Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.</i> - <i>Developing settlements that will support resilient communities and their ability to adapt and change.</i> - <i>Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.</i> - <i>Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.</i> - <i>Encouraging an integrated planning response between settlements in regions and in adjoining regions and states.</i> - <i>Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs.</i> - <i>Improving transport network connections in and between Major regional cities, Regional cities and Melbourne.</i> - <i>Maintaining distinctive breaks and open rural landscapes between settlements.</i> - <i>Planning for increased seasonal demand on services and infrastructure in towns with significant visitor accommodation and high holiday home ownership or periodic influxes of workers.</i>
Clause 11.01-1R Settlement – Gippsland	Support urban growth in Latrobe City as Gippsland's Regional city and at Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi as Regional service centres. Support new urban growth fronts in Regional service centres where natural hazards and environmental risks can be avoided or managed.
Clause 11.01-1L-02 Wonthaggi	The policy directive for Wonthaggi is laid out in this Clause is to <i>reinforce Wonthaggi's role as the regional centre for south west Gippsland, the major service centre for Bass Coast Shire and the township where major development</i>

	<i>should occur.</i> The Clause refers to the Wonthaggi Strategic Framework Plan which supports the settlement strategy and establishes a clear direction for the future physical form of Wonthaggi in that it identifies the preferred location for the various forms of land uses within the township (Figure 2.2). Key references particularly relevant to the Structure Plan include: • Residential strategies, targeting urban consolidation, supporting infill and medium and higher density in appropriate locations. • Encourage the consolidation and intensification of retail and commercial uses in existing CIZ land and support an increase in commercial zoned land for future growth. • Facilitate the consolidation of lots within the MUZI land and support a relocation of existing uses appropriate to this zone from other areas. • Consolidate land industrial uses and facilitate relocations of existing operations to appropriately zoned land. • Plan for renewed and new transport infrastructure to support improved mobility, greater active and sustainable transport uses with appropriate connections. • Encourage medical service providers to co-locate to in area proximate to the Wonthaggi Hospital precinct.
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Clause 11.02-IS Development Capacity	Ensure that sufficient land is available to meet forecast demand and the needs of current and future Victorians for commercial, retail, recreational, institutional and other community needs. Ensure that at least a 15 year supply of land and development capacity is available to meet housing targets. Plan to accommodate housing targets and provide clear direction on the locations where growth should occur and ensure sufficient realisable capacity in planning schemes. Ensure ongoing development opportunities and supporting infrastructure are available to support sustainable urban development. Planning for urban growth should consider: - Opportunities to consolidate, redevelop and intensify existing urban areas with good access to jobs and services.

	- The liveability of neighbourhoods and delivery of quality urban landscapes. - The limits of land capability and natural hazards and environmental quality. - Service limitations and the costs of providing infrastructure. Maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry. Restrict rural residential development that would compromise future development at higher densities.
Clause 11.02-2S Structure Plan	Objective To facilitate the fair, orderly, economic and sustainable use and development of urban areas. Strategies Give clear direction on preferred locations for investment. Ensure effective planning and management of the land use and development of an area through the preparation of relevant plans. Undertake comprehensive planning for existing areas undergoing transition and new areas to support sustainable communities that offer high-quality, frequent and safe local and regional public transport and a range of local activities for living, working and recreation. Undertake the preparation of a hierarchy of structure plans or precinct structure plans that: - Address the strategic and physical context of the location, including increased physical risks associated with climate change. - Provide the broad planning framework for an area as well as the more detailed planning requirements for neighbourhoods and precincts, where appropriate. - Deliver sufficient development capacity for residential development to ensure housing targets can be met. - Deliver sufficient development capacity for industrial and commercial development to ensure an appropriate supply of land to meet local demand.

11.03-IS - Activity centres and precincts	Objectives To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres with good public transport services. Strategies - Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies. Improve the social, economic and environmental performance and amenity of activity centres.
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Clause 12.01-1L Protection of Biodiversity	Supports the preservation and enhancement of biodiversity features throughout Wonthaggi by strengthening local habitat corridors, encouraging revegetation of native tree species and seeks to avoid land use and development impacts on biodiversity assets.
Clause 13.01-IS Natural hazards and climate change	The Structure Plan will direct land use strategies intended to minimise the impact of natural hazards in consideration of known climate change risks by adopting a risk-based approach.
Clause 13.02-IS and 13.02-1L Bushfire planning	Settlement planning will seek to strengthen the resilience of Wonthaggi to bushfire risk whilst seeking to prioritise the protection of human life above other considerations which is required by planning policy. The settlement is impacted by fragments of the BMO, the Structure Plan does not seek to alter this status.
Clause 13.03-IS and 13.03-1L Floodplain management	The Structure Plan will take into consideration existing and any future flood plain controls that need to be applied in the protection of human life, property and community infrastructure.
Clause 13.04-IS Contaminated land	The existence of contaminated land will be addressed in land use planning directions and will respect existing EAO controls and any future contamination mitigation steps that need to be undertaken to ensure that land is suitable for development.
Clause 13.04-2S and 13.04-2L Erosion and landslip	Land subsidence is an important consideration in local policy and in settlement planning direction for Wonthaggi. Known areas of concern have an ESO applied, any amendment or expansion to this control as part of the structure planning and amendment process will be informed by relevant technical assessments.
Clause 15.01-IS and 15.01-1L-01 Urban design, Clause 15.01- 1L-02 Landscape design	Seeks to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity. Key strategies relevant to Wonthaggi include: - <i>Promote good urban design to make the environment more liveable and attractive including the facilitation of public realm and landscape renewal opportunities</i> - <i>Ensure new development or redevelopment contributes to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability.</i> - <i>Require development to respond to its context in terms of urban character, cultural heritage, natural features, surrounding landscape and climate.</i> - <i>Ensure transport corridors integrate land use planning, urban design and transport planning and are developed and managed with particular attention to urban design aspects and maximising public open space opportunities.</i>

Clause 15.01-5S and 15.01-5L Neighbourhood character, Clause 15.03-2S Aboriginal cultural heritage	Land use planning directions are intended to target the protection and enhancement of landscape and neighbourhood character attributes that serve to respect the historic foundations and strong civic centre at the core of the Wonthaggi settlement. Cultural heritage themes and considerations are intended to be embedded in the settlement planning process and accord with planning policy intent.
Clause 16.01-1S and Clause 16.01-1L Housing Supply and Clause 16.01-2S	Planning controls seek to maximise opportunities for infill medium density residential development outcomes, in addition to higher density built form surrounding the town centre core, shop top dwellings which combine to contribute to delivering housing supply, affordability and diversity objectives.
Clause 17.01-1S Employment, Clause 17.01-1L Diversified economy, Clause 17.02-1S Business	Seeks to strengthen a diversified local economy, consolidate commercial outcomes, and plan for employment areas, stimulate activation and renewal of an existing activity centre and facilitate growth in a range of employment sectors.
Clause 18.01-1S Land use and transport integration, Clause 18.01-3L Sustainable personal transport and Clause 18.02 Movement networks	Transport and movement network policy focuses on protecting and improving key transport networks in land use planning, ensuring that enhanced mobility and the facilitation of improved and new walking and cycling amenity transpires which shall consider the Wonthaggi parks and trails plan. Transport planning should prioritise sustainability, safety and mitigate environmental impacts. Council supports the provision of an appropriate public transport network that links all major towns within the municipality to Wonthaggi as a Regional Centre.
Clause 19.02-1L Health facilities, Clause 19.02-2S Education facilities, 19.02-4L Social and cultural infrastructure, Clause 19.02-6S and Clause 19.02-6L Open space	Policy focus includes planning for new open space amenity with paths and trails connectivity as appropriate. Land use planning seeks to realise a net community benefit to enable improved accessibility, new and renewed community infrastructure which should be sited and designed to support natural surveillance and reflect the demand requirements of the local community.

4.4.2 Zones

There are currently 12 different land uses within the Study Area (Figure 2.3). Residential land uses are divided into the General Residential Zone (GRZ) (Figure 2.4), the Low-Density Residential Zone (LDRZ) (Figure 2.5) and the Urban Growth Zone (UGZ) (Figure 2.6). There is still a significant amount of land reserved for agricultural purposes through the use of the Farming Zone (FZ) on the outskirts of the town (Figure 2.7).

*these maps will be updated to include the extend of the study area**

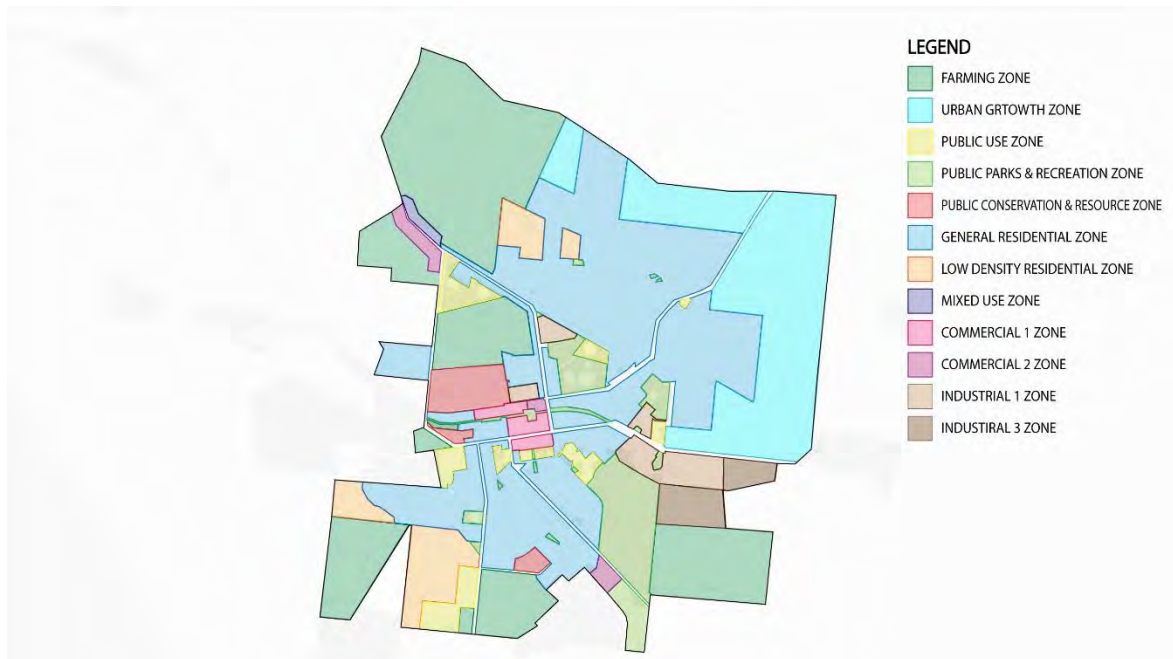


Figure 2.3: All Land Use Zoning within the Study Area

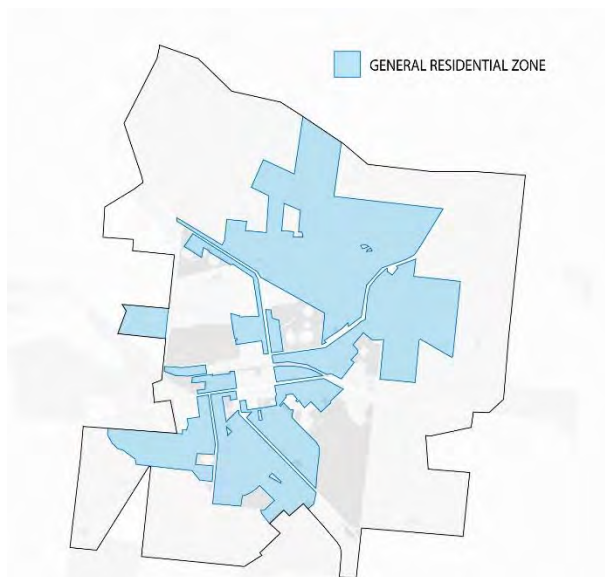


Figure 2.4: General Residential Zoning within the Study Area

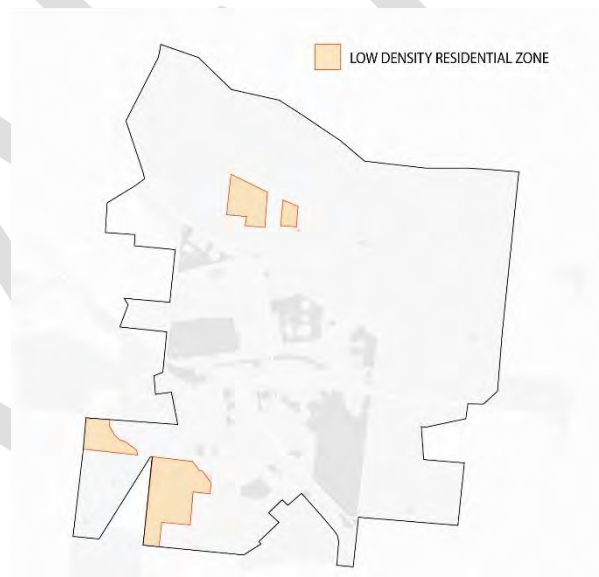


Figure 2.5: Low Density Residential Zoning within the Study Area



Figure 2.6: Urban Growth Zoning within the Study Area

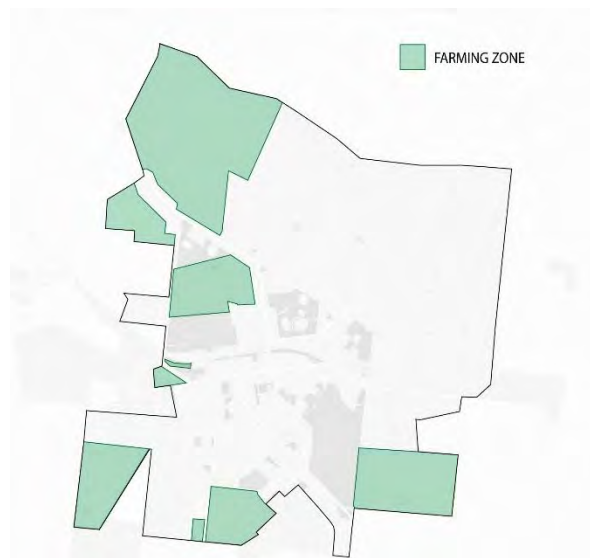


Figure 2.7: Farming Zone within the Study Area

Land dedicated for open space and/or recreation is zoned as Public Conservation and Resource Zone (PCRZ) and the Public Park and Recreation Zone (PPRZ). The majority of this land is within the Town Centre and to the South of the Study Area (Figures 2.7 & 2.8).

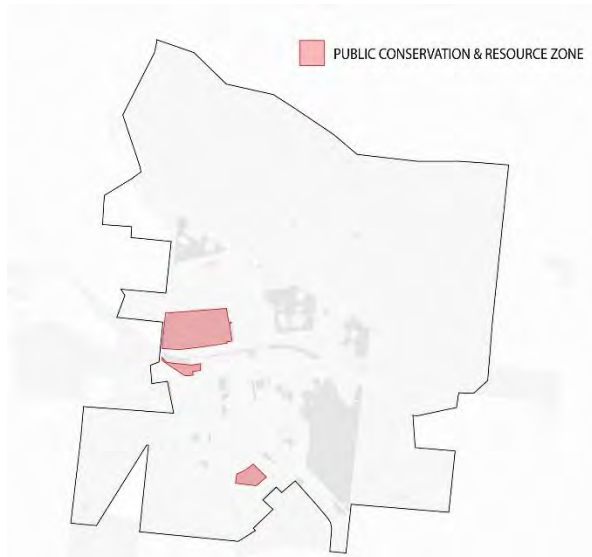


Figure 2.8: Public Conservation & Resource Zoning within the Study Area

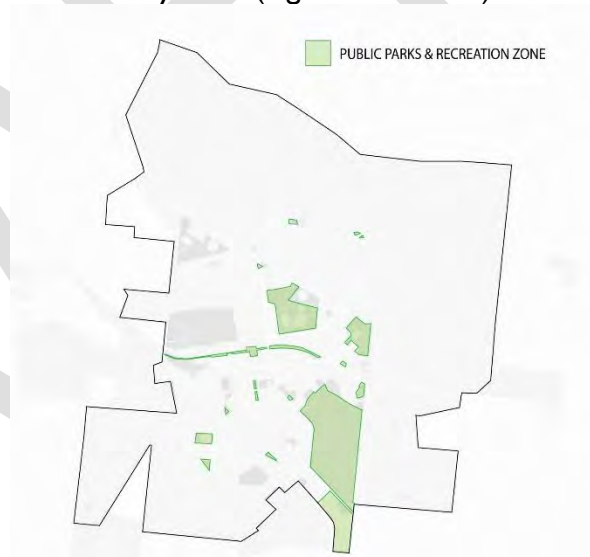


Figure 2.9: Public Parks and Recreation Zoning within the Study Area

Land dedicated for industrial and public purposes is zoned as Public Use Zone (PUZ) and Industrial 1 and 3 Zones (IN1Z and IN3Z). The majority of PUZ land is concentrated within the Town Centre and to the Southwest of the Study Area (Figure 2.10) while the Industrial Zones' land sits mainly to the East of the Town Centre. The Public Use Zone accommodates essential community infrastructure and services, while the Industrial zones provide for manufacturing, logistics, and employment-generating activities that support the local economy.

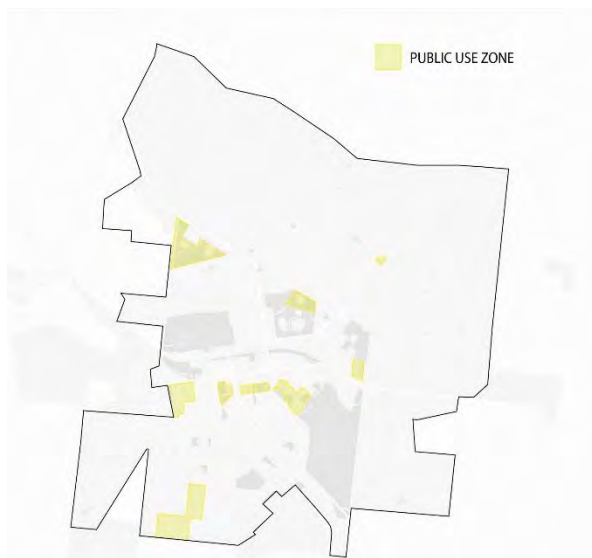


Figure 2.10: Public Use Zoning within the Study Area



Figure 2.11: Industrial 1 & 3 Zoning within the Study Area

Land dedicated for commercial activities and mixed-use development is zoned as Commercial 1 Zone (C1Z), Commercial 2 Zone (C2Z), and Mixed-Use Zone (MUZ). Most of this land in Wonthaggi is concentrated within the Town Centre, with additional areas located to the North and South along main roads (Figures 2.12 & 2.13). The Commercial 1 Zone creates a vibrant mixed-use commercial centre for retail, office, business, and entertainment. The Commercial 2 Zone encourages predominantly offices, appropriate manufacturing and industries, bulky goods retailing, and associated business services. The Mixed-Use Zone to the Northwest of the Town supports a range of residential, commercial, industrial, and other uses appropriate to the location.

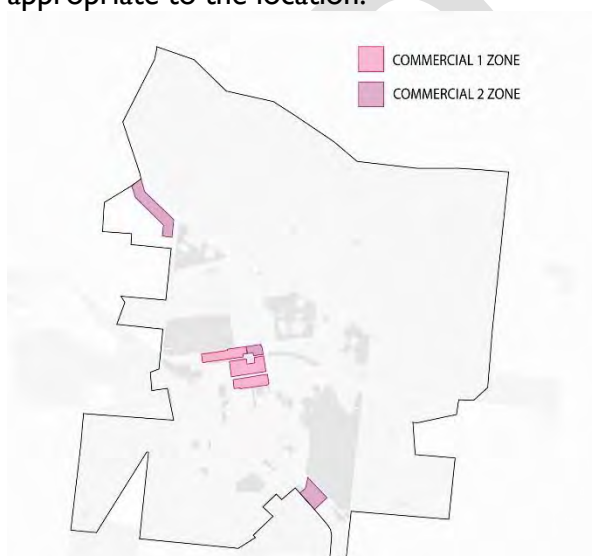


Figure 2.12: Commercial 1 & 2 Zoning within the Study Area



Figure 2.13: Mixed Use Zoning within the Study Area

4.4.3 Overlays

There are 10 different planning overlays within the Wonthaggi Structure Plan Review's Study Area (figure 3.1). Each overlay introduces specific planning controls to address challenges or characteristics of the land.

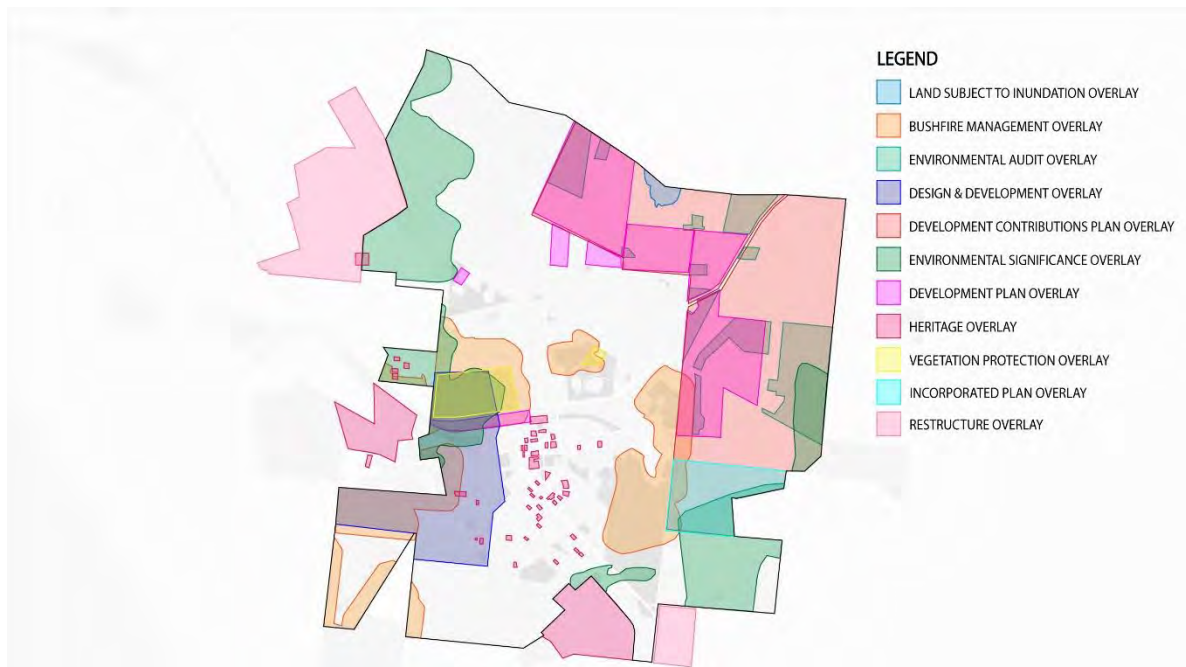


Figure 3.1: Planning Overlays in Wonthaggi within the Study Area

The Design and Development Overlay (DDO) Schedule 7 and 8 applies to the western part of Wonthaggi (figure 3.2) around the Wonthaggi Hospital. Together, these ensure that the height of new development avoids creating a hazard to aircraft using Wonthaggi Hospital helicopter landing site and to facilitate safe emergency medical service helicopter operations.

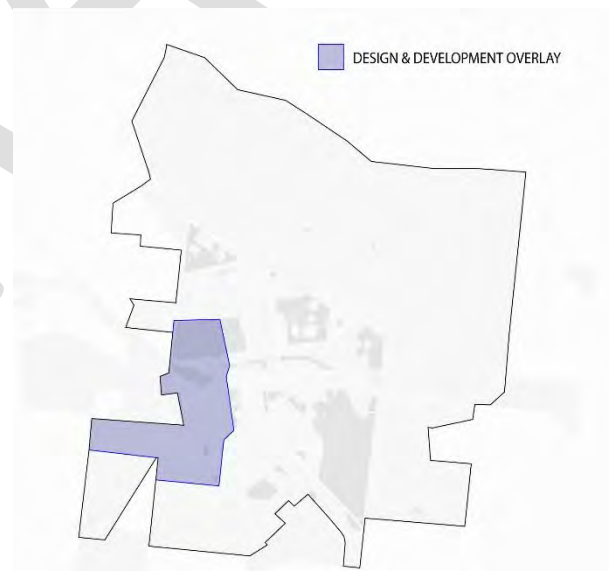


Figure 3.2: Design & Development Overlay within the Study Area

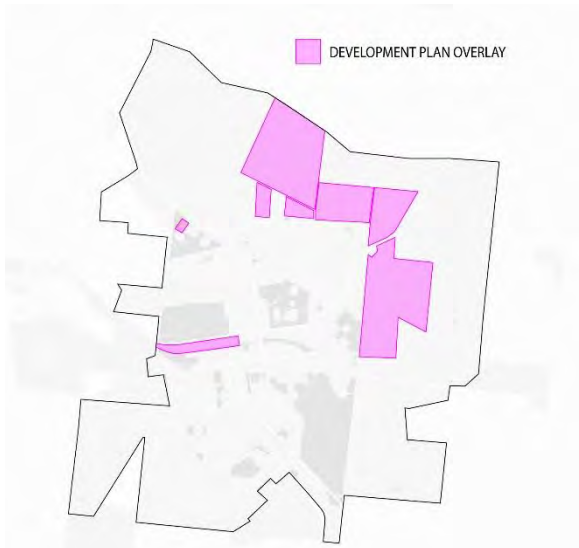


Figure 3.3: Development Plan Overlay within the Study Area

The Development Plan Overlay (DPO) has been applied mostly to the Northeast of the Study Area (Figure 3.3). DPO 21 requires that Development Plans generally be in accordance with the Wonthaggi Northeast Growth Area Concept Plan. The DPO 20 affects the three sites on Wentworth Road, Vicars Avenue and South Dudley Road, while the DPO 9 affects the site located at the corner of Korumburra Road and Biggs Drive. DPO10 requires a site wide plan for the Bass Coast Adult Education Centre, Wonthaggi.

The Restructure Overlay (RO) borders the Study Area in the Northwest and Southeast (figure 3.4). RO Schedule 7 applies to the 'Pommy Town' precinct off Cape Paterson Road (Southeast) with land currently zoned Rural Living.

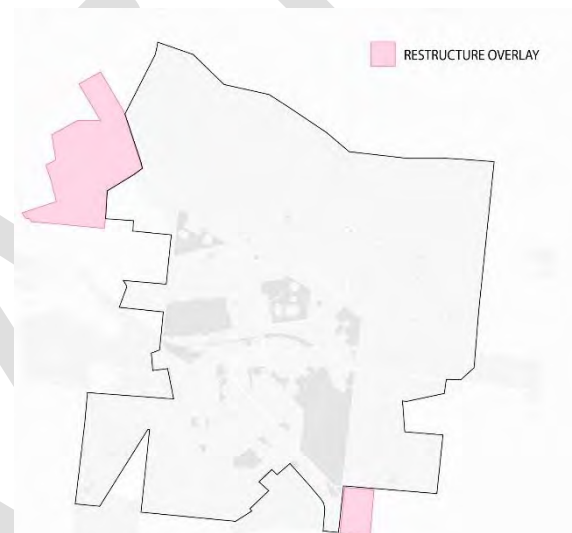


Figure 3.4: Development Plan Overlay within the Study Area

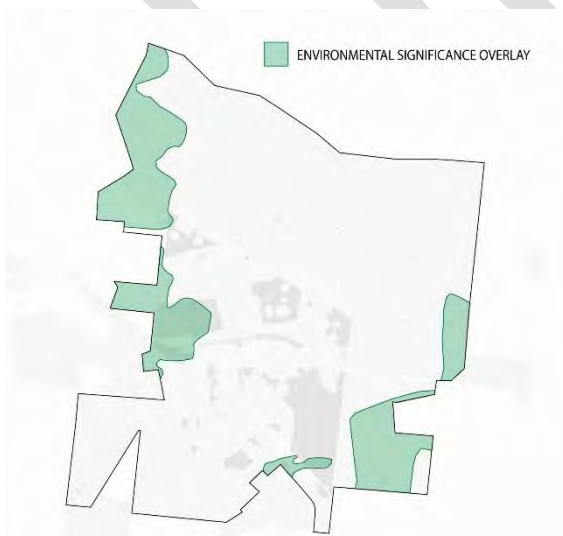


Figure 3.5: Environmental Significance Overlay within the Study Area

The Environmental Significance Overlay (ESO) has been applied to the land within the Study Area where subsidence risk from former coal mining activities is heightened (figure 3.5).



Figure 3.6: Vegetation Protection Overlay within the Study Area

The Bushfire Management Overlay (BMO) predominantly applies to publicly managed land including Wonthaggi Heathland and State Coal Mine (figure 3.7). Residential land adjoining these sites are also affected by the BMO. This ensures that development includes appropriate bushfire protection measures to reduce risk to life and property.

The Vegetation Protection Overlay (VPO) applies to two densely vegetated Crown Land sites within the Study Area (Figure 3.6). This ensures that development does not adversely impact important vegetation through removal or degradation.

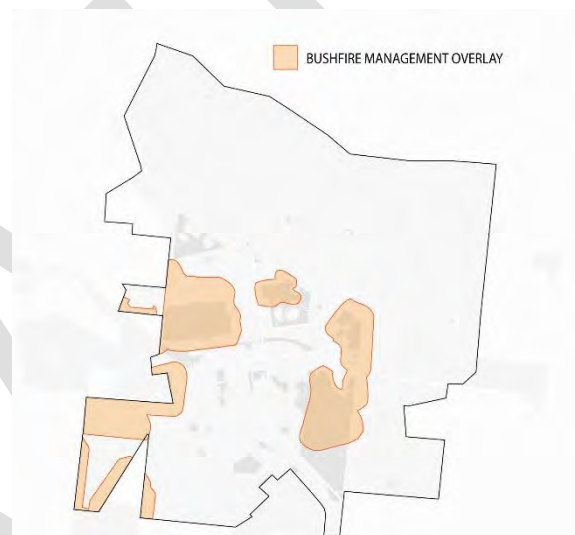


Figure 3.7: Development Plan Overlay within the Study Area



Figure 3.8: Environmental Significance Overlay within the Study Area

The Land Subject to Inundation Overlay (LSIO) applies to land to the north and west of Wonthaggi aligning with the Powlett River catchment. The overlay is predominantly applied to land North of the Study Area, only affecting a small area in the North of the growth area.

Wonthaggi houses 63 heritage sites that are protected by the Heritage Overlay (HO) (figure 3.9). 16 of these sites are also included on the Victorian Heritage Register. Almost all sites of heritage significance are directly related to the town's coal mining origins. The Heritage Overlay recognises (with the assistance of local policy) that these places provide tangible links to the past and provides a statutory mechanism for their ongoing preservation.

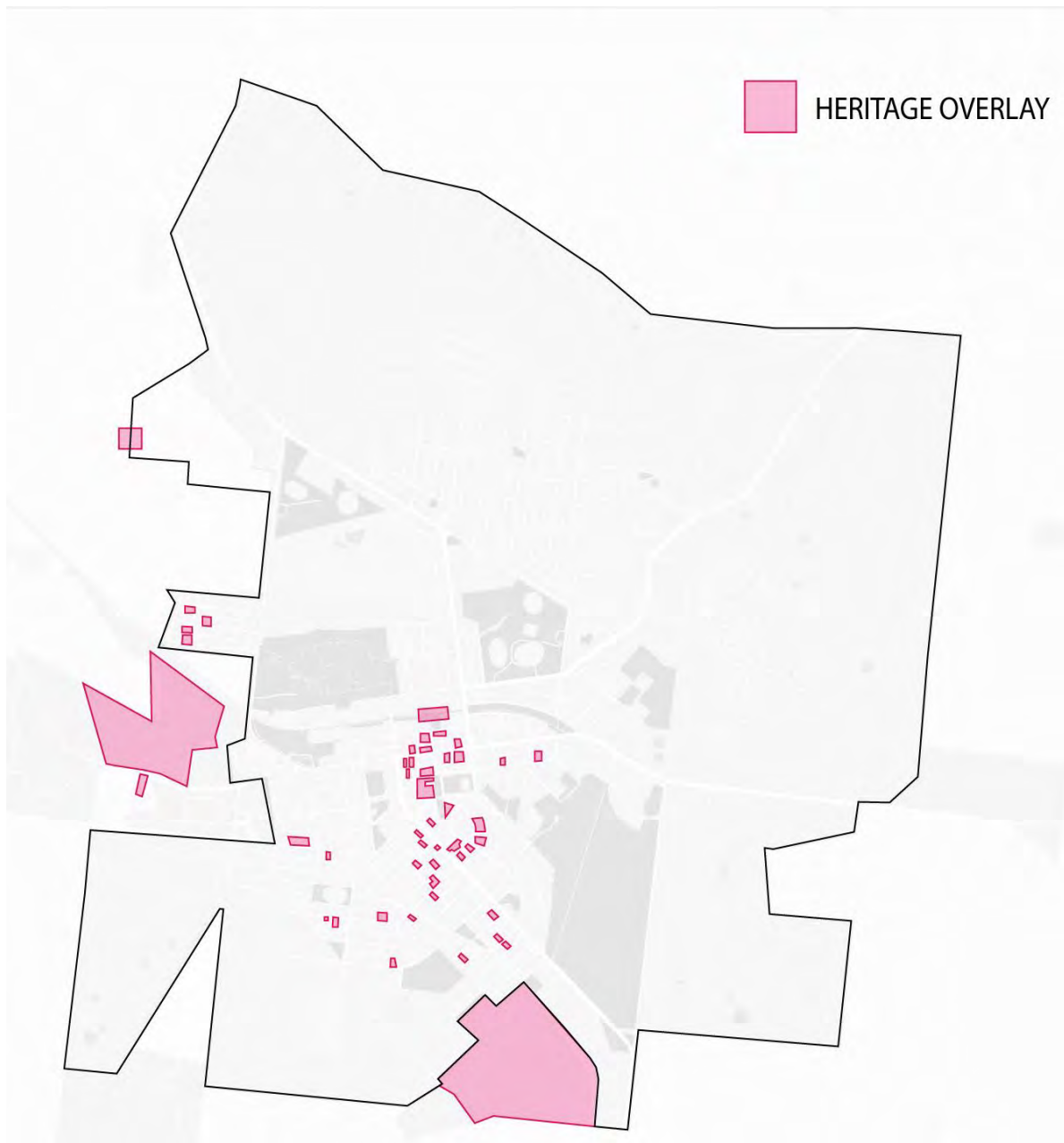


Figure 3.9: Heritage Overlay Sites in Wonthaggi

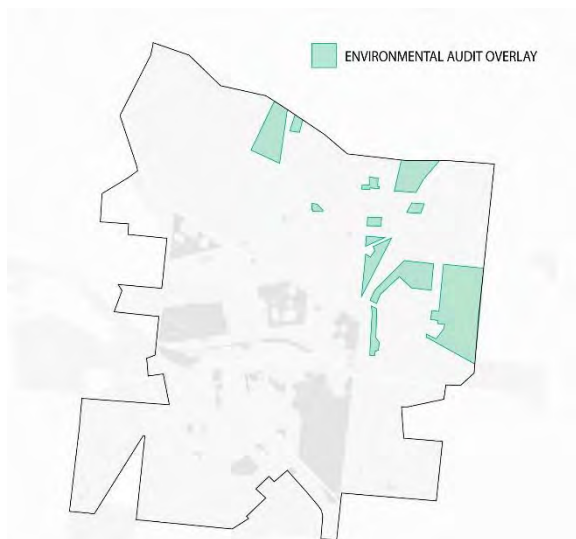


Figure 3.10: Environmental Audit Overlay within the Study Area

The Development Contributions Plan Overlay (DCPO) applies to land where development is required to make contributions towards the provision of infrastructure, services, and facilities to support growth. In Wonthaggi, the overlay is applied to land in the Northeastern growth front (Figure 3.11). The presence of the overlay ensures that new development in this area appropriately contributes to the cost of essential infrastructure.

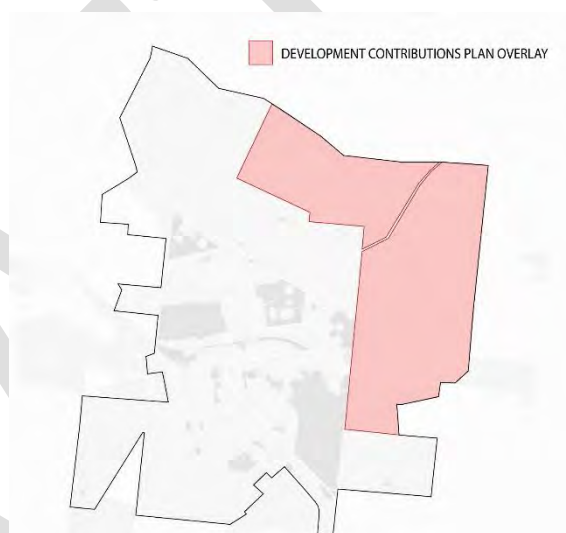


Figure 3.11: Development Contributions Plan Overlay within the Study Area

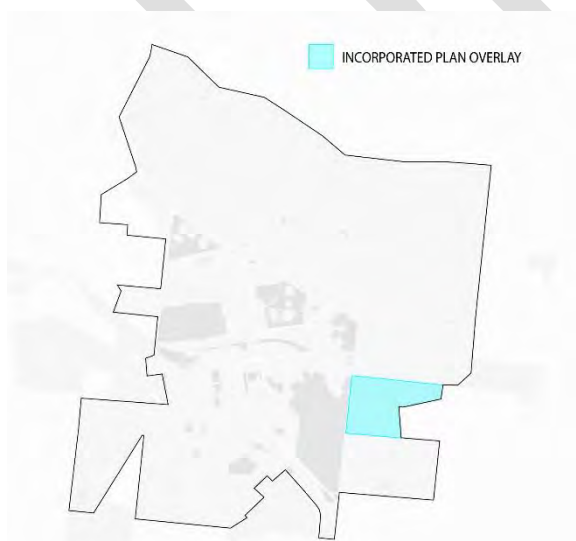


Figure 3.12: Incorporated Plan Overlay within the Study Area

The Incorporated Plan Overlay (IPO) is applied to industrial land in the Southeastern portion of the Study Area (Figure 3.12). The presence of the overlay ensures that development on the affected land complies with the detailed provisions and requirements outlined at clause 43.03 of the planning scheme.

4.4.4 Planning Scheme Amendments

A series of Planning Scheme Amendments have been undertaken since the adoption of Wonthaggi Structure Plan 2018. The below tables present the list and nature of relevant amendments at the state and local level since the completion of 2008 Wonthaggi Structure Plan:

Table 2.1 State Level Amendments	
No. (year)	Amendment area
VC148 (2018)	Introduced changes to the Victorian Planning Provisions to implement the Smart Planning program.
VC176 (2020)	Amended Clause 52.12 (Bushfire Protection: Exemptions) to align with the Bushfire Prone Area map
VC221 (2023)	Removed the requirement for new developments to be connected to reticulated gas
VC243 (2023)	Introduced changes to residential development, including the “Future Homes” particular provision applying to Wonthaggi
VC267 (2025)	Introduced new residential development provisions to facilitate housing supply
VC283 (2025)	Implemented Plan for Victoria including municipal housing targets
VC289 (2025)	Introduced a planning permit requirement to remove, destroy or lop a canopy tree in residential areas
VC277 (2026)	Amends car parking requirements for many land uses
VC248 (2026)	Introduced changes to Bushfire assessment including through the inclusion of a new particular provision.

Table 2.2: Local Level Amendment	
C160basc(2021)	Replaced the Local Planning Policy Framework at Clause 20 with a new Municipal Planning Strategy and local policies in the Planning Policy Framework to introduce changes made VC148
C152basc(2024)	Implemented the Wonthaggi North East Precinct Structure Plan (WNEPSP), Development Contributions Plan (DCP) and Native Vegetation Precinct Plan (NVPP) by incorporating these documents into the Bass Coast Planning Scheme and making associated changes.
C165basc(2024)	Made minor mapping changes to the DPO incorrectly gazetted as part of C152basc
C168basc(Oct 2024)	Amended the EAO as applied to areas within the WNEPSP
C167basc(Oct 2024)	Amended the EAO as applied to areas within the WNEPSP
C170basc(Oct 2024)	Amended the EAO as applied to areas within the WNEPSP
C174basc (2025)	Updated the Heritage Overlay to make consistent with the Victorian Heritage Register including the Wonthaggi Court House, Railway Station and State Coal Mine

C172basc (2026)	Amended the WNEPSP to correct descriptions of infrastructure items and clerical errors to ensure alignment with the Standing Advisory Committee Final Report
C176basc (2026)	Implemented the Bass Coast Shire Heritage Audit Report 2025 by correcting various errors and anomalies associated with the Heritage Overlay, including the following within Wonthaggi: • HO73: State Coal Mine No. 14 Airshaft (Corrected Mapping Error) • HO170: Fire Plug (Corrected Mapping Error) • HO171: Co-Op Bakery (Fabric Demolished) • HO215: Former Miners Cottage (Fabric Demolished)

4.5 Shaping a Better Bass Coast Shire Council Plan 2025-20

The Bass Coast Shire Council Plan 2025-29 characterises Bass Coast as one of the fastest growing municipalities in regional Victoria that offers a unique and affordable lifestyle in beautiful natural surrounds. As Council's legislated 4 year strategic plan under the Local Government Act, it provides overall direction for Council's activities. The plan reinforces the importance of Wonthaggi as a regional centre and includes a strategic indicator to develop a strategic vision/plan for Wonthaggi as a regional centre and highlight the opportunities offered as a regional rural town.

The plan includes four strategic directions that will shape the policy direction of Council for the next four years, as follows:

- Naturally beautiful - Together we build resilience and protect and enhance our natural environment.
- Thriving Places - Facilities and infrastructure meet current and future needs. Growth is sustainable and well-planned. Our economy, agriculture, tourism and industries are resilient. Unique character is preserved
- Vibrant Communities - Communities are healthy, inclusive, safe and socially connected. Communities celebrate opportunity, recreation, diversity, heritage and reconciliation.
- Visionary Leadership - Our communities flourish through leadership that is open and responsible, ensuring decisions serve the communities best interests, and comply with legislative obligations.

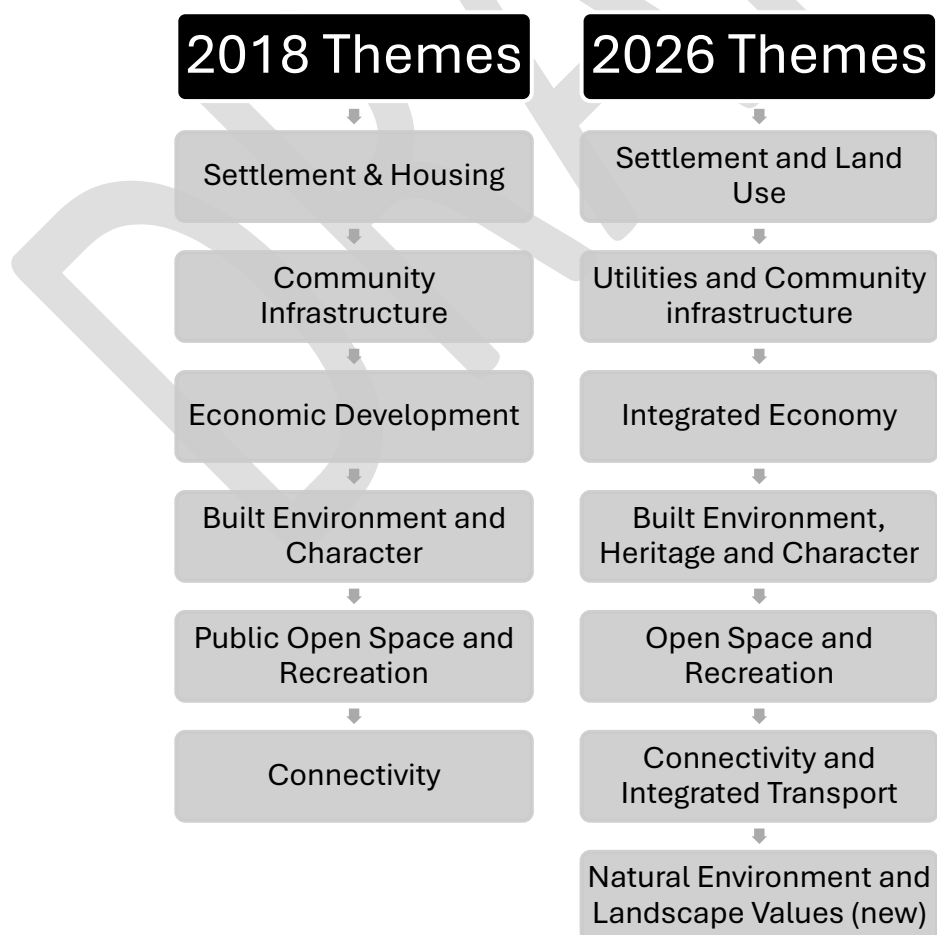
Table 2.3: Key Strategic Priorities Identified Relevant to the Wonthaggi Structure Plan

Themes	Priorities
Naturally Beautiful	Enhancing biodiversity and natural asset protection Optimising water management
Thriving Places	Delivering well-planned townships Enhancing Eco Tourism Facilitating sustainable development Providing fit for purpose assets and facilities Supporting local industry, business and agriculture

Vibrant Communities	Advocate to increase in affordable housing and access to local services
	Celebrating culture and history
	Promoting healthy, active, safe and inclusive communities
	Strengthening community connection and resilience
	Support young people to live, learn, play and connect locally
Visionary Leadership	Walking alongside our First Nations communities on the path to reconciliation
	Effective communication and engagement
	Optimising partnerships
	Strong advocacy

5. Structure Plan Themes

Like the 2008 and 2018 Structure Plan, this background report and structure plan is separated into several broad themes that guide the future direction for the town. Through consultation with the Community Reference Group, the six themes from the 2018 plan have been revised to better reflect the community's aspirations for Wonthaggi. A seventh theme has been introduced relating to the natural environment and landscape. The recognises the community interest in these topics that have emerged since the 2018 plan.



Each of the seven themes has a section below, which contains:

- A context section providing the parameters of the theme, the community feedback and the relevance to the Bass Coast SPP
- Two or more sections providing detailed discussion within them
- Recommendations for the Structure Plan including opportunities, issues and actions

5.1 Natural Environment & Landscape Values

5.1.1 Context

Wonthaggi sits within a broader landscape of wetlands, waterways, rural land, habitat corridors and coastal hinterland values. Growth must avoid biodiversity loss, protect remnant vegetation, manage flood, bushfire, erosion and drainage risks, and contribute to cooler, greener neighbourhoods.

Relevant influences on this theme include:

- Bushfire
- Biodiversity
- Land Subsidence
- Landscape Significance
- Vegetation Protection

5.1.1 What we Heard

- *“identify and improve access to nature reserves and also ways to get to beaches that can be walked or cycled. this can realise a great potential for Wonthaggi where the coast is always 'near' but for the most part only car accessible, or not fully safely cycle accessible.”* - Imelda, Social Map Comment – 3 upvotes
- *“No more land clearing, particularly on the south of town. Our remnant vegetation is so important. Development should occur on the north side of the town where there is degraded farmland and services and infrastructure have been planned.”* - Survey Respondent
- *“[Wonthaggi is a] small town with great commercial centre close to the unique rugged natural coast”* - Survey Respondent

5.1.1 Bass Coast Statement of Planning Policy

The below table outlines the relevant objectives from the SPP:

	Objective Text	Relevance to Wonthaggi
Objective 2	To protect and enhance environmental assets and ecosystem services and support their resilience and adaptation to climate change impacts and natural hazards.	• Bushfire risk management • Significant Landscape Values i.e the coast and the Powlett River • Planning for and reducing the impacts of climate change and heat island effects

		• Influencing best practice water sensitive urban designs
Objective 3	To ensure communities are prepared and places designed to mitigate and adapt to the impacts of rising sea levels and coastal erosion.	• Limit development towards the coast • Work with the Bunurong on access to and caring for coastlines and waterways
Objective 4	To protect and enhance the declared area's significant landscapes, including their distinctive characters, physical features and cultural values.	• Manage the impacts of development on significant landscapes
Objective 5	To protect, conserve and enhance the declared area's significant biodiversity and ecosystem services.	• Work with the Bunurong to imbed cultural knowledge and practice into managing habitat and biodiversity • Plan for the establishment strategic biolinks which can be ecological significant and provide secondary open space outcomes • Identify areas for ecological restoration
Objective 6	To protect and enhance the health and function of the declared area's integrated water system, particularly the significant wetlands and marine and coastal environments.	• Work with the Bunurong to imbed cultural knowledge and practice into managing waterways • Manage highly invasive weeds • Manage urban and agricultural stormwater runoff into catchment & waterways

5.1.2 Environmental Risks

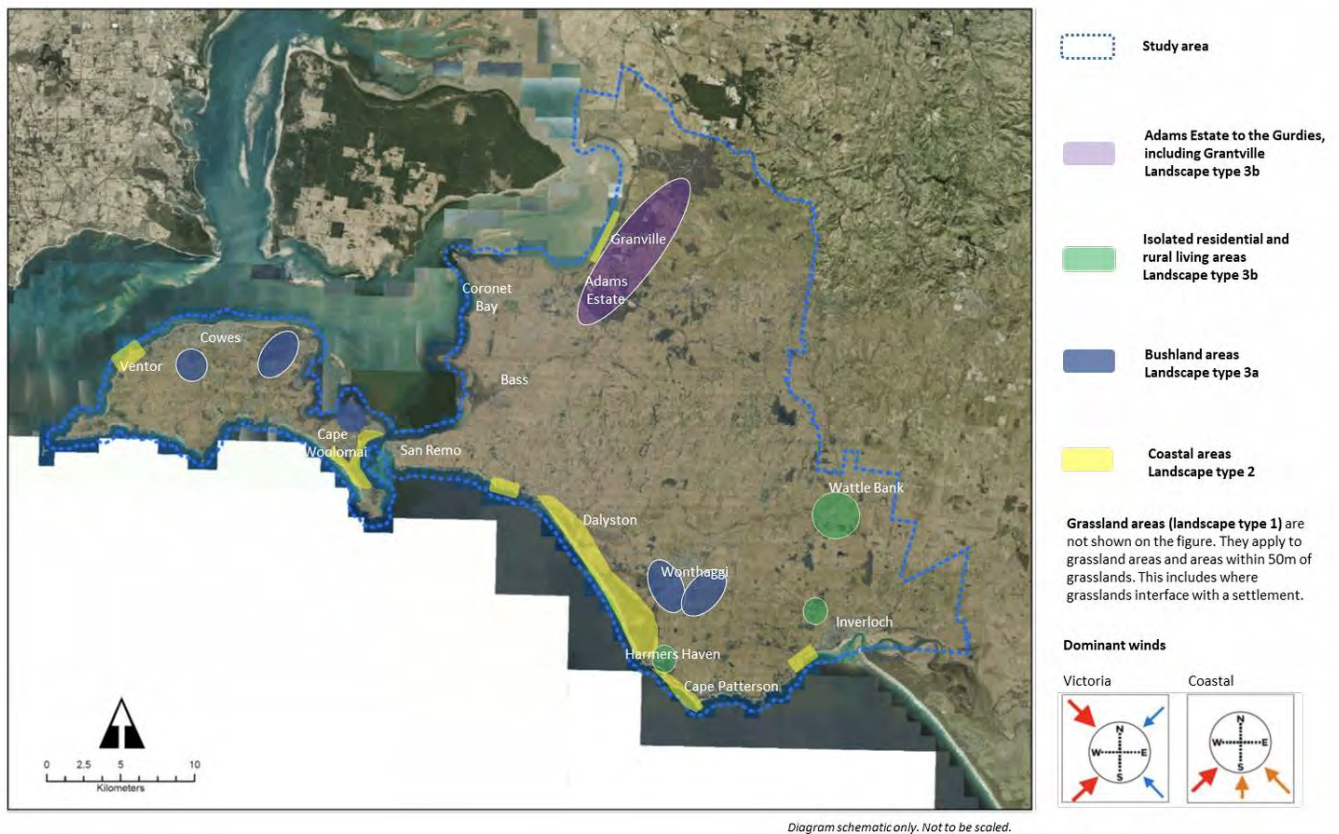
5.1.2 Bushfire

The Bushfire Management Overlay (BMO) predominantly applied to publicly managed land including the Wonthaggi Heathland and the State Coal Mine (Figure X). Residential land adjoining these sites is also affected by the BMO. This ensures that development includes appropriate bushfire protection measures to reduce risk to life and property.

Land outside the established urban area is also designated as a Bushfire Prone Area (BPA). The BPA is a separate designation and applied more broadly than the BMO. It requires bushfire risk to be considered when seeking planning and building permission. Both controls treat vegetation as a source of risk, and the management of bushfire hazard can involve vegetation removal on and adjoining affected land. The extent of these controls is therefore a relevant consideration when planning for the future development of Wonthaggi as a regional centre.

A Bushfire Landscape Assessment was prepared by Kevin Hazell Bushfire Planning in 2021 to support the Distinctive Areas and Landscapes program. This assessment undertakes a shire-wide assessment using the *Planning Permit Applications Bushfire Management Overlay Technical Guide* (2017) which identifies four broad landscape types. This framework was further modified by the report's author to separate Landscape Type 3 into type 3a and 3b to better represent the variability in the landscape.

FIGURE 6: BUSHFIRE LANDSCAPE AREAS



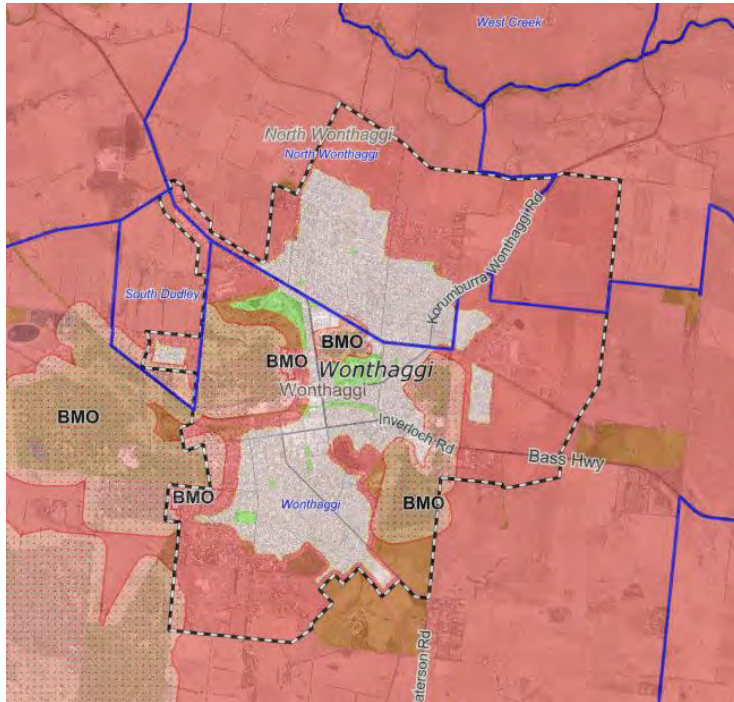
The bushland surrounding Wonthaggi to the South-West and South-East has been classified as landscape type 3a, which has the following characteristics:

- The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to the site
- Bushfire can approach from more than one aspect
- The area is located in an area that is managed in a minimal fuel condition*
- Access to an appropriate place that provides shelter from bushfire is available*

**These characteristics were adapted by the report's author to better represent the risk and are typically associated with a "type 2" landscape*

The report concludes that the municipality comprises mostly lower risk bushfire landscape areas with no area identified as type 4. The report recommends that bushfire landscape areas be considered when planning for the declared area. This report forms a relevant consideration for the future urban consolidation of Wonthaggi as well as the settlement boundary.

**** seeking landscape assessment at request of CFA******



5.1.2 Land Subsidence

Land Subsidence refers to the gradual movement of land either due to natural processes or previous human activity. Due to Wonthaggi's history as a coal mining town in the 19th and 20th centuries, various subsidence risks are present in the vicinity of previous sites of mining activity. This is currently managed in the Planning Scheme through the application of the Environmental Significance Overlay Schedule 4. This overlay requires a permit for buildings and works and requires a geotechnical report be prepared. Exemptions exist for non-habitable buildings under 100sqm and the Heron Drive Estate Development Plan.

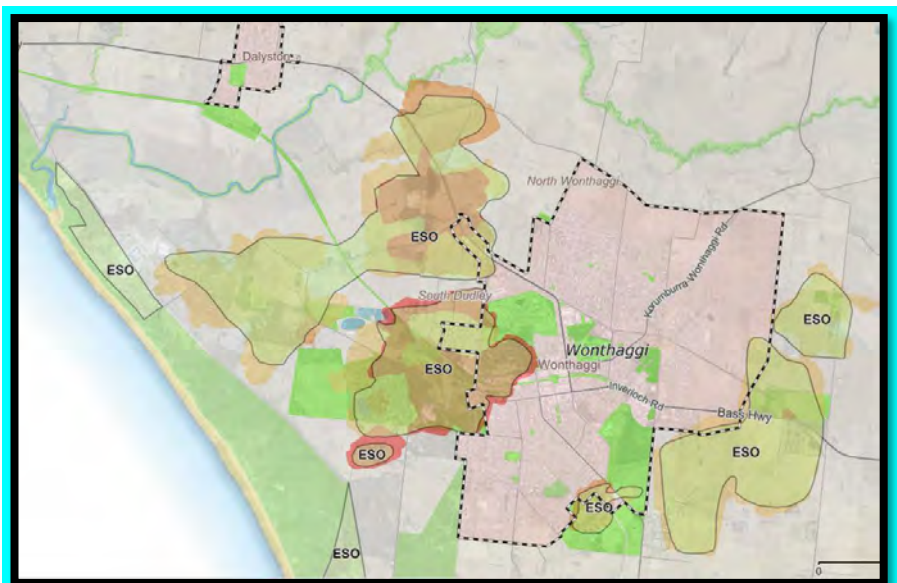


Figure x: Current ESO mapping over the top of new report mapping

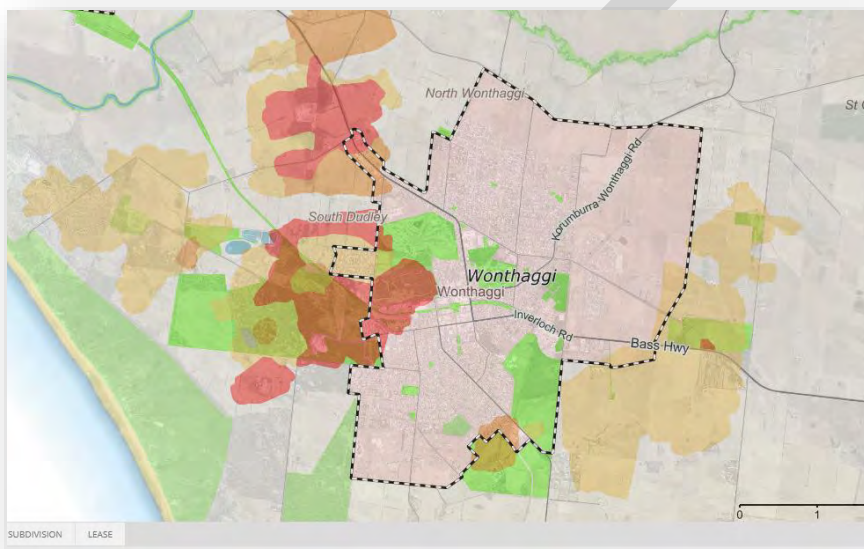


Figure X: Risk category mapping
 Yellow Category 1 (Low)
 Orange Category 2 (moderate)
 Red Category 3 (high)

As part of the Wonthaggi Structure Plan Review, Bass Coast Shire commissioned Civil Mine & Quarry Geotechnics Pty Ltd (CMQ) to undertake an updated study of the risk of subsidence in and around Wonthaggi to determine where additional development may be suitable. The scope of the work included:

- Desktop study of council and publicly accessible information
- A site inspection of current conditions
- Review and interpretation of satellite ground movement monitoring (InSAR) data
- The preparation of a report reviewing the current controls and illustrating the identified risk.

The final report identified seven criteria impacting upon the land subsidence risk of a given area including where the depth of a mine working is less than 40m, localised evidence of differential settlement, the intactness of the mine working structures and the risk identified in the 1981 Geological Survey of Victoria Mapping. The report categorised land in the study area into four risk categories:

Category	Number of Risk Criteria Met	Recommended intervention
Category 3 (High)	Five to Seven	Require a site-specific geotechnical assessment for any habitable buildings
Category 2 (Moderate)	Three or Four	Require a site-specific geotechnical assessment for any buildings that may be subject to large groups of people. Require all other habitable buildings and infrastructure to be designed to withstand a higher level of differential settlement
Category 1 (Low)	One or Two	Require all habitable buildings and infrastructure to be designed to withstand a higher level of differential settlement
Category 0 (Very Low)	Zero	No additional requirements above Australian Standards

The report recommends updating the ESO4 extent and ordinance to better reflect the varying risk across Wonthaggi. The ESO4 also applies in Kilcunda and similar work has not been undertaken. In order to update the overlay in an orderly way, a similar study must be undertaken in Kilcunda first.

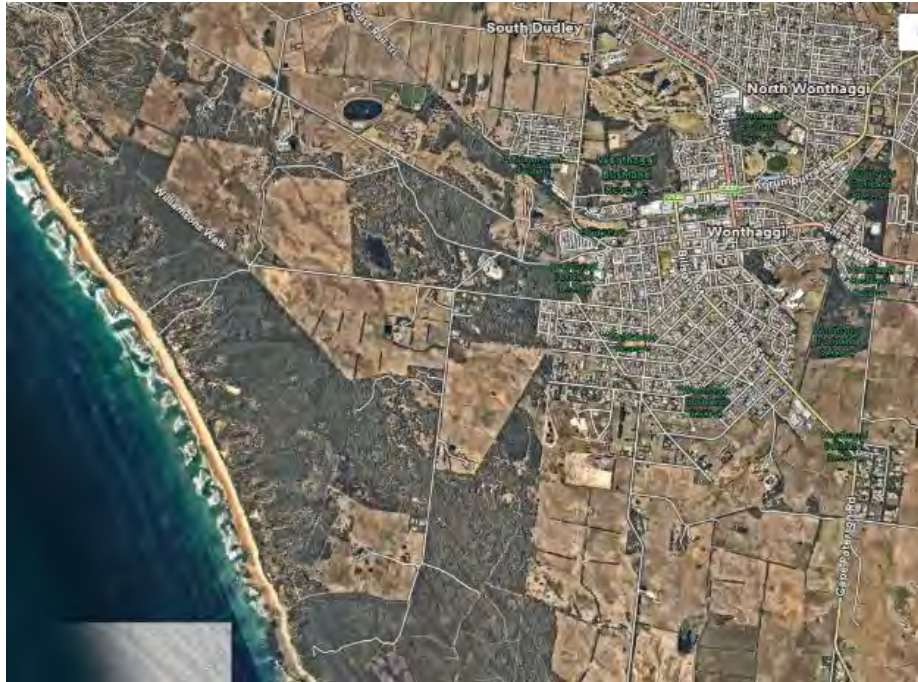
The study has also provided direction for the settlement boundary surrounding Wonthaggi. The study indicate a Category 1 (Low) risk on land abutting Carneys Road and Davidson Place, a Category 3 (High) risk on land north of White Road and west of Fuller Road, and areas of Category 0 (Very Low) risk west of South Dudley Road north of the residential area.

5.1.3 Landscape Values

5.1.3 Bass Coast Landscape Assessment Report Vol1 & 2

The Landscape Assessment Review updated the existing Coastal Landscape Assessment Study and provided the landscape evidence base for the SPP. Volume 1 establishes the landscape character of the area by dividing it into 4 landscape types across 13 different areas. It then assessed each of these areas are of regional or state significance based primarily on their visual values. Volume 2 of the assessment translates these findings into recommendations for the identified areas ongoing protection through the planning scheme.

Wonthaggi sits within the Bunurong Coast and Powlett River lowlands area, part of the South Gippsland Coastal Plains landscape type. The review found that the landscape around Wonthaggi is not of regional or state significance and recommended that additional land supply be prioritised on that basis. The coastal landscape of state significance between San Remo and Inverloch does, however, take in the large coastal reserves of indigenous vegetation extending to the Southwest of the township, including the Wonthaggi Heathlands reserve.



The review also found that canopy tree cover across Wonthaggi to be noticeably lacking compared to other townships in the declared area. It also identified an opportunity to link the bushland reserves around the town through vegetation corridors within the settlement. It also recommended that the large vegetation reserves be considered for protection through the Environmental Significance Overlay or Vegetation Protection Overlay

on the basis that the Significant Landscape Overlay is unable to appropriately manage environmental values.

5.1.3 Bass Coast Statement of Planning Policy Distinctive Areas and Landscapes Standing Advisory Committee Report: Part I

The Standing Advisory Committee considered submissions and expert evidence on the draft SPP and proposed landscape controls and made findings on each settlement in the declared area. On Wonthaggi, the committee found that the surrounding area had limited landscape and environmental values, with much of the land being zoned for agricultural uses. It considered the application of a protected settlement boundary premature and recommended that the decision be informed by future strategic planning work.

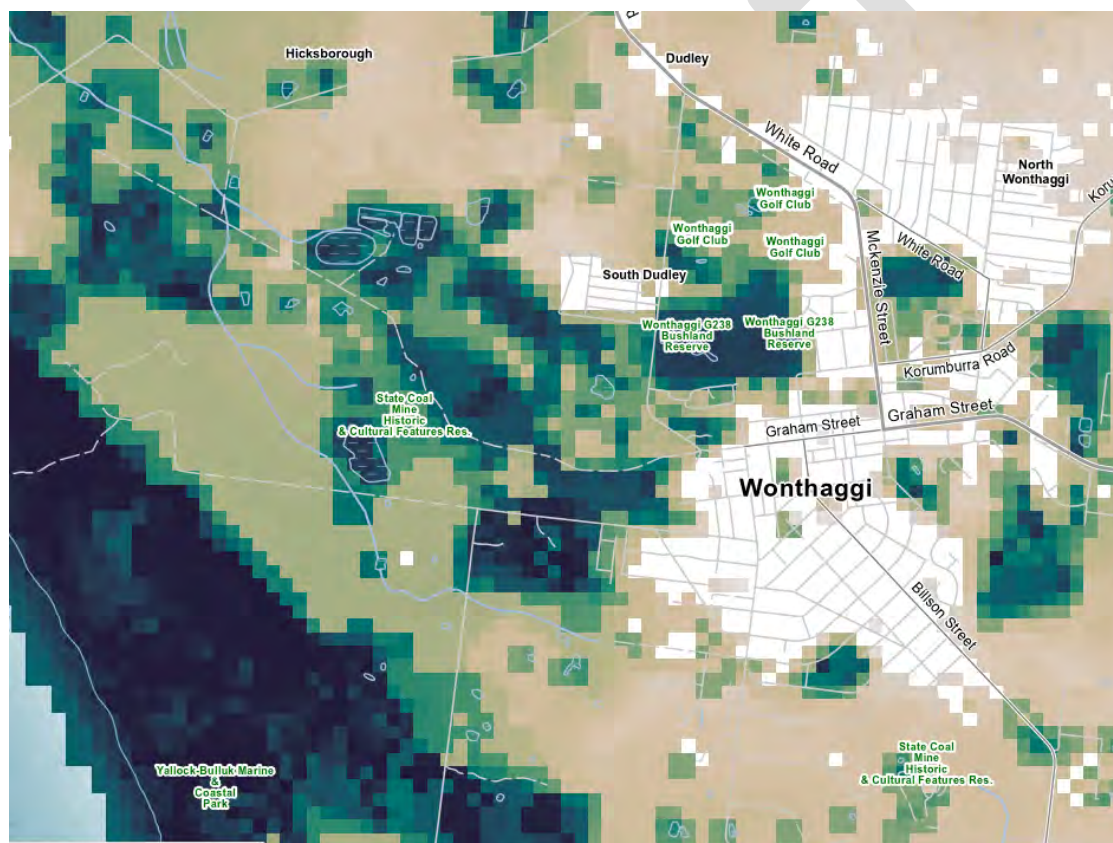
To justify the delay of implementing a protected settlement boundary, the committee found that while considerable work had been undertaken on landscape values, there was no comprehensive assessment of biodiversity values in the draft SPP or its supporting documents. It was also accepted that the level of detail in the Landscape Assessment Review was insufficient to define landscape boundaries and that further analysis would be needed to justify overlays and settlement boundaries being applied.

5.1.4 Ecological Protections

5.1.4 State Government Mapping

Nature Kit is the Victorian Government's online biodiversity mapping platform, maintained by the Department of Energy, Environment and Climate Action. It provides publicly available spatial data on native vegetation and habitat across the state, including Ecological Vegetation Classes, modelled native vegetation extent, strategic biodiversity values, habitat importance for threatened species, and species records drawn from the Victorian Biodiversity Atlas. The data is modelled at a regional scale and is widely relied upon in planning decisions where site-specific ecological assessment has not been undertaken.

In the Wonthaggi area, the highest modelled values are concentrated in the coastal reserves and heathland to the Southwest of the urban area. Environmental value within and adjoining the settlement are more fragmented but not absent.



Because the data is modelled not ground-truthed, it indicates where environmental values are likely to occur rather than confirming their extent or condition. It is a reliable starting point for identifying areas warranting closer investigation and for indicating when a development proposal may need to include a site level analysis, but it is not on its own a sufficient basis for applying planning controls.

5.1.4 Updated Natural Environment Strategy

Council is preparing an updated Natural Environment Strategy, which will set the overarching direction for how Council manages the natural environment across the shire. It will address matters that sit beyond the reach of the planning scheme, including the management of Council controlled reserves, weed and pest control, and partnerships with landholders and managers.

Most of the environmentally significant land around Wonthaggi sits on land the planning scheme has limited influence over such as public reserves, roadside vegetation, and waterways. The opportunity to ensure planning controls and on ground management strategies are aligned will ensure that values the planning scheme cannot protect are still managed, and that Council's investment in reserves and waterways is directed to where it delivers the most benefit.

5.1.4 Local Environmental Values Mapping

Despite its designation as the Shire's primary growth centre, The SPP notes that Wonthaggi sits within a landscape of significant biodiversity value. The township is surrounded by a network of reserves, including the Wonthaggi Heathlands, providing habitat for significant flora and fauna. The SPP advocates for the establishment of urban biolinks to improve ecological connectivity between fragmented habitats, alongside the revegetation of wetland areas surrounding the township, ensuring that urban expansion is balanced with the restoration and enhancement of the region's natural systems.

Council's Environmental Values Mapping project will provide the first consistent assessment of environmental values in the Wonthaggi area, drawing on technical studies of flora, fauna, habitat connectivity, and landform assessments. Habitat connectivity and the identification of biolinks is one of the most significant components of this work and one that is particularly relevant to Wonthaggi.

The Landscape Assessment Review identified approximately six large bushland reserves around Wonthaggi and recommended establishing corridors of native vegetation transecting the urban areas to link them. This is supported by clause 12.01-1L of the scheme which seeks to consolidate and link fragmented habitat areas and identified wildlife corridors. The mapping will identify where these values and connections sit in relation to the town, providing an opportunity for settlement planning to protect and enhance them through the provision of open space networks.

5.1.4 ESO I Review

As part of the most recent planning scheme review process, Council has identified that the Environmental Significance Overlays currently applying across the shire are not achieving what they are intended to. These schedules are dated, and there is a mismatch between the values each overlay is intending to protect and the permit triggers and exemptions they apply. This has resulted in permits being required for works of minimal environmental consequence, while works that do affect environmental values are not always assessed.

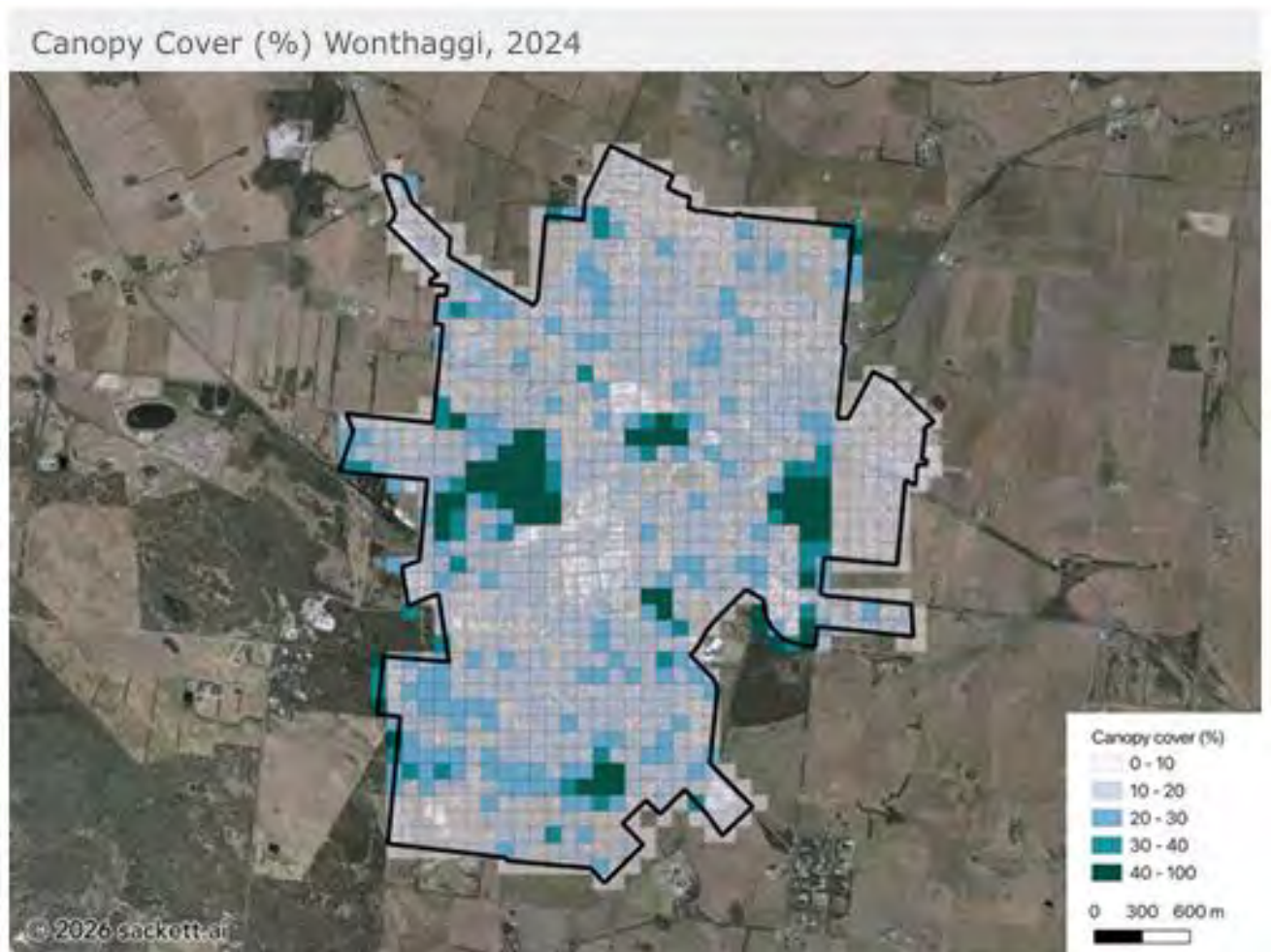
Some land within the study area is within the ESO I which was applied in 1999 as part of the New Format Planning Scheme and it no longer provides high values to the community. There is an opportunity to align the ESO review with Council's Environmental Values Mapping project council is currently undertaking. This would ensure revised schedules and their cartographical application are drafted in alignment with the findings of the project.

5.1.4 Urban Forest Protections

The 2024 Bass Coast Neighbourhood Character Study identified the loss of vegetation and landscaping on private land as a key issue and threat to neighbourhood character in Bass Coast. The proposed neighbourhood character controls propose to address this by requiring adequate garden areas and setbacks to accommodate vegetation and by requiring the establishment of canopy trees under various controls.

In addition, in May 2023 Council adopted the Bass Coast Urban Forest Strategy. It identified that retaining and expanding the trees and vegetation in the urban areas of Bass Coast is one of the most efficient and cost-effective mechanisms for adapting the region to climate change. While the average urban forest coverage across Bass Coast is 25 per cent, the strategy aims to increase this to 40 per cent by 2040. While publicly-owned land including nature strips and open space are critical to meeting this goal, 76 per cent of land in urban areas is privately owned.

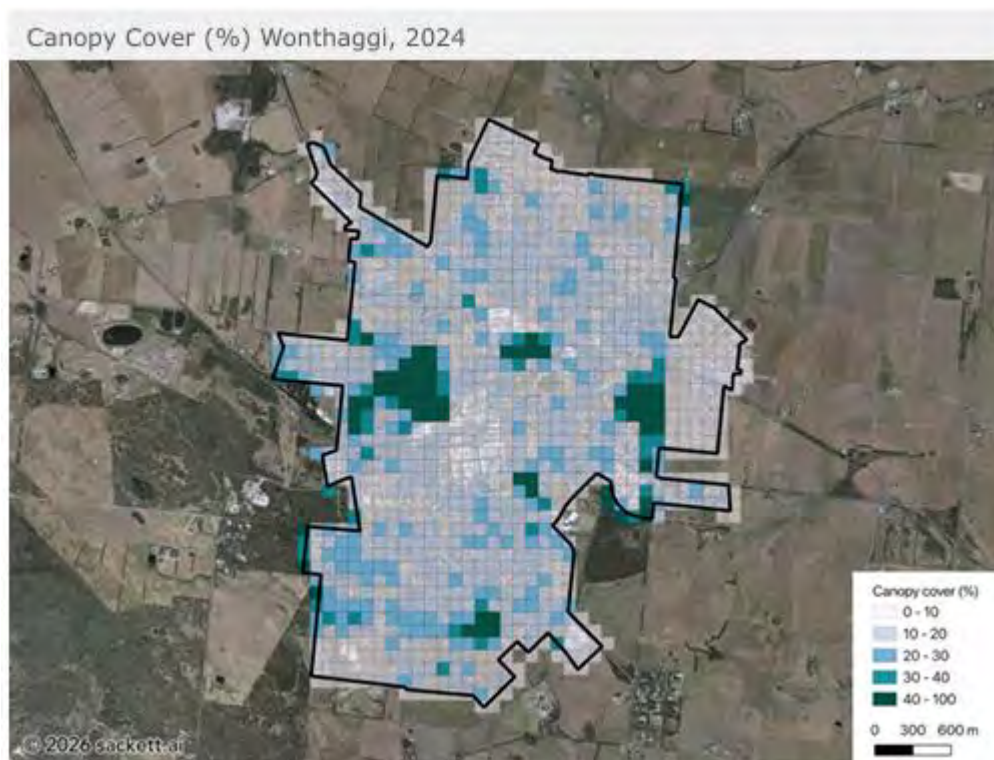
The Bass Coast Canopy Cover Report 2018-2024 found that average canopy cover in Wonthaggi was approximately 14% which remains largely unchanged from the 2018 measure of 13%. This demonstrates a need to uplift canopy cover significantly over the structure plan horizon.



The Urban Forest Strategy proposes to meet its 2040 aim by protecting existing vegetation, encouraging the establishment of new vegetation, empowering community to be a part of this work and embedding best practice across the region.

Action 2.5 of the plan states the following:

Investigate all mechanisms, including planning and local laws, to guide appropriate tree protection and ways to enhance tree planting and landscaping within public and private land; including tree species selection and minimum requirements and setbacks



5.1.5 Recommendations for the Structure Plan

The following issues and opportunities have been identified:

- Wonthaggi's landscape and natural environment is valued by the community
- Landscape scale bushfire risk is identified to the south-west and south-east of Wonthaggi
- There is a variety of subsidence risks across Wonthaggi requiring management
- The landscapes surrounding Wonthaggi are not considered state or regionally significant allowing spatial growth of Wonthaggi
- Wonthaggi's local biodiversity values are concentrated on the coast and the southwest heathlands
- The ESOI requires review
- Other Council projects provide an opportunity to recognise Wonthaggi's biodiversity
- Canopy cover in Wonthaggi is around 14% and well below Council targets

The following actions have been identified:

Action	Type	Timeline	Category
Monitor and support implementation of the Bass Coast Statement of Planning Policy	Advocacy	ongoing	Protected and Enhanced Natural Systems and Landscape Values
Support an updated Natural Environment Strategy (or a similar superseded strategy) that includes: - Restoration and enhancement of the	Strategy & evaluation	ongoing	Protected and Enhanced Natural Systems and Landscape Values

natural environment - Promotes access to natural environment in conjunction with water authorities			
Support an updated Bio-links plan (which is linked to a POS strategy & can be implemented into the BCPS)	Strategy & evaluation	short term	Protected and Enhanced Natural Systems and Landscape Values
Work with the Bunurong to plan initiatives to for better access to country for cultural practices and land management.	Advocacy	ongoing	Rich Cultural Identity Character and Liveability
Support the delivery of the Climate Change Action Plan	Strategy & evaluation	ongoing	Protected and Enhanced Natural Systems and Landscape Values
Protect Vegetation on private land through the planning scheme. Undertake an amendment to introduce a Vegetation Protection Overlay for Wonthaggi	Planning Scheme	medium term	Protected and Enhanced Natural Systems and Landscape Values
Update Land Subsidence Controls to the latest study Following an updated subsidence study in Kilcunda, undertake an amendment to update the ESO4	Planning Scheme	Medium term	Protected and Enhanced Natural Systems
ESOI Review In alignment with the Planning Scheme Review, review the ESOI near Wonthaggi	Planning Scheme	Long term	

5.2 Settlement and Land Use

5.2.1 Context

Wonthaggi has the highest spatial growth capacity in Bass Coast and is the preferred location for major residential, commercial, employment and community development. A balanced settlement strategy is required to accommodate the municipal housing target, maintain settlement boundaries, avoid low-density outward expansion and protect the surrounding productive rural landscape.

Relevant influences to this theme include:

- Land Supply and Demand
- Land Use Zones
- State and Local Housing Policies

5.2.1 What we Heard

- “Wonthaggi started out as a “model town” with a well thought out structure of business, civic and then residential fanning out in South Wonthaggi. Future development should respect this and also be planned, not haphazard. Limited medium density in appropriate locations” - Survey Contributor
- “The new petrol station in area zoned housing is extremely disappointing in a housing crisis. [...] We desperately need smaller units, and this then would free up the larger homes for families and enable these to live closer to services, shops & schools etc. It would also help to curb the sprawling town boundaries.” - Barbara, Social Map Comment – 2 upvotes
- “We need more housing diversity. Also we need more affordable housing” - Survey Contributor

5.2.1 Bass Coast Statement of Planning Policy

The SPP included the following Settlement directive for Wonthaggi:

“Wonthaggi is the declared area’s primary service and employment centre. There are opportunities for the large-scale expansion of residential, commercial, community and industrial land uses.” SPP

Relevant objectives include:

	Objective Text	Relevance to Wonthaggi
Objective 1	To recognise, conserve, strengthen and promote the declared area’s Aboriginal cultural heritage values and work in partnership with the Bunurong people in caring for Country.	• Engagement with Bunurong is critical to the location of the recommended settlement boundary • Providing insight into the places of values and tangible and intangible Aboriginal cultural heritage values.
Objective 13	To plan and manage the sustainable development of the declared area’s settlements, to ensure the protection and enhancement of the area’s landscape significance, Aboriginal cultural heritage, historic heritage, environmental and biodiversity values, and consistent with the unique character and hierarchy designation of each settlement.	• Plan for land on the periphery and its transitioned maintain regional values • Limit expansion in high-risk locations • Maintain and enhance views of rural hinterland • Adequate supply of ‘well-served’ commercial, industrial, community and other employment land • Social and affordable housing

		Aligning development to housing change areas
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5.2.2 Housing

5.2.2 Bass Coast Housing Strategy 2024

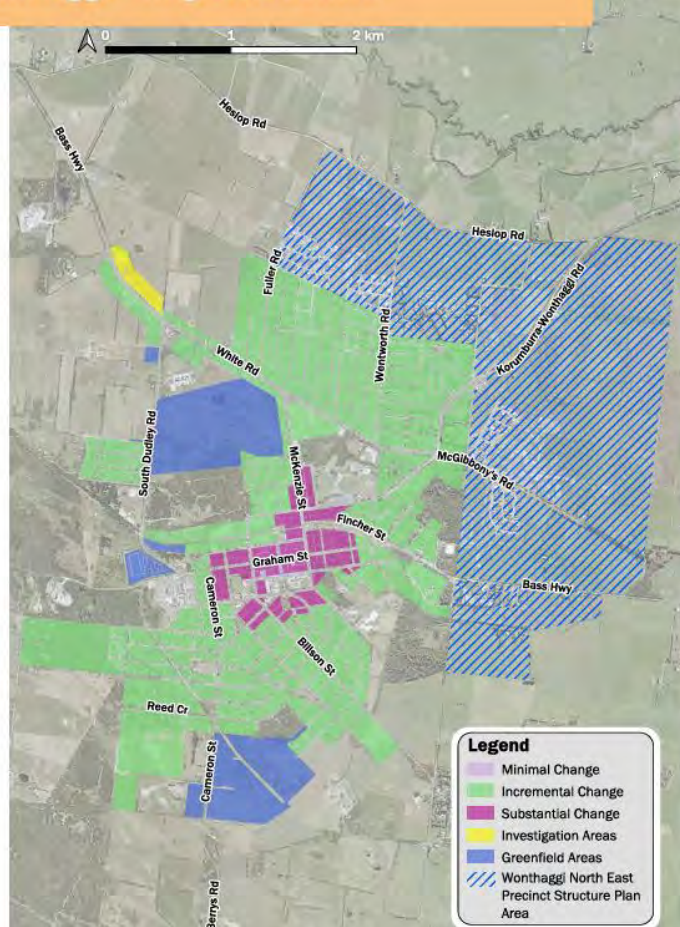
The Bass Coast Housing Strategy was adopted by Council in 2024 and sets out a framework for how Council intends to facilitate housing to support projected housing and population growth in Bass Coast. The strategy aims to make these decisions in line with four principles:

	Urban Infrastructure and Connectivity	Housing should be located close to services and infrastructure and have good connections to surrounding areas
	Environmental Hazards and Ecology	Housing should avoid areas where there are environmental hazards or sensitive environments
	Neighbourhood and Landscape Character	Housing should avoid detracting from the qualities of our towns and landscapes that make them special
	Diversity and Affordability	A diverse range of housing should be provided, accommodating the existing and future demographics of the area

Housing Change Areas

In alignment with Planning Practice Note 90 and 91, the Bass Coast Housing Strategy identifies land as within Minimal, Incremental or Substantial Change areas to guide appropriate housing policy and zone choice. In addition, the strategy identified some land within Wonthaggi as “Investigation Areas”, “Greenfield Areas” and “Wonthaggi North East Precinct Structure Plan Area”, described below:

Wonthaggi – Regional Centre

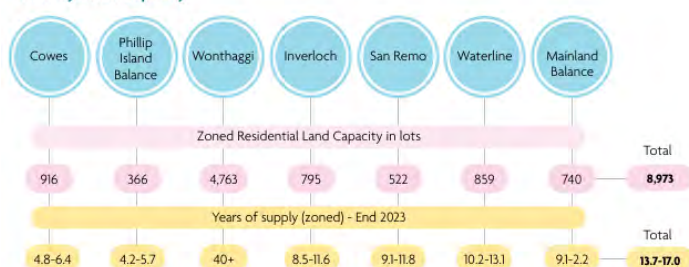


Designation	Description	Suggested Zones	Suggested Preferred Height
Minimal Change Areas	In Bass Coast, minimal change areas should include single detached dwellings and apply to areas with infrastructure, environmental or character constraints. These areas can encompass both existing areas of Bass Coast without capacity for further change (including low-density residential areas), as well as greenfield development areas where services cannot be accessed without a car and development should be at conventional densities, except where a change in change area can be justified. Subdivision and multi-dwelling developments should be discouraged, except where the applicant can demonstrate that the development will not be impacted by the constraints and special characteristics applying to the land. Given its role as a Regional Service Centre, no minimal change areas were applied in Wonthaggi.	NRZ, LDRZ	1-2 Storeys
Incremental Change Areas	In Bass Coast, incremental change areas are areas where some level of change and housing intensification may be appropriate. Lots in incremental change areas may be smaller than historical expectations, to allow for more compact living. These areas are primarily located within higher-order settlements, as well as part of the urban core of smaller towns. Some higher density housing, such as low rise flats or shop-top housing may be appropriate on a site-by-site basis. Housing types will be predominantly detached or semi-detached housing with some multi-unit developments at scale with the surrounding neighbourhood.	NRZ GRZ	2-3 Storeys

	In Wonthaggi, this change area is applied to all land residentially zoned land outside of the “Substantial Change Area”, recognising the town’s role in facilitating growth.		
Substantial Change Areas	In Bass Coast, substantial change areas will be targeted for intensification of housing supply. These areas should transition to more housing density to provide sufficient supply to the local housing market, improve affordability and allow diversity in housing types to accommodate aging and disabled residents, as well as single adults and couples without children. These areas are located only in Bass Coast’s four highest-order settlements of Cowes, San Remo, Inverloch and Wonthaggi in proximity to their activity centres. Housing types will include attached housing such as townhouses, unit developments and in well serviced areas such as activity centres, low and medium scale apartment buildings, that respect the surrounding urban context. Development of these areas for fully detached housing would likely be considered an underdevelopment. Subdivision of land for this purpose should be restricted. In Wonthaggi, this change area is applied to land within a 400m walkable catchment from the activity centre, except where other constraints exist.	GRZ MUZ CIZ RGZ	3+ storeys
Investigation Areas	This designation was placed on all land within the Mixed Use Zone. The Mixed Use Zone had been applied across Bass Coast for various purposes prior to amendment VC110, which added the facilitation of medium-density housing as a purpose to the zone. Some of these areas within the zone were inconsistent with this purpose and so were placed in an investigation area for future change area designation through further work.	N/A	N/A
Greenfield Areas	This designation was applied to land within settlement boundaries that was within a non-urban zone such as a Farming Zone that may play a long-term role in housing supply if determined by further structure planning	N/A	N/A
Wonthaggi North East Precinct Structure Plan Area	This designation was applied to land within the Wonthaggi North East Precinct Structure Plan as there was no need to provide further direction for housing policy in these areas due to the comprehensive nature of the PSP.	N/A	N/A

Housing Targets and Residential Land Supply

Town by town capacity



A Residential Land Supply and Demand Assessment was undertaken in 2021 to support preparation of the Housing Strategy that was updated in 2023 and peer reviewed in 2025. The 2021 assessment stated (emphasis added):

“Under the current policy framework, the established areas of Bass Coast towns could theoretically accommodate a further 10,300 infill dwellings. The locations with the greatest capacity for this type of development are Cowes (3177 dwellings), **Wonthaggi (1186)**,

Grantville (1115), Inverloch (1191) and San Remo (1148). Most other towns have low to moderate capacity for infill development, accounting for the remaining 2483 hypothetical lots. These towns have less urban areas with access to services that would be suitable for higher density. Up to 13% of infill capacity is within the four main activity centres of Cowes, Inverloch, San Remo and Wonthaggi. The greatest capacity for infill is in the Cowes activity centre, where planning controls enable higher built form and therefore higher densities. These areas must be prioritised and development facilitated in these areas, to minimise unnecessary sprawl.

Additional support for higher densities of infill, should be sought in the other district towns and the regional centre of Wonthaggi, through the introduction of appropriate planning controls.”

“Bass Coast has a projected housing demand of approximately 7890-9840 new houses. If existing controls are maintained and settlement boundaries match those in the draft statement of planning policy, 10,924 new separate dwellings could be developed. This figure includes rezoning land within settlement boundaries, to create capacity for 1951 new dwellings, which includes significant growth areas in Wonthaggi South and Cape Paterson North.”

Housing Strategy Recommendations

The following strategies and actions listed in the Bass Coast Housing Strategy are considered relevant to Wonthaggi

Strategy 1.1.1: Review township strategies and activity centre plans, to ensure urban consolidation is facilitated in the activity centres of Wonthaggi, Cowes, San Remo and Inverloch.

Strategy 1.1.7: The Wonthaggi North East Precinct Structure Plan prevails over all housing strategies within its designated area.

Strategy 1.2.1: Direct urban consolidation to within 5 minutes walking distance of the main activity centres of Wonthaggi, Inverloch, Cowes and San Remo, including the activity centres themselves

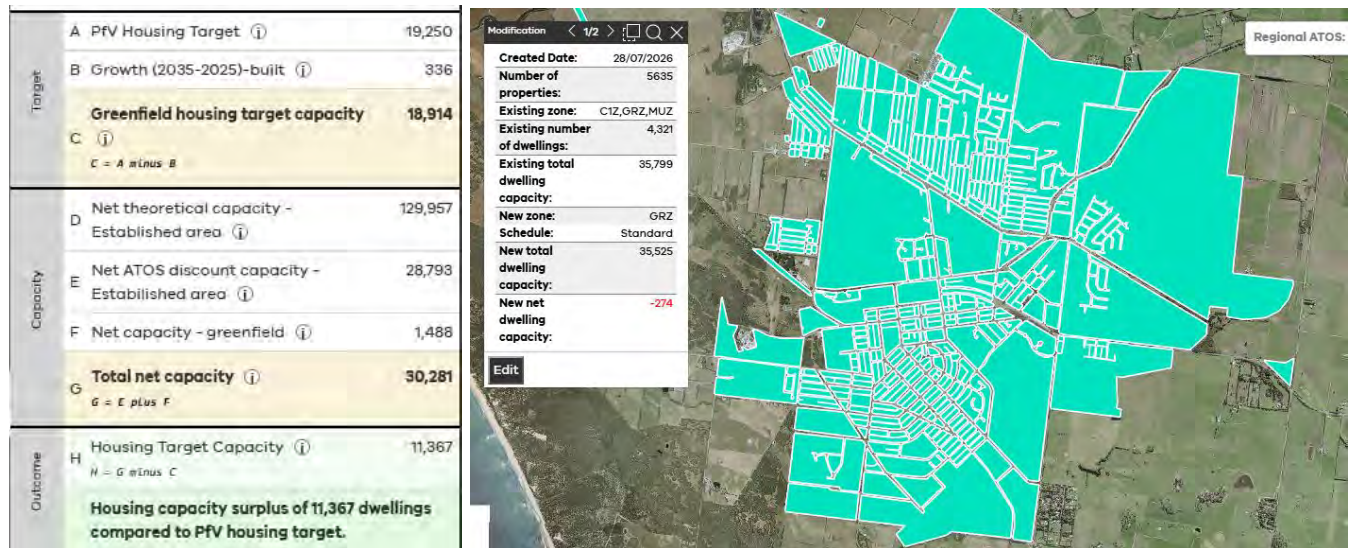
Action 4.1.1: Investigate the land supply and demand of low-density, rural living and other housing in preparation for the 10-year review of the Statement of Planning Policy, with a particular focus on land outside Wonthaggi. (4.1.1)

5.2.2 HCAP and ATOS

The Housing Capacity Assessment Platform (HCAP) and Access to Opportunities and Services (ATOS) tools are digital platforms created by the Department of Transport and Planning assist in the preparation of residential development frameworks.

HCAP provides a consistent approach to estimating housing capacity across Victoria by modelling the theoretical housing development capacity of planning ordinance. It is supported by the ATOS tool which aggregates data related to public transport access, the location of jobs, community facilities and services to prioritise locations for housing change

Wonthaggi's HCAP Capacity

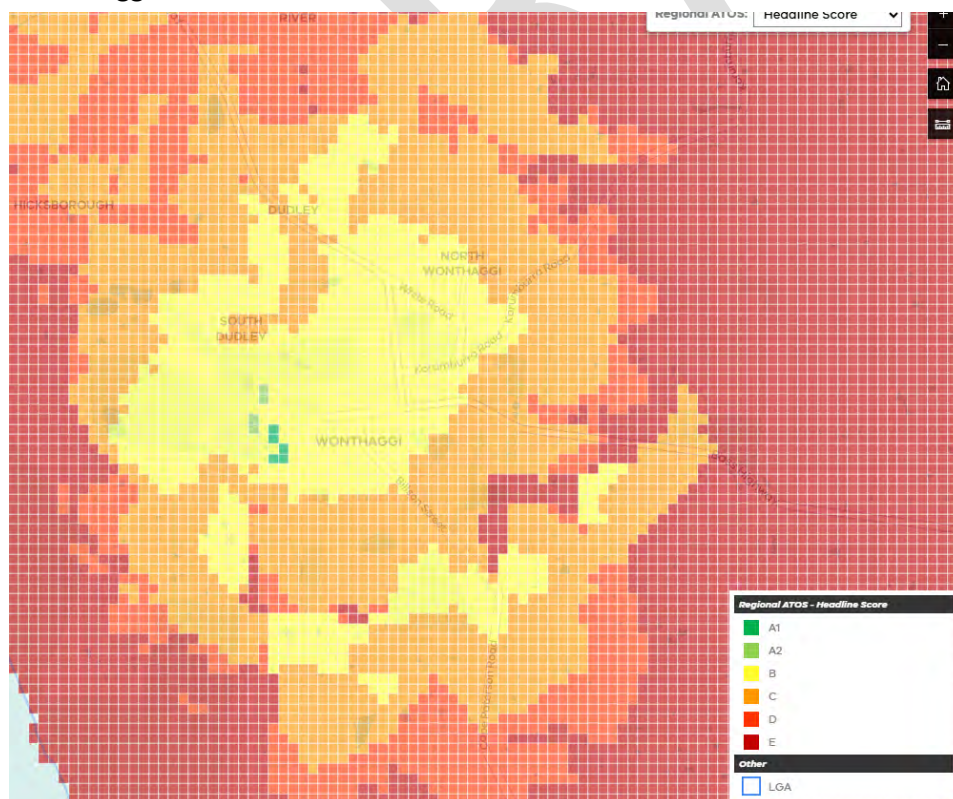


An analysis of Wonthaggi's capacity using the HCAP tool identifies that it has an existing capacity of 35 799, allowing it to theoretically single-handedly provide for the Plan for Victoria Housing Target for Bass Coast of 19 250.

Notably, this does not include land over 2000sqm within the boundary as HCAP is unable to model land of this size.

While not providing an indication of market demand and trends like the 2021 supply and demand assessment, the HCAP assessment demonstrates clear capacity for residential uplift should the development pressure eventuate.

Wonthaggi's ATOS Assessment



In deploying the ATOS tool to regional Victoria, recalibration was undertaken by DTP to reflect more appropriate levels of available public transport and services access.

Under the ATOS tool, Wonthaggi is classified as a “Regional Service Centre” meaning that the following services factor into a given grid area’s score:

- Priority 1 Category
 - o The Closest Primary School
 - o The Closest Secondary School
 - o The 2500th closest white collar job
 - o The 1000th closest blue collar job
- Priority 2 Category
 - o The second closest child care/kinder
 - o The closest GP clinic
 - o The closest grocery store
 - o The closest IHa of open space

Travel times to these services is then graded using a 5-tier system using standard deviations and the lowest in each category informs the ATOS grade shown on Figure XX.

Wonthaggi is mostly graded B and C with the outlying areas graded D and E. Small areas surrounding the Wonthaggi Hospital are graded A1 and A2. In areas graded B and C, 20% of the theoretical capacity is attributed towards meeting the Plan for Victoria Housing Target while in areas graded D and E, only 10% is attributed. While an in-depth analysis of the ATOS tool has not been undertaken, it is anticipated that these gradings are due to the decentralised nature of Wonthaggi, including the location of both secondary school campuses on the outskirts of town. While the ATOS analysis provides useful context to the HCAP modelling, it has not substantially informed the structure plan given its shortcomings in adequately considering access.

5.2.2 Housing Market

Household Size

In 2021, average household size for Wonthaggi (being Wonthaggi, South Dudley and North Wonthaggi SAI areas) is approximately 2.5 people per occupied dwelling. This is forecast to remain stable over the forecast period.

In comparison to regional Victoria, Bass Coast Shire has a higher number of one person and two person households. In 2021, 33 percent of households in Bass Coast Shire were one person households as compared to 29 percent in Regional Victoria.

Victoria in Futures I (VIF) data on households for Wonthaggi District states that the average household will decrease from 2.20 in 2021, to 2.1 in 2036 and is expected to further reduce. VIF suggests that Lone person households and couple families without children will make up 70% of the household typology up from 66.1% in 2021. In 2021 households of 75+ made up 11.6% of the population, this is anticipated to rise to 20.6% in 2036 suggesting that households of 60 plus will increase from 37.8% of the market to 44.2%.

Table 3.1: Average Household Size Projects, Wonthaggi District* (VIF 2021)

Year	2016	2021	2026	2031	2036
Estimated Resident Population (ERP)	22,476	26,754	29,211	31,652	34,045
Persons in Occupied Private Dwellings (POPD)	---	12,180	13,576	14,817	16,011
Average Household Size	2.18	2.17	2.13	2.11	2.09

Unoccupied Dwellings

Unoccupied dwellings as a proportion of total housing stock have decreased over time in Wonthaggi-Inverloch. As per Figure 3.1, there were 11.9% dwellings unoccupied in 2016, as compared to 12.3% in 2006 and 15.56 percent in 1996 (ABS 2016). This decline in the proportion of unoccupied dwellings maybe attributed to the fact that with an ageing population many retirees are moving permanently into their holiday homes, however, there is no evidence base to support this assumption.

Dwelling Typology

Separate detached houses are the most dominant dwelling type in Wonthaggi. In 2016, the ABS Census identified that majority of the housing stock in Wonthaggi was detached housing (94.1%), followed by semi-detached dwelling (9%).

Table 3.2: Dwelling Typology in Wonthaggi (ABS 2021)

Type	North Wonthaggi		South Dudley		Wonthaggi		Total	
	No.	% Total	No.	% Total	No.	% Total	No.	% Total
Separate (detached) house	1203	96.5%	181	100%	2025	85.8%	3,409	90.01%
Semi-detached, row or terrace house, townhouse etc. with one storey	42	3.4%	0	0.0%	208	8.8%	250	6.6%
Flat or apartment in a one or two storey block	3	0.2%	0	0.0%	17	0.7%	20	0.53%
Other type	0	0.0%	0	0.0%	108	4.6%	108	2.285%
Studio	4	0.3	0	0.0%	5	0.2	9	0.23%
1 bedroom	4	0.3	4	2.2%	152	6.5	160	4.10%
2 bedrooms	136	10.0	49	26.5%	631	26.8	816	20.92%
3 bedroom	702	51.7	87	47%	1031	43.8	1,820	46.67%
4 or more bedroom	494	36.4	41	4%	474	20.1	1,012	25.95%
Bedrooms not specified	17	1.3	4	2.2%	62	2.6	83	2.13%

Wonthaggi has experienced an increase in the proportion of separate (detached) houses to the total dwellings. The proportion of separate houses has increased by 25% since 2006. Due to the inconsistent dwelling typology (for flats and semi-detached houses) between 2011 and 2016, it is difficult to understand the trend regarding dwelling typology in the last 5 years (Table 3.3).

Table 3.3: Change in Dwelling Typology in Wonthaggi 2001-2016 (ABS)

Type	2006		2011		2016		2021		Change (2006-21)	
	No.	% to total	No.	% to total	No.	% to total	No.	% to total	No.	% Change
Separate House	2966	90%	2959	82%	3688	94%	3,409	85.8%	+443	14.9%
Semi-detached	323	10%	299	8%	188	5%	250	8.8%	-73	-22.6%

Flat or apartment in a one or two storey block	0	0%	329	9%	42	1%	20	0.7%	+20	NA
House or flat attached to a shop, office, etc.	3	0%	0	0%	3	0%	108	4.6%	+105	NA
Total	3292		3587		3921		3787		+495	+15%

Dwelling Growth and Forecast

Bass Coast Mainland area has experienced about 51% increase in the number of dwellings from 2016-2021, with the addition of 1876 dwellings, including 285 new dwellings in North Wonthaggi and 376 new dwellings in the Cape Patterson-Wonthaggi area. Significant dwellings growth is expected until 2046 with Wonthaggi one of the towns leading the growth. Of the total 11,600 dwellings increase in Bass Coast Shire until 2046, Wonthaggi- Cape Patterson and North Wonthaggi are expected to accommodate about 3,700 new dwellings (id Consulting 2026).

Table 3.4: Forecast Residential Development Growth

Area	New Dwellings	% Increase
Bass Coast Shire	+ 11,626	+ 40.2%
North Wonthaggi	+ 1,531	+ 99.6%
Wonthaggi - Cape Paterson	+ 2,178	+ 51.0%

Dwelling typology in Bass Coast comprises 90% of single detached dwellings, with the other remaining 10% a mix of higher density dwellings and caravan/detachable. Applying the anticipated trends on dwelling typology, it is expected that separate (detached) houses will be continuing to be the predominant dwelling type and will comprise around 90 percent of the dwelling stock, followed by flats, units and apartment stock.

Rental Housing

Rental occupancy is relatively higher in Wonthaggi when compared with Regional Victoria. In 2021, 28% of households in Wonthaggi & 20% of households in Wonthaggi North were renting their dwelling from a private landlord or estate agent compared to 19.8% in Regional VIC (ABS, 2021).

In 2021, the average rent was about \$280 per week that is much lower than the average of \$370 for Victoria (ABS, 2021). However, rental stress is high with 43.5 % households paying more than 30% of their usual gross weekly income on rent, 11% higher than the state average.

Data from Realestate.com.au suggests that rental costs have increased from \$353 per week in May 2021 to \$495 per week in April 2026 for Wonthaggi and from \$400 to \$500 in North Wonthaggi this data is based on new rental agreements in contrast to Census data which collects data on all rentals no matter when the lease agreement commenced.

According to Realestate.com.au 61 properties in Wonthaggi have been newly leased in the past 12 months while 48 properties have been leased in the past 12 months in North Wonthaggi.

Short Stay Accommodation

There are approximately 2700 active short stay accommodation listings across Bass Coast Shire with only 30 of those located in Wonthaggi according to AirDNA and the Australian Coastal Councils. During the 2025/26 registration period just 7 properties were registered in Wonthaggi under the Short Stays Rental Accommodation Local Law.

5.2.2 Residential Land Market

Land Demand

Demand for residential land (until 2036) was estimated based on the population growth, occupancy rate, dwelling growth and assuming certain lot sizes for dwellings. In order to estimate demand for land, lot size of 550 sq.m. for detached dwellings and 250 sq.m. for semi-detached dwellings, town house, flat, unit or apartment is considered.

Table 3.5: Forecast occupancy, housing stock and associated land area

		Occupancy rate	Occupied dwellings	Unoccupied dwellings	Dwelling stock	Dwelling required	% at 550 sq.m.	550		% at 250 sq.m.	No. at 250 sq.m.		
2016	8,229	2.18	3594	437	4031		87%						
2026	11,537	2.18	5292	635	5927	1896	86%	1631	90	14%	266	7	96

It is expected that the demand for land in Wonthaggi will be about 96 ha until 2026 (Table 3.5). This forecast seems realistic given that the Wonthaggi/Dalyston Structure Plan 2008 forecasted demand for 124.5 ha of land until 2031.

Vacant land

There is approximately 32.54 Ha. of residential land that is vacant in GRZ1 and LDRZ. The average vacant lot size in GRZ was 763 m2 with the lots predominantly between 500- 1000 m2. The average vacant lot size in LDRZ was 4074 m2 with most of the lots between 2000-4000 m2.

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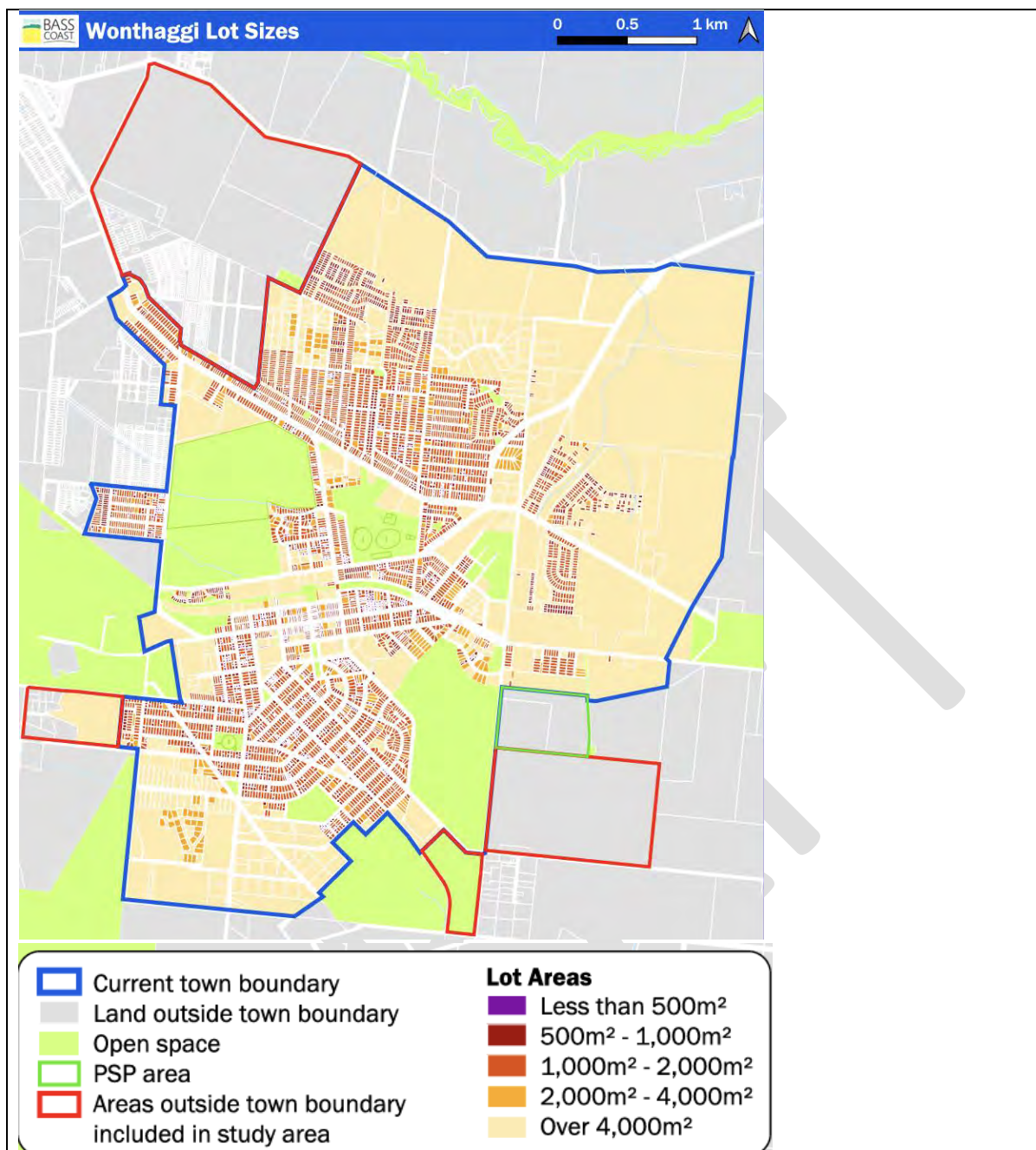


Figure 3.2: Lot sizes in Wonthaggi – might need to talk to GIS about how to replicate this

Table 3.6: Vacant Land in residential areas

Residential Zone	Vacant land (Ha.)	Average (sq.m.)
GRZ I	25.62	763
LDRZ	6.92	4074
Total	32.54	

Table 3.7: Vacant land sizes in residential areas

Lot Size	0-300	301-500	501-700	701-1000	1001-2000	2001	Grand Total
Zone GRZI	7	30	157	129	20	4	347

	LDRZ						7	7

Land Supply

Aside from using vacant land availability as a measure to understand residential supply, an approach that includes combining existing vacant lots and lot capacity of broad hectare land zoned for residential development was undertaken using the spatial mapping system and rates database at the council (Table 3.8).

Council has undertaken the Land Supply and Demand Assessment with the latest one completed in 2023. This identified the following:

- There are 1991 lots available for residential land supply in Wonthaggi, including 364 existing vacant lots and 1627 lots in broad hectare capacity.
- Based on the population growth projections, occupancy rates and dwelling typology expected in the future, it is estimate that there is a demand for 96 Ha of land for residential housing.

Table 3.8: Estimate residential land supply for Wonthaggi (Urban Enterprise 2023)			
Zones	Vacant Lots	Broadhectare Lot Capacity	Total lots and Capacity
General Residential Zone	60	1,241	3,599
Low Density Residential Zone	4	83	0
Total	64	1,324	3,599

5.2.3 Residential Planning Controls

5.2.3 Chisholm Road Expansion Area

The land at 121 Chisholm Road is the land associated with submission 154 to the Distinctive Areas and Landscapes, the landowners submitted to the panel that the land should be included in the Wonthaggi Protected Settlement Boundary.

Figure 15 Wonthaggi Settlement Boundary



DALSAC findings were that:

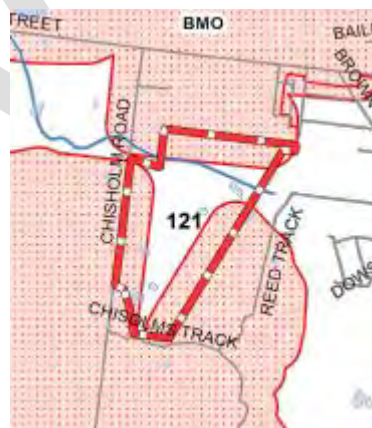
- Wonthaggi and its surrounds have low landscape values.
- The decision to apply (or not apply) a Protected Settlement Boundary for Wonthaggi should be informed by future strategic planning work.
- The land relating to Submissions 154 and 270 should be considered as part of the strategic work to be undertaken prior to applying a Protected Settlement Boundary.

This report will accompany the new Wonthaggi Structure Plan as Council's contribution to the strategic work to consider a Protected Settlement Boundary.

The land is current zoning Farming, partially affected by the BMO and is almost entirely mapped as an area of cultural heritage.

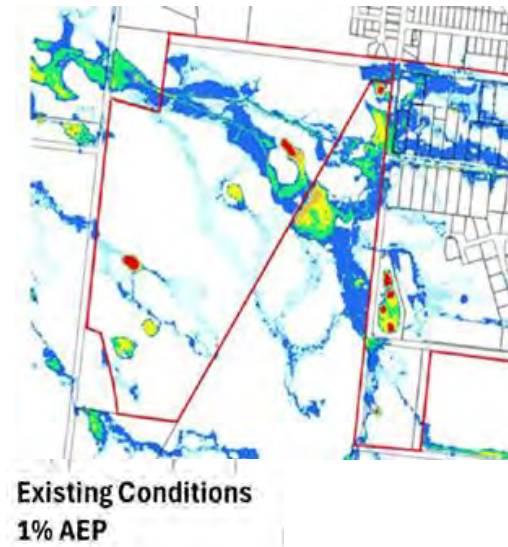


Mapped areas of cultural heritage



Bushfire Management Overlay

The site has extensive stormwater management issues originating from the south west catchment area.



The land is located outside the current town boundary in a location that is not suitable for residential expansion based on current policy settings

Ultimately the land is not recommended for inclusion in the strategic settlement boundary as there is sufficient supply for the next 15 years in Wonthaggi and the land is not appropriately located to take on growth as it is located in an environmentally sensitive area.

5.2.3 Grass Tree Court Investigation Area

The land within the Grass Tree Court Investigation Area is currently outside of the settlement boundary but within the urban zones of the Low Density Residential Zone (LDRZ) and General Residential Zone (GRZ). Planning Practice Note 99 provides guidance for setting settlement boundaries and notes that typically zones of this kind should be included within the settlement boundaries of towns. On this basis, the structure plan should either:

- Investigate inclusion of the subject site within the settlement boundary, or
- Recommend a new land-use zone to represent the non-urban strategic direction for the land

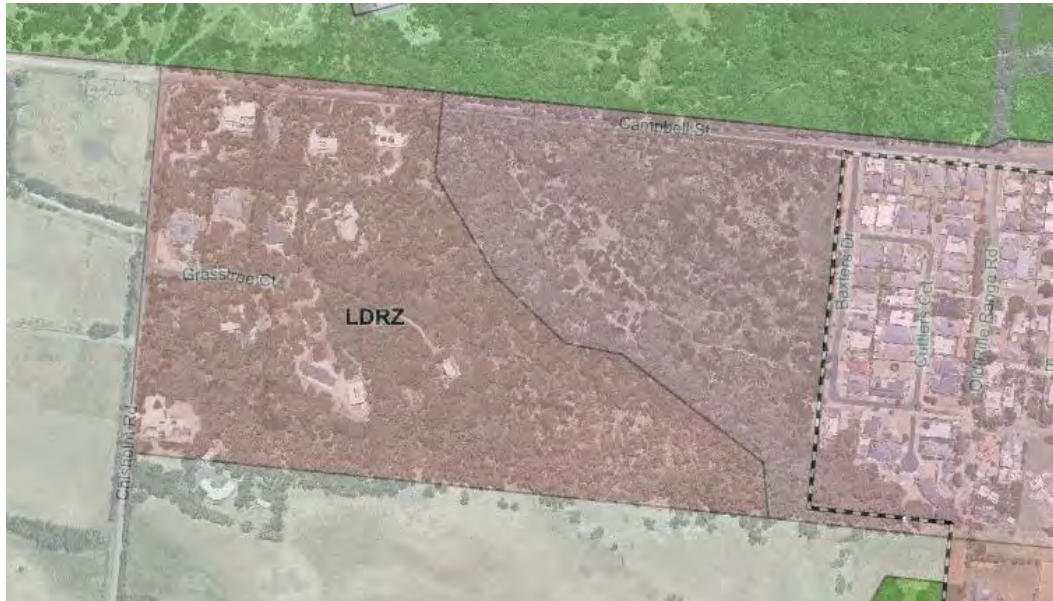
The investigation area is generally bounded by Baxters Drive to the east, Campbell Street to the north, Chisholm Road to the west and an unused road reserve to the south that is the westward extension of Broome Crescent.

The land is heavily vegetated and comprises approximately 13 residential lots developed with dwellings in the LDRZ area ranging between 4000 and 23 000 square metres with a single 14.79 Ha lot straddling the GRZ and LDRZ area.

The entire area is covered by the Bushfire Management Overlay and partially by the Environmental Significance Overlay 4 which controls land subsidence risk.

As noted in section 5 of this report, it is not recommended to include this site within the Wonthaggi Settlement Boundary and as such, alternative zones should be considered to align with Planning Practice Note 99.

Given there is no recommendation to transition this area away from residential land use, it is considered that the **Rural Living Zone** is the most appropriate zone for this area having regard to the suite of available zones under Clause 35 (Rural Zones).



5.2.3 Golf Course



A portion of the Wonthaggi Golf Course has been identified for residential infill potential dating back at least as far as the 2008 Structure Plan. While the land is owned by the Wonthaggi Golf Club Inc, it is understood that a restriction exists on the title preventing for-profit development of the site.

The Bushfire Management Overlay (BMO) and Environmental Significance Overlay 4 (ESO4) partially apply to this land and as it is within the Farming Zone, a rezoning will be required to facilitate future development. Notably, Planning Practice Note 99 directs planning authorities to avoid using the Farming Zone within settlement boundaries.

If the site were publicly owned, the Public Park and Recreation Zone would be a clear choice for the site allowing the continued golf course use but as the site is privately owned, this zone would not be considered appropriate.

As the golf club has operated on the site for more than fifteen years, it is not considered that the current zoning restricts the use of the site and no clear alternative exists.

The structure plan should continue to identify this site for future infill development in the long-term subject to land supply, site constraints and a rezoning process.

5.2.3 Caravan Park

The land at 245 Graham Street is currently used as a Caravan Park managed by Park Lane containing 196 unsubdivided units. The 2018 structure plan identified this land for infill-residential potential.

The land is within the Farming Zone and covered by the Bushfire Management Overlay (BMO), Environmental Significance Overlay 4 (ESO4) and Design and Development Overlay 9 (DDO9). The land is indicated as Category 4 (High Risk) by the land subsidence study. Planning Practice Note 99 directs planning authorities to avoid using the Farming Zone within settlement boundaries. There is high density of people living on this site due to the caravan park development.

The Victorian planning system does not include adequate mechanisms to manage environmental risks of already completed developments such as by facilitating retreat. As the Farming Zone does not facilitate further development, it is considered appropriate to maintain this zone and undertake further work to understand the subsidence risks of this land and whether alternative zones or other controls should be considered. The structure plan should not support infill on this site at this point in time.



5.2.3 Wonthaggi North LDRZ Areas

Land on Fuller Road, Wallace Street, Griffiths Street and Delmarni Court in Wonthaggi North were identified in the 2018 Structure Plan for potential rezoning from the Low Density Residential Zone to the General Residential Zone to facilitate an uplift in housing capacity. This continues to be supported by state and local policy. While there is sufficient residential supply at GRZ densities within the nearby Wonthaggi North East PSP, facilitating the development of this land is nonetheless supported. Given the number of landowners in these areas, it is considered that a development plan should be prepared for these areas as part of any rezoning to support orderly development.

5.2.3 Wonthaggi South Area

Farming Zone land in southern Wonthaggi along Shandley Street, Cameron Street and Pine Grove was identified for potential rezoning in the 2018 plan. This land is within the settlement boundary and subdivided into lots of between 4000 and 97 000 square metres. No overlays apply to the land.

The 2026 Wonthaggi Stormwater Management Strategy identified significant stormwater management challenges in this area that shares a catchment with Low Density Residential Zoned land west of Cameron Street. These challenges would require careful management to avoid downstream impacts.

This land is currently within the Wonthaggi Settlement Boundary but the Farming Zone which applies is inconsistent with the guidance in Planning Practice Note 99.

Given the subdivision pattern of this land into small holdings and the presence of dwellings on many of them make traditional and commercially-viable broadacre agriculture difficult, the use of this land is considered largely residential. Despite this, assessment of potential land contamination would need to occur to support a rezoning of these sites and that is out of scope of this structure plan. Any future rezoning of this land must include consideration of the necessary stormwater infrastructure and ensure this land does not intensify downstream stormwater impacts.

5.2.4 Recommendations for the Structure Plan

The following is a summary of key issues and opportunities:

- Wonthaggi should be the focus for new housing in Bass Coast
- There is a general preference in Wonthaggi for traditional forms of housing but household size is expected to stagnate to around 2.17 and there is a growing need for smaller dwellings.
- It is estimated that there is demand for 96 Ha of land for residential housing until 2036.
- Land supply in the Wonthaggi Northeast Growth Area and from the existing vacant lots (zoned as GRZ or LDRZ) is adequate to meet the demand for residential land for the next 30-50 years.
- Medium-density housing has the potential to provides important contribution to housing supply, especially single and dual occupancy. It provides an opportunity to support policies for such housing typology close to amenities and open spaces.
- There are several lots outside the settlement boundary in urban zones and several within the boundary in rural zones. In many cases, there is not a clear choice of replacement zone.
- There are clear opportunities for infill in Wonthaggi North

The following actions have been identified:

Finalise Strategic Settlement Boundary: Determine what land is suitable to be included in the Wonthaggi Settlement Boundary, to increase housing, commercial and industrial land supply.	Strategy & evaluation	Short term	An Adaptive and Inclusive Settlement Pattern
Support Rezoning of Land in Wonthaggi South in the long term: Investigate the long term rezoning of rural residential land within the Farming Zone with adequate consideration of stormwater impacts	Strategy & evaluation	long term	An Adaptive and Inclusive Settlement Pattern
Support WNEPSP Infrastructure Delivery: Prioritize water, sewerage, and road upgrades to enable development.	Strategy & evaluation	ongoing	An Adaptive and Inclusive Settlement Pattern
Monitor WNEPSP Rollout: Review land take up in Wonthaggi North East to determine long term land supply needs.	Strategy & evaluation	ongoing	An Adaptive and Inclusive Settlement Pattern
Rezone Substantial Change Areas Investigate the long-term rezoning of sites designated for substantial change if the General Residential Zone begins to constrain urban consolidation	Further work	Long term	
Wonthaggi North LDRZ Areas Rezone land in Wonthaggi's north currently within the Low Density Residential Zone to the General Residential with a Development Plan Overlay and council-prepared development plans to coordinate stormwater measures in accordance with the Stormwater Management Strategy	Rezoning	long term	An Adaptive and Inclusive Settlement Pattern
Grass Tree Court Investigation Area Rezone the Grass Tree Court Investigation area to the Rural Living Zone to recognise its non-urban use.	Rezoning	medium term	An Adaptive and Inclusive Settlement Pattern
Wonthaggi Golf Course Continue to support future infill development on the Golf Course site subject to constraints	Rezoning	Long term	
Wonthaggi Caravan Park Investigate whether the continued use of this site is appropriate having regard to the identified risks	Further Work	Medium term	

Settlement Policy Updates Update 11.01-11.02 (Wonthaggi)	Rezoning	short term	An Adaptive and Inclusive Settlement Pattern
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5.3 Integrated Economy

5.3.1 Context

Wonthaggi is the municipality's primary employment centre and supports health, education, public administration, retail, construction, community services and industrial activity. Economic planning must strengthen the CBD, consolidate industrial land south of Inverloch Road, support the hospital and education precincts, and provide local jobs close to new housing.

Relevant influences to this theme include:

- Commercial and Industrial Land Uses
- Jobs and Workforce
- Tourism
- Commercial Vacancies

5.3.1 What we Heard

- *"Wonthaggi looks and behaves like a farm service town, it does not cater for tourism, it does not foster culture or arts, it does not showcase 'Gippsland made'."* - Survey Participant
- *"Wonthaggi has a wide population with very little opportunities for work. More retention in our arts, culture, centres, food and fun is desperately needed."* - Survey Participant
- Wonthaggi needs better tourist attractions and activities such as arcades, mini golf, a trampoline park, clip & climb or restaurants – Grade 6 Walkshop Participants (Paraphrased)

5.3.1 Bass Coast Statement of Planning Policy

The below table outlines the relevant objectives from the SPP:

	Objective Text	Relevance to Wonthaggi
Objective 9	To build a sustainable, responsible, year-round visitor economy that builds on or complements the declared area's significant landscape, environmental and Aboriginal cultural and historic heritage values.	• Plan and manage sustainable tourism • Plan for improvement of settlement gateways which are sensitive • Sustainable design of infrastructure, commercial and tourism development
Objective 10	To facilitate a diverse, resilient, circular economy that reduces waste and promotes innovation in	• Protect agricultural land from incompatible uses

	the productive use of rural land, natural resources and value-adding activities.	• Restrict supply of 'rural living land' to conserve agricultural land • Development of facilities associated with circular economy is appropriately located and does not impact areas of Aboriginal cultural heritage
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5.3.2 Commercial and Industrial Land

5.3.2 Policy Context

Council's Economic Development Framework 2030 seeks to ensure opportunities for economic diversity and business activities. The framework proposes the use of strategies, policies and programs that will attract, encourage, and retain the kind of business activities that will drive the unique local economy. A specific action is to 'commence the facilitation to develop the commercial and industrial land in the Wonthaggi Northeast precinct'

The Bass Coast Settlement Background Paper was produced in September 2021 to inform the Statement of Planning Policy and more specifically the protected settlement boundaries designated through the document. The discussion section for Wonthaggi in this document concludes:

Given the strategic role of Wonthaggi, it is important that there is capacity to accommodate growth in commercial and industrial land [...] Further work is required to confirm the amount of land needed and the preferred locations for the non-residential urban uses.

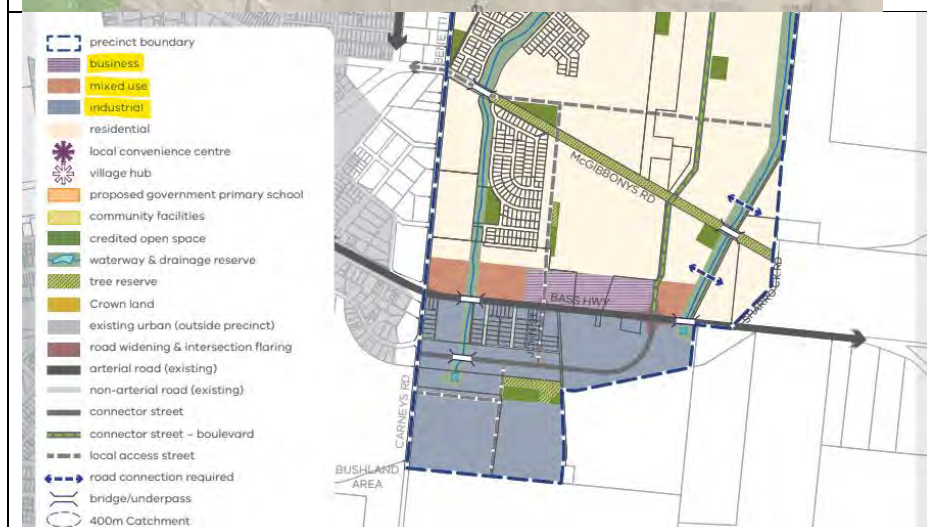
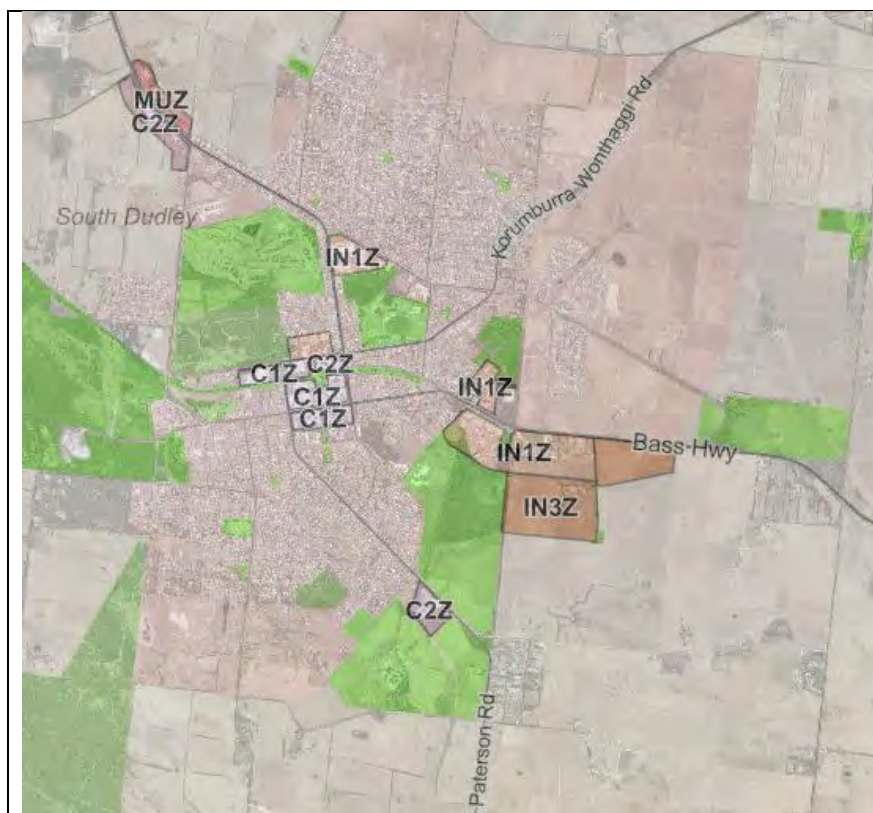
The discussion goes on to direct that any settlement expansion must not encourage on the area's distinctive attributes. This passage makes clear the role of the structure plan in resolving this incomplete work arising from the SPP process.

5.3.2 Existing Industrial and Commercial Land

Wonthaggi hosts three of the seven existing significant industrial areas in Bass Coast Shire. There were 111 ha of land in Wonthaggi zoned for commercial or industrial purposes across six precincts (Urban Enterprise 2017). The largest commercial and industrial precinct is located at Inverloch Road (28.9 ha in the Industrial 1 Zone and 19.3 ha in the Commercial 2 Zone). The largest retail precinct is the Main Street precinct (the Wonthaggi CBD, encompassing 17ha of land in the Commercial 1 Zone). There is currently 31.8 ha of occupied industrial land and 48,000 m² of occupied industrial floor space in Wonthaggi.

Some small retail premises exist outside larger precincts such as the North Store Cafe and the Hicksborough Store.

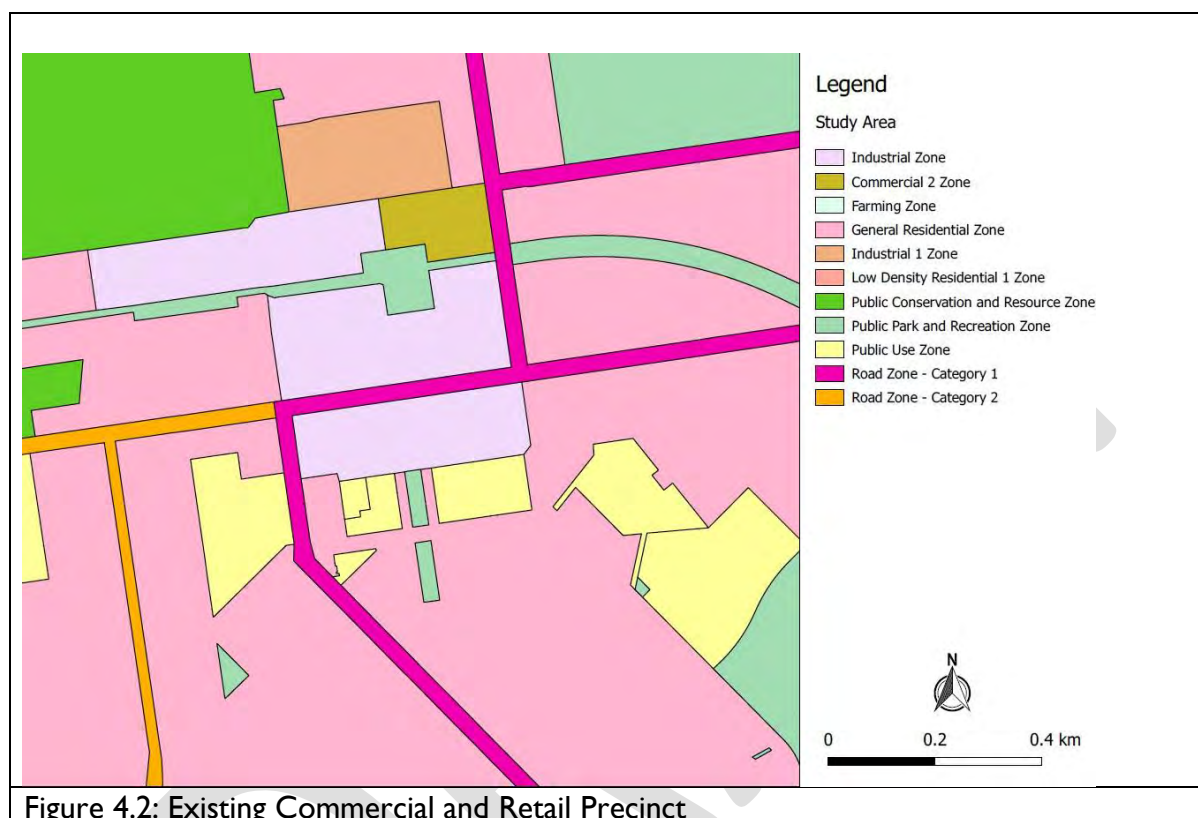
Figure 4.1: Employment Precincts in Wonthaggi



Precincts	Zone	Key Issue
Cyclone St Adjacent to the town centre along Korumburra Road	IN1Z, C1Z, C2Z	One of the long-established industrial locations in the town, it was previously identified to be rezoned. A number of the industrial firms are or have been under pressure to contain their activities due to their proximity to nearby residential areas (which have developed subsequent to their industrial activity). Long standing Cyclone is closing their Wonthaggi factory after 75 years.
Junction of White Rd/McKenzie St	IN1Z	Newly developed with a Bunnings Warehouse. Other operators such as

		landscape supplies and council depot, CFA and SES.
Northwest Along White Rd between South Dudley Rd and Lower Powlett Rd	C2Z & MUZ	The side of White Rd is zoned C2Z while the north side is MUZ. The south side is mostly built out on lots that face White Road with an emergence of warehouse style developments and some existing smaller scale commercial operations. The emerging industrial character area of the precinct is a result of lots size, location and wide roads compatible with trucks. The rear lots which are C2Z are not accessible by a made road. The large lot on the corner has two road frontages so is unlikely to need a third road constructed. The north side of White Road has seen an increase in display home developments.
Wonthaggi East (Inverloch Road) Located on both sides of the Inverloch Road	INIZ, CIZ, C2Z	Described as our principal industrial precinct as it is appropriately located outside the residential core of the township. A range of businesses have established along the southern edge of the Bass Highway, while there are few activities in the less formalised area on the northern side of Inverloch Road. WNEPSP has identified the need for additional Industrial Land in the same location, further recommending consolidation of employment clusters. Large recently zoned parcels present great opportunity for the settlement's industrial offerings.
CBD	CIZ	Largest retail precinct in Wonthaggi. Vacancies are low and tenancies offerings are not conducive to large employers such as offices.

		The development of the Wonthaggi Plaza complex has decentralised the town from its historic core.
Cape Paterson Road	C2Z	A small secondary centre comprising restricted retail premises The precinct is removed from town with poor pedestrian access,



5.3.2 Vacancy

Commercial and industrial Land in Wonthaggi is generally well utilised with exception of Inverloch Road Precinct.

Most of the vacant land available to be occupied is in Commercial 2 Zone. The vacant sites in the Commercial 2 Zone within the Inverloch Road Precinct are capable of accommodating long term subdivision and development within a single precinct. The combined land area is about 29 ha and will require subdivision and construction of significant infrastructure prior to being on the market. There are two sites located in the Commercial 2 Zone to the north- west of the town, with areas of 2.1ha and 0.64ha respectively. It is estimated that there is a total of 2.84ha of land within the Commercial 2 Zone that is ready to occupy.

In contrast, for Industrial I Zone, there are currently only 5 small industrial lots that are vacant and ready to occupy and only one large industrial site (Carneys Road). The total developable land supply in the Industrial I Zone is estimated at 8 hectares.

Precincts	Zone	Vacant sites
Cyclone St Adjacent to the town centre along Korumburra Road	INIZ, CIZ, C2Z	1
Junction of White Rd/McKenzie St	INIZ	0
Northwest Along White Rd between South Dudley Rd and Lower Powlett Rd	C2Z & MUZ	18 – C2Z (17 land locked) 2 MUZ facing White Rd 17 – facing Jersey Rd
Wonthaggi East (Inverloch Road) Located on both sides of the Inverloch Road	INIZ, CIZ, C2Z	17 -
CBD	CIZ	2
Cape Paterson Rd	C2Z	0

5.3.2 Bass Coast Industrial Land Use Strategy

Council adopted the Bass Coast Industrial Land Use Strategy in 2024. The outcomes of this strategy include:

- Visions for the future development of industrial areas
- Recommendations for built form controls in industrial areas
- An assessment of land supply and demand
- Recommended future expansion investigation areas

Of particular relevance to the structure plan is the assessment of land supply and demand. Council has an obligation under the planning scheme to monitor land supply, industrial land use trends, and provide sufficient industrial land.

Currently in Bass Coast, there are seven industrial precincts, either included in the Industrial I Zone (INIZ) or Industrial 3 Zone (IN3Z). A summary of the current supply includes:

- Approximately 134.6 hectares of zoned industrial land in Bass Coast,

- Approximately 47% or 63.6 hectares of the total is vacant and undeveloped, 54.5 hectares of which is in East Wonthaggi.
- Projected demand over the coming years to 2036 could range from 26ha to 36ha of gross industrial land, reflecting net demand of between 1ha and 2ha per annum.

The Bass Coast Industrial Land Use Strategy was prepared after the Economic Analysis, Demand and Supply Assessment which made the following recommendations:

- Long-term viability across all precincts depends heavily on easy accessibility and conflict-free operating environments; without these, precincts struggle to remain competitive.
- Prioritise the Wonthaggi North East Growth Area.
- Small to Medium Enterprises (SMEs) will continue to drive the core demand for lots of 1 hectare or smaller.
- Provisions must be made in key growth hubs for larger lots to support expanding industries like construction, waste, and recycling.
- There could be a need for between ~26ha (Lower End) and 36ha (Upper End) of industrial land over the coming years to 2036.

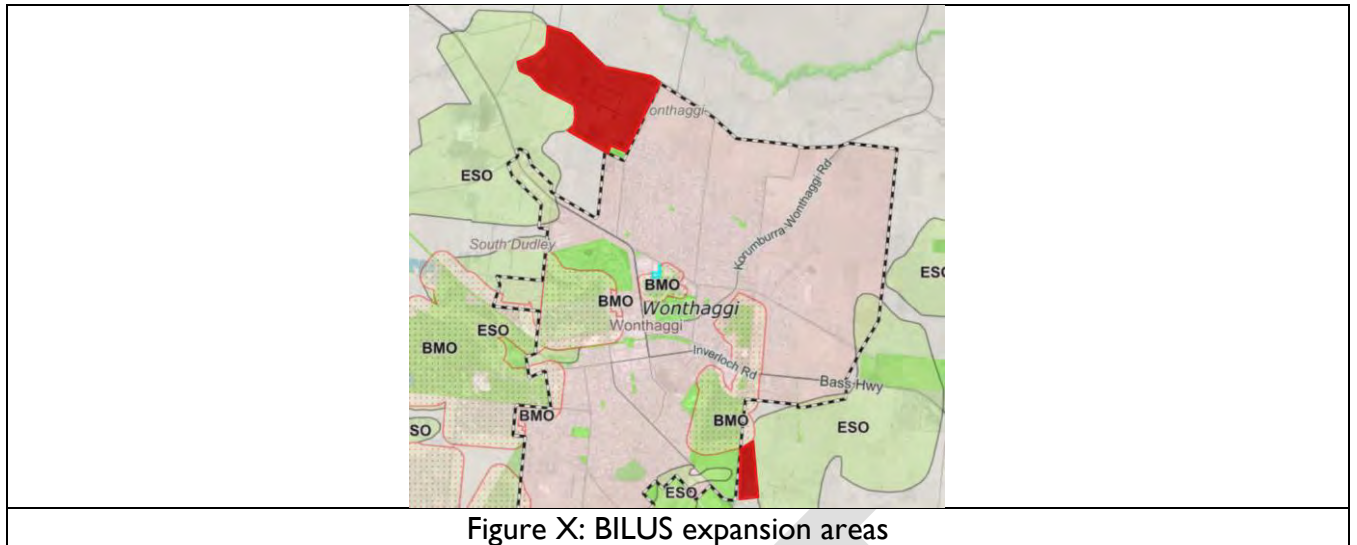
5.3.2 Expansion area options

The BILUS provided an expansion area framework for identifying land that could accommodate industrial growth. The framework includes 4 stages:

1. *Exclude sites subject to key environmental constraints under the planning scheme.*
2. *Exclude sites currently zoned for urban land uses and sites smaller than 0.5ha in site area*
3. *Excludes sites within the proposed Significant Landscape Overlays*
4. *Identify potential sites based on: Location, Proximity to arterials and townships, Infrastructure availability, and Land values*

On this basis they recommended three growth areas, two in Wonthaggi and one in Grantville.





The analysis provided some helpful information however the framework has proven to be an oversimplification of overlay controls. The ESO4 which manages land affected by land subsidence has now been reviewed as laid out in this report, there is no recommendation that land undermined by historical mining should be prohibited from development, rather it provides a management framework.

Likewise, bushfire risk can be managed, and assessment of risk can determine whether the risk can be managed.

Land fragmentation can be hurdle and an absolute avoidance of areas in multiple ownership can push recommendations for expansion to the periphery of a town to areas that have more significant landscape values.

On this basis the following is an assessment of two locations in Wonthaggi that could be considered for industrial land use expansion to accommodate the projected 36 hectare demand.

White Road South

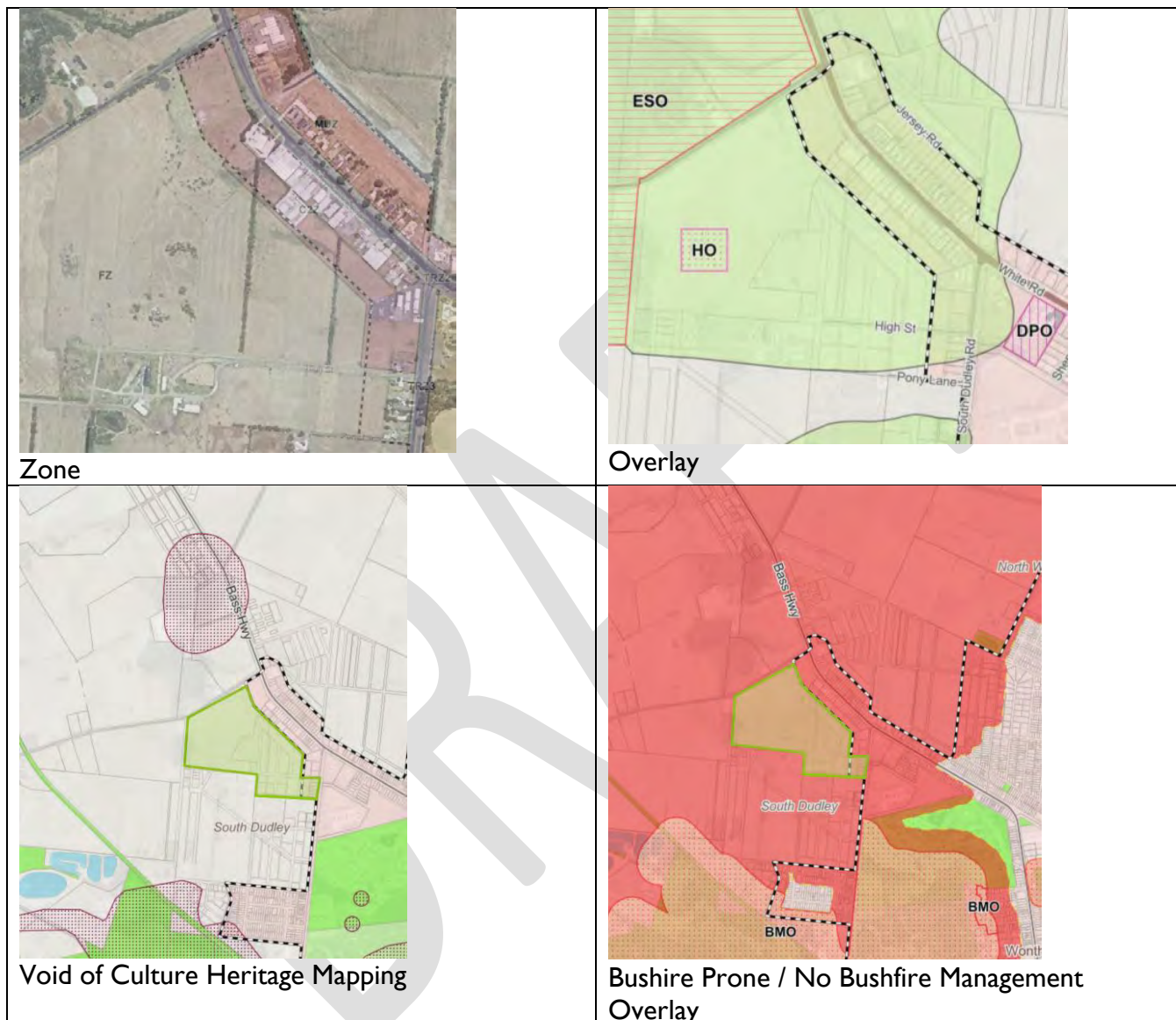
In previous structure plans this site has been identified as an investigation with no specific nomination for type of land use.

This site is made up of 11 properties with one majority owner of the land as shown in the table below.



Identified in Clause 11.01	11 owners 1 majority owner
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The site is zoned Farming and adjoining C2Z land which is land locked and would rely on the investigation land for access. Seven lots within the investigation area zoned Farming are currently within the town boundary and constructed with dwellings.



Strengths	Weaknesses
- Previously identified for future settlement growth - Two sealed road which are compatible with truck movements (Lower Powlett and South Dudley Rd)	- Not historically considered for industrial - Not identified by the BILUS - Existing small parcels - Proximity to educational uses

• At the entrance of Wonthaggi reducing truck movements across the settlement • No Bushfire Management Overlay applies • Would not require Cultural Heritage Management Plan • Land is generally flat • Minimal impact to landscape views • Industrial building typology already emerging along White Rd • Access to mains water and sewer abutting the site	
Opportunities	Threats
• The site benefits from abutting land currently zoned C2Z that is undevelopable due to lack of road access. • The CMQ Land Subsidence analysis identifies a large portion of the land void of any constraints and those which require consideration of risk can be managed by development techniques. • Current built form would screen development rather than add built form in an undeveloped area • Physical space to design substantial vegetated or structural buffers, helping manage acoustic and visual impacts. • Height controls would need to be considered • Minimum lot subdivision to encourage lot consolidation.	• Productive agriculture • Stormwater management • Fragmented land ownership • Cost of infrastructure • Proximity to the Powlett • Compete with existing WNEPSP industrial land

Inclusion of the South Dudley land inside the strategic settlement boundary aligns with the economic objectives of the Bass Coast Planning Scheme. By converting constrained fringe agricultural land into functional Industrial I Zone land, the proposal:

- Delivers immediate land supply for local small-to-medium enterprises.
- Prevents industrial traffic congestion within Wonthaggi's urban core.
- Provides strong economic and employment benefits while safely managing geotechnical and amenity constraints through tailored overlay controls.

Carneys Rd & Davidson Place

20 Davidson Place is the 80-hectare parcel of land just south of the WNEPSP that was partially nominated in the BILUS as an industrial expansion area totalling 8.5 hectares.

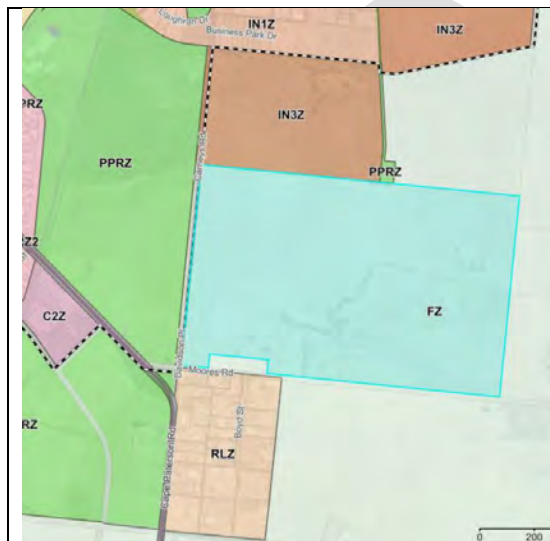
The site is in single ownership who have made submissions to the WNPSP and SPP seeking the inclusion of the land as residential land as noted in section 3.5 of this report.

The land is at the start of the water catchment that feeds into the WNEPSP and the site was modelled into the DCP. Any development of the land would have to avoid impacts to the land to the north to not impact the WNEPSP.

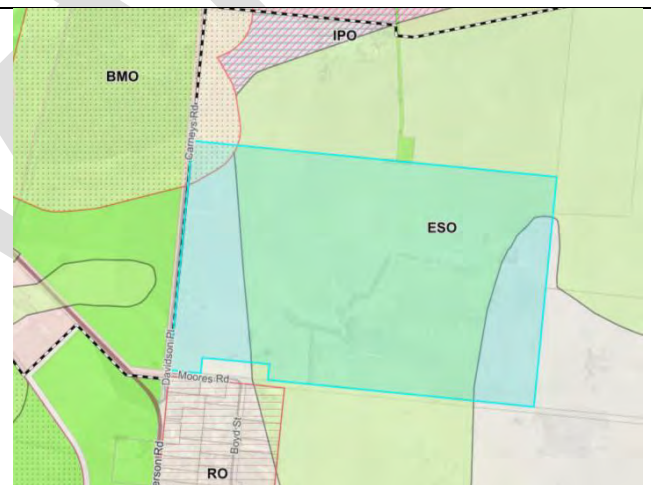
The site has road access from Davidson Place with is an unsealed road accessible from Cape Paterson Road. Carneys Road is unmade as it passes the site and so does not provide access.



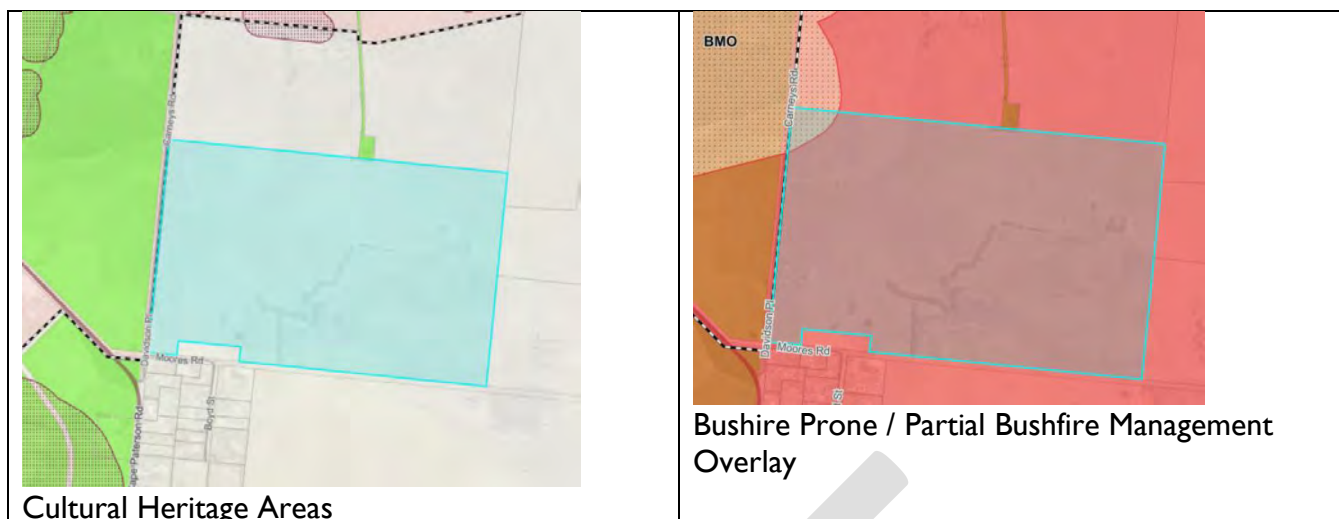
- The site is currently zoned Farming and is partially affected by the BMO, ESO4 and is not in an area of cultural heritage sensitivity.



Zone



Overlays



In considering the site as an industrial expansion area the following analysis

Strengths	Weaknesses
- Proximity to the WNEPSP - Consolidated key industrial land in the same location - Identified in BILUS - Single lot ownership - Ample land - Proximity to educational institutions	- Not historically considered as an expansion area - Proximity to residential uses - East side of Wonthaggi requires truck movement through inner Wonthaggi impacting congestion - Only approximately half the site would be required. - Introduce built form into rural setting which is void of built form - Impact views from east Wonthaggi through to Cape Paterson and Harmers Haven. - Lack of trunk infrastructure
Opportunities	Threats
- The site benefits from abutting land currently zoned I3Z - Will result in the construction of Carneys Road which could provide an alternative route to Cape Paterson - The CMQ Land Subsidence analysis identifies risk can be managed by development techniques. - Physical space to design substantial vegetated or structural buffers, helping manage acoustic and visual impacts. - Greater justification for future freight bypass - Height controls would need to be considered	- Productive agriculture - Stormwater management - Landowner seeking alternative land use - Cost of infrastructure including road access which is lacking - Impacts to landscape values

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The subject site at Davidson Place is considered the second preference in this analysis of two investigation sites. The need for industrial land is a short-term need for Wonthaggi, the Davidson Place land is dependent on infrastructure and could be delayed due to the landowner's vision for the site being residential not industrial outlined in their submission.

Conclusion

The White Rd (South Dudley) is recommended for inclusion in the Strategic Settlement Boundary for industrial expansion, due to its access to roads, trunk infrastructure, would complement the existing commercial uses and future built form would make a lesser impact on landscape values as it is tucked behind an established commercial building.

5.3.2 Commercial Land Analysis

An analysis of commercial land in Wonthaggi was commissioned to understand the commercial supply for Wonthaggi. The Wonthaggi Commercial Supply and Demand Assessment was prepared by SGS Economics and Planning.

The report provided demographic profile for Wonthaggi which suggests that while Wonthaggi will see significant population growth, core traits like age profile, employment status, and home occupancy will remain largely steady. Income and wealth levels are expected to sit slightly below the regional Victorian average, based on historical income metrics, housing values, and projected job growth sectors.

In response to key the demographic profile it the following commercial growth opportunities were suggested:

- **Flexibility-Driven Services (Healthcare Expansion):** An expanding healthcare workforce with night shifts and irregular hours will drive demand for flexible services, such as 24/7 gyms and extended-hours childcare.
- **Home Goods & Housing Retail:** Increased demand for bulky goods to supply new housing for incoming young families.
- **Sports & Active Recreation:** Active families attracted to Wonthaggi's healthy lifestyle will boost demand for sports facilities (e.g., gymnastics centres), sporting goods retail, physiotherapy/injury care clinics, and government sports infrastructure investment.
- **Seniors & Daytime Economy:** The senior population will increase by 68% (an additional 2,031 people) beyond 2026. This growing demographic will drive standard business-hour demand for healthcare services, Allied Health clinics (e.g., osteopaths), and local hospitality (cafes).
- **Work-from-Home (WFH) & Co-Working:** Rising remote work adoption creates opportunities for co-working spaces and boosts mid-day spending at local businesses, capitalizing on flexible work schedules.

By 2061, growth in Wonthaggi's population will generate demand for **3.3 hectares of bulky goods retail land (C2Z)** on the edge of town, calculated using the following model:

- **Population Forecast:** 28,750 residents by 2061.
- **Per Capita Expenditure:** \$2,500 per resident/year.
- **Total Annual Expenditure:** \$71.9 million per annum.
- **Floorspace Demand:** ~20,000 sqm (19,960 sqm based on an average Retail Turnover Density of \$3,600/sqm).
- **Land Area Demand:** 3.3 hectares (based on an average 60% site coverage).

To balance business needs and land availability, long-term commercial employment demand by 2061 is split between in-town and edge-of-town locations:

- **In-Town (Commercial 1 Zone - 80% Share):** Serves population-focused businesses needing co-location with existing retail and pedestrian foot traffic. Accommodated at higher densities (25 sqm per job; 36% site coverage) despite higher rents and smaller floorplates.
- **Edge-of-Town (Commercial 2 Zone / C3Z - 20% Share):** Serves cost-conscious businesses needing larger, flexible floorplates or combined warehousing without needing foot traffic. Accommodated at lower development densities (40 sqm per job; 20% site coverage).
- **Policy Rationale:** Providing both zoning options ensures Wonthaggi maintains a flexible business environment, preventing artificial supply constraints as the township expands.

Recommendations of the strategy:

1. Policy & Planning Scheme Amendments

- Cap Commercial 1 Zone allocations strictly at 22.6 ha to concentrate retail activity and preserve town centre density. Formally embed a 16.4 ha target for C2Z land within local planning policy frameworks, reserving an additional ~3.3 ha over baseline demand to maintain market fluidity.

2. Land Allocation & Zoning Strategy

- Monitor C1Z occupancy rates and roll out retail/commercial zoning in phases matching actual population growth to prevent prematurely vacant shopfronts.
- Identify accessible, edge-of-town corridors suitable for C2Z uses (such as bulky goods retail, commercial services, and light industrial yards) where visual impact constraints are lower.

3. Economic Development & Business Support

- **Protect Low-Rent Business Ecosystems:** Monitor commercial rents in C1Z to ensure floor space remains accessible for local start-ups, creative enterprises, and community services.
- **Facilitate Edge-of-Town Transition:** Guide businesses needing larger footprints or warehousing into C2Z areas to free up prime foot-traffic locations in C1Z for high-density retail.

Site Assessments

- **Site 1 (Cyclone & Mortimer Street):**

- *Potential:* Suitable for future **C1Z**, but short-term C1Z rezoning carries high risk of diluting foot traffic and business growth away from the town centre core.
- *Interim Strategy:* Rezoning to **C2Z** is a lower-risk alternative that preserves long-term employment potential.
- *Consideration:* Must analyse impacts on displacing existing industrial tenants and verify broader industrial supply/demand first.

- **Site 2 (MUZ land at Northwest Entrance): Not recommended for rezoning.**

Currently predominantly residential; transitioning to commercial would be slow and risks establishing an out-of-centre retail hub.

- **Site 3 (Farming Zone Northwest of Wonthaggi):** Strategic decisions should be deferred if the site is being evaluated for alternative uses (e.g., long-term residential).

Overall Recommendation is that there is currently evidence does not support an urgent rezoning of any of the three sites for commercial land. High risk in the short term; threatens town centre vitality by causing retail fragmentation and streetscape vacancies.

5.3.2 Rezoning and design controls

Cyclone Street Industrial Area

The 2024 Industrial Land Use Strategy includes the following economic vision for the Industrial 1 Zone precinct north of Korumburra Road:

A vibrant business precinct transitioning over time to become a employment-focused, mixed use precinct which leverages its proximity to the Wonthaggi Activity Centre

The strategy continues to note:

The Cyclone Street industrial area is one of the smallest industrial precincts in the Shire, located between the Wonthaggi Activity Centre and a large General Residential Zone (GRZ) area. Parts of the precinct have direct abutments to residential dwellings and the current street network is not conducive to heavy vehicle traffic. Proximity to residential land is resulting in land use and amenity-based conflict.

Overall, the current Industrial 1 Zone is not considered appropriate, and an alternative zone should be considered. This aligns with the Wonthaggi Structure Plan (2018) which specifically identified this precinct an investigation area.

Under the title “Alternative Land Use Zoning”, the strategy goes on to recommend the application of the Commercial 3 Zone (C3Z) as it prioritises emerging industries such as small scale manufacturers, technology oriented start-ups and creative services. Unlike the commercial 1 zone, the C3Z provides limited residential uses that risk undermining the employment-generating vision for this precinct.

While the SGS report states that evidence does not support an urgent rezoning of the site, this does not adequately consider the ongoing land-use conflict in this precinct between residential and industrial uses. While a rezoning will result in a surplus of commercially-zoned land, it is expected that the land will more slowly transition as industrial tenants relocate to more appropriate sites.

McKenzie Street commercial interface

McKenzie Street north of Graham Street forms part of the Bass Highway and the arterial road network in proximity to the Wonthaggi core commercial area and the White Road Industrial Precinct. Along this corridor, several site forming interfaces with these commercial and industrial uses and the arterial network have attracted higher-order uses that differ from those generally envisioned by the General Residential Zone. More specifically, these sites comprise:

McKenzie Street North Area: 106-110 and 112-116 McKenzie Street, and

McKenzie Street South Area: 63-85 McKenzie Street, 1B and 1C Poplar Street, these are addressed in turn:

The McKenzie Street North Area is occupied by a childcare centre, car wash, laundromat and butcher, performing a commercial use, It is bounded to the north by the Wonthaggi ambulance station and the White Road Industrial Precinct. In the Housing Strategy, it was designated for incremental change. The site is also covered by the Bushfire Management Overlay. Given the commercial uses present on the site and the designated change area, the Mixed Use Zone is considered appropriate to allow to use of this interface land to be responsive to market demands, whether they are commercial or residential in nature.

The McKenzie Street South Area is occupied by a service station and approximately eight unit or dual-occupancy developments. To the west is the Cyclone Street Industrial Precinct and the area abuts the activity centre boundary across Korumburra Road to the south. The Housing Strategy designated this area for substantial change and no overlays apply to the land. Having regard to the above, the Mixed Use Zone is considered appropriate to facilitate medium-density development and active frontages to maintain this area's role as an interface between residential and employment-based land-uses.



5.3.3 Skilled workforce

The skilled workforce in Wonthaggi is not anticipated to change dramatically in the 15 years following 2026 with a steady increase in the aging population and the services that are required to support health care and service industries are anticipated to grow according to SGS Economics.

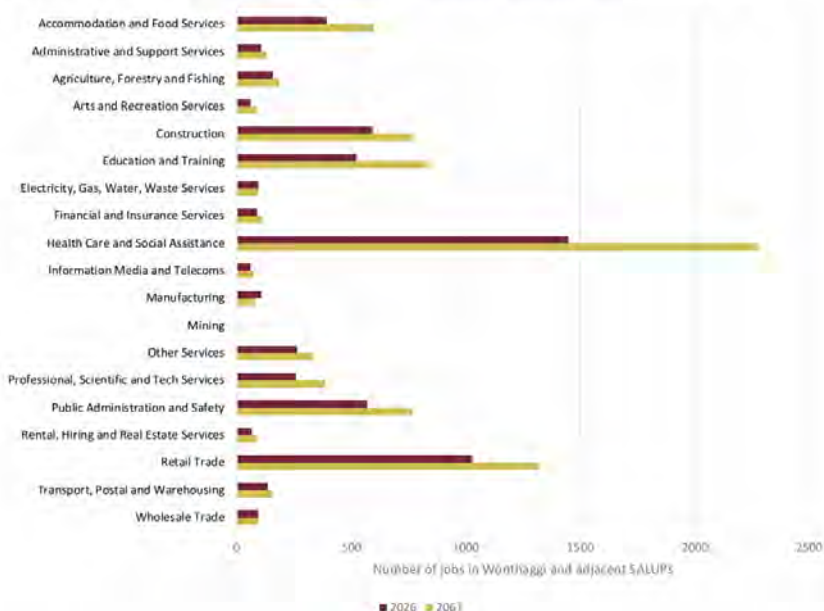
High school retention has improved by nearly 10 percent over 15 years, Wonthaggi's completion rate remains lower than the Regional Victorian average (44.5%) and Metropolitan Victoria (54%+). In 2021, around 32.5% of residents still reported Year 10 or below as their highest level of secondary schooling.

In Wonthaggi 20.8% of adults hold a Certificate III (16.4%) or Certificate IV (4.4%), this is significantly higher than the Victorian state average (14.3% combined), reflecting strong local demand for trades, construction, automotive, and community service qualifications.

Expanding health services, trade depots, and community infrastructure will require ongoing investment in local TAFE/VET pathways to support the incoming workforce rather than relying solely on university-degree retention. A high proportion of the local workforce is employed as technicians & trades workers, community & personal service workers, and labourers.

Wonthaggi has a small TAFE site which is currently providing 6 courses which include childcare, education support staff, healthcare and a bookkeeping offerings. The campus does not offer courses that support local key employment sectors such as health, construction, social services and food and hospitality. With a higher than average proportion of who left school at year 10 than the State average, hurdles to attaining a certificate can include travel to higher education facilities.

Figure 10: The number of jobs in Wonthaggi and adjacent SALUs by ANZSIC classification 2026-2061



In order to gain qualifications through TAFE Wonthaggi and Bass Coast locals alike need to travel to various locations such as Leongatha, Warragul, Berwick, Dandenong, Frankston. The Country Universities Centre (CUC) in Wonthaggi provides an opportunity for students to undertake some courses by correspondence and has high levels of use.

With local school-leavers and adults in Wonthaggi relying far more heavily on Vocational Education and Training (VET) than university degrees to enter the workforce locally, new local TAFE facilities serve as the primary engine for local socio-economic mobility. Without modern campus infrastructure, local youth face systemic education barriers.

Advocacy for a new TAFE in Bass Coast is an action included in the structure plan, as Wonthaggi grows as will the demand for qualified staff to support healthcare, education, infrastructure and construction and business and logistics. A TAFE would see a long term investment in the area and be able to align vocational offerings with the industry trends and demands.

5.3.4 Tourism

Wonthaggi's position on the Bass Highway provides it with visibility for hundreds of thousands of visitors travelling to Phillip Island, Inverloch, and the Wilsons Promontory coast each year. However, the township currently functions predominantly as a brief service or convenience stop ("toilet, petrol, and pie break") rather than an overnight or half-day destination in its own right for local, inter-state and international visitors.

While situated amongst world famous tourism attractions Wonthaggi is unlikely to compete with the offerings of the Prom, Inverloch or Phillip Island however Wonthaggi has the potential to establish an authentic identity along the Bass Coast tourism trail that leverages its unique working-class heritage, natural wetlands, and burgeoning creative community

Current constraints for Wonthaggi include lack of legibility, the bypass routes and poor street sign visibility lead tourists past the township centre without revealing valuable destinations such as the hidden laneway arts, wetland, or historic mining assets.

Most retail and dining options close early, offering little incentive for travellers to stay past 5:00 PM or book overnight accommodation. Even for locals the night life of lack of evening offerings and the decentralised evening offerings resulting in quite streets void of that buzz.

The town lacks the draw for visitors to stay for overnight or weekend visits as such the accommodation offerings are limited and are failing to convert day-trippers to into multi-night guests.

Wonthaggi's identity is fragmented between a working service hub, an industrial mining town, and a gateway to the coast, leaving visitors without a clear narrative of what makes the town special. Some cohesive storytelling & destination branding could support Wonthaggi establishing as a destination

A tourism and employment strategy is a recommendation of the structure plan, a strategy should:

- Build a case to advocate for a new local TAFE Campus
- Understanding how public transport could respond to education locations to support vocational education
- Supports the recommencement of the Wonthaggi Traders Association to:
 - Ensure no vacancies in the existing commercial centres

- Support low rents to allow for local artists and crafts people can display their work creating a unique local offering
- Understand how to create a nighttime economy
- Understand employment needs and connecting locals with local jobs
- Engage with regional trends and how Wonthaggi can support the region
- Work with local landowners to understand potential of land in commercial and industrial zoned precincts
- Creative a cohesive tourism promotion for the town which seeks to:
 - To transform Wonthaggi into a compulsory stop and stay, strategy must build on what makes Wonthaggi genuinely distinct, its grit, social history, creative resilience, and coastal-industrial landscape, rather than attempting to replicate neighbouring coastal tourist towns.
 - Understand the opportunities that the State Coal Mine could initiate to expand the experience offerings for local and visitors alike including events and workshop etc
 - Supports events and markets that are better promoted
 - Plans for better way finding for:
 - The “model town” history
 - Connectivity from the beach to the wetlands and bushland reserves
 - Provides recommendations on tourism accommodation needs e.g convert underutilised upper-storey heritage buildings into boutique apartments, micro-hotels
 - Aligns with the Yallock-Bulluk Coastal Park and Bass Coast SPP
- Consider projects that could generate interest and activity in the CBD such as the redevelopment of the Old Tech School
- Consider the Apex Park as a centre point and a potential for a key piece of art or attraction eg a mini “model town” display

5.3.5 Recommendations for the Structure plan

The following issues were identified with respect to land availability for employment in the industrial and commercial zones:

- Industrial land is relatively fragmented and in some circumstances subject to land use conflicts.
- Bass Coast has an industrial land supply shortfall of between 25 and 37 Hectares to meet 2046 demand
- There are several sites on the edge of Wonthaggi that may be suitable for additional industrial land
- Despite low vacancy rates, an analysis by SGS Economics did not find a case for the urgent supply of additional commercially zone land
- The Cyclone Street Industrial Precinct needs to be rezoned to resolve land use conflicts
- Residential land on main roads is being used for commercial uses such as service stations, car washes and display homes
- Wonthaggi lacks adequate tertiary education facilities that don't target local industry demands
- Wonthaggi lacks tourism drawcards that would support a stronger visitor economy

Support the preparation of a tourism and employment strategy for Wonthaggi	medium term	Integrated Economy	An Integrated and Prosperous Economy
Rezone the South Dudley Precinct for Industrial Uses	medium term	Integrated Economy	An Adaptive and Inclusive Settlement Pattern
Industrial Land Supply: -Implement the Bass Coast Industrial Land Supply -Work with landowners to bring industrial land to market	ongoing	Integrated Economy	An Integrated and Prosperous Economy
Support the recommencement of the Wonthaggi Traders Association			
Rezone the McKenzie Street Interface Areas to the Mixed Use Zone Rezone the interface areas on McKenzie Street to the Mixed Use Zone to facilitate commercial uses and medium density housing.	Rezoning	Short Term	
Rezone the Cyclone Street Industrial Precinct to support emerging industries Rezone Cyclone St precinct to the Commercial 3 Zone in accordance with the BILUS	Rezoning	short term	An Adaptive and Inclusive Settlement Pattern

5.4 Built Environment, Heritage & Culture

5.4.1 Context

Wonthaggi's character is shaped by mining heritage, civic buildings, grid streets, modest residential areas, mature vegetation and a strong town-centre identity. New development must contribute to a high-quality public realm, protect heritage places, support Aboriginal cultural heritage requirements and enable contemporary housing forms in appropriate locations.

Relevant influences to this theme include:

- Urban Design
- Neighbourhood and Township Character
- Historic Heritage

5.4.1 What we Heard

- *Wonthaggi is a historic town, yet it looks terrible when you drive into town, there's bits and pieces of every era.* - Survey Participant
- *"[Wonthaggi needs] the look of the town tidied up, and a unified look to the CBD... Entice business to the area with better shop fronts etc* – Survey Participant
- *"We don't want to turn into a city or an overstretched estate upon estate that's cutting into beautiful farming land"* – Survey Participant

5.4.1 Bass Coast Statement of Planning Policy

The below table outlines the relevant objective from the SPP:

	Objective Text	Relevance to Wonthaggi
Objective 8	To protect, strengthen and promote the declared area's historic heritage values.	The historical and cultural values are highly valued in Wonthaggi, the objectives and strategies are all relevant to planning for place,

5.4.2 First Nations History

Wonthaggi's cultural heritage is largely undocumented in a post-colonisation sense with very little historical records or modern texts.

While Wonthaggi is thought to be an Aboriginal word for "home" is it understood to not be a Bunurong word.

A Culture Heritage Study for the Municipality is recommended to understand, documents and support Council and the Communities understanding of the Bunurong's ongoing connect to country.

5.4.3 Wonthaggi's Built Environment

There are very few design controls that apply to Wonthaggi across the settlement, Wonthaggi has seen growth occur in low growth traditional regional township manner with majority of new builds a result of single dwelling on allotments or single storey two-three unit developments. Commercial land has been sparse prior to the implementation of the WNEPSP so a majority of commercial development had been occurring on the periphery of the CBD and in the western entrance to the township. Industrial development has been minimal as a result of very few industrially zoned lots coming to market.

The 2018 structure plan identified key built form recommendations as follows:

- Apply Heritage Overlays particularly to the CBD
- Conduct a Neighbourhood Character Study
- Include subdivision requirements for residential development
- Develop urban design controls for the CBD
- Prepare landscape guidelines for industrial area

These are all largely still relevant however some of this work has progressed through the Housing and Neighbourhood Character (HANC) project and the implementation of the BILUS.

Within the commercial centre there are some buildings that have a heritage overlay, however, there are currently no planning or design controls that specifically focus on the town centre. This was a

recommendation of the Wonthaggi Activity Centre Plan. A commercial design control would ensure built form responds to the existing precinct.

There are currently no height controls that apply to Mixed Use, Industrial or Commercial Zones this should be addressed to ensure no intended consequences of development in these zones.

The Design and Development Overlay (DDO) Schedule 7 and 8 apply to the western part of Wonthaggi around the Wonthaggi Hospital to ensure that the height of new development avoids creating a hazard to aircraft using the Wonthaggi Hospital helicopter landing site and to facilitate safe emergency medical service helicopter operations.

(a) Historic Heritage

Wonthaggi's history as a State Coal Mine town has resulted in a collection of civic heritage buildings and residences that contribute significantly to the character of the township. Wonthaggi hosts a variety of buildings and places with heritage significance, with 63 sites currently protected under the Heritage Overlay and 16 sites listed on the Victorian Heritage Register.

The heritage places included in the Heritage Overlay were introduced following a two-stage heritage study program undertaken by Allom Lovell & Associates between 2001 and 2004. The first study investigated 651 potentially significant places across the Shire, producing a Thematic Environmental History and datasheets for over 550 historically significant locations. The second study, completed in 2004, assessed all 651 previously identified sites against the heritage guidelines of the time, determining that 165 sites were either under threat or of outstanding distinction to the Shire. These sites were recommended for protection through the application of the Heritage Overlay and, following adoption by Council, were introduced to the planning scheme through Amendment C064, with interim controls previously granted through Amendment C063 in 2006.

A Post Panel Implementation Study was completed in 2009 following community concerns regarding the heritage overlays that had been applied in preceding years. This study gave particular focus to Wonthaggi's Southern Precinct of miner cottages, recommending that individual properties within this area be included in the Heritage Overlay rather than the precinct as a whole. These changes, along with other outcomes of the study, were formally incorporated into the planning scheme through Amendment C137 in 2013.

There are an additional 105 potentially significant heritage sites across Wonthaggi that have not been subject to further review or protection since their identification in the original stage 1 Study in 2001. An internal audit conducted in 2018 found that 8 of these sites had been demolished, 8 could not be located, and the remainder were able to be identified. These sites remain unprotected under the planning scheme, with no mechanism to trigger consideration of their heritage values as part of the development assessment process. This represents a significant risk to places of heritage and cultural significance that contribute to the identity and character of Wonthaggi. The 2020 Heritage Prioritisation Framework identified a number of places in Wonthaggi as "Very High" priority for investigation and protection.

(b) Neighbourhood Character

The Bass Coast Neighbourhood Character Strategy informs proposed neighbourhood character areas for settlements throughout the Shire, to formalise character areas into the Planning Scheme.

The purpose of the Strategy is to ensure built form outcomes respect and respond to the unique landscapes throughout Bass Coast.

In doing this, the Strategy sets out neighbourhood character profiles and definitions, the methodology, key issues, and they will be implemented.

The Study included nine character precincts and four were identified to apply to Wonthaggi:

- Garden Residential
- Garden Court
- Rural Residential
- Bush Residential

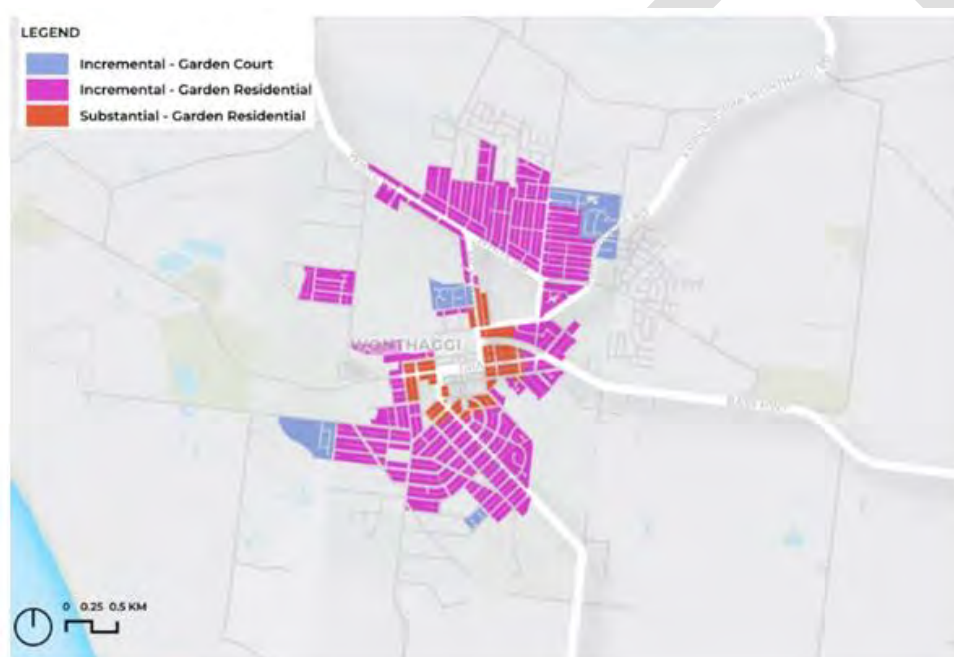


Figure X: HANC Character Mapping

Council continue to work with State Government to implement the recommendations of these documents into the Bass Coast Planning Scheme

5.4.3 Urban Design in Industrial Areas

The Bass Coast Industrial Land Use Strategy (referred to as the 'BILUS') is the culmination of detailed economic analysis, strategic planning and industry engagement and provides a long-term strategic planning framework to guide land use and development of industrial land across the Shire over the next 15-years.

A component of the strategy was design guidelines for industrial precincts; this aligns with the 2018 action for improved built form in industrial precincts. The amendment C177 is progressing and will aim to introduce policy and design development overlays to the industrial precincts in the shire.

5.4.4 Wonthaggi Activity Centre Plan 2021

The core objective of the Wonthaggi Activity Centre Plan is to strengthen the town's position as a regional hub by enhancing its urban environment and local identity. By analysing key challenges and leveraging past strategic work, the plan delivers framework improvements designed to enrich the built form of the central business district.

The Plan set out actions in four key themes land use and activity, access and movement, built form and public realm. The Plan then provide designs for four key sites: Apex Park, McBride Ave, Graham Street and Wonthaggi Secondary College.

Since the adoption of the plan in 2021 some of the streetscape improvements have occurred but not all aspects of the plan can be translated into planning controls. The following actions have been considered as valuable to progress into planning scheme amendments or actions in the structure plan:

- Land Use and Activity
 - LU-A1 Investigate options for the Cyclone Street precinct
 - LU-A2 Plan for former Wonthaggi secondary McBride campus (old tech school site)
 - LU-A3 Redevelopment of carpark west of Apex park for greater activation
- Built Form,
 - BF1.A1 Introduce a DDO which incorporates building heights
 - BF-A1 Design controls in the CBD
 - BF-A2&A3 heritage protection and heritage design guidelines
 - BF-A5I.8 Building along rail trail to address the public open space
- Public Realm
 - PR-A8 – Public Realm improvement to Apex Park
- Adopt recommendations of the WACP and introduce actions into the BCPS:
 - DPO - Corner Korumburra Rd and McKenzie Street (see section 4.4.6.1 below)
 - DDO – Apply design control based on design controls

5.4.5 Corner Korumburra Rd and McKenzie Street

There are four sites on the corner of Korumburra Rd and McKenzie Street which are zoned C2Z which have and are anticipated by the Activity Centre Plan to play an important role in the urban design of the CBD. Recently, the Cyclone company has announced the closure of their operations in Wonthaggi and Harvey Norman on McKenzie street has expressed interest in moving to a larger site.

Collectively the sites have high visibility on the northern edge of the CBD but the current buildings include no interaction with the abutting rail trail that forms a spine linking Wonthaggi to Inverloch, Dalyston, Kilcunda and beyond providing a recreational and tourism function along the spine of Wonthaggi. Should the sites be redeveloped, activation of the rail trail frontage and pedestrian connections between Apex Park and Korumburra Road will result in a better connected CBD.

A DPO control as recommended by the WACP could accomplish this need.



5.4.6 Recommendations for the Structure Plan

The following key issues and opportunities are identified:

- Continuing loss of heritage buildings due to a lack of heritage protection is impacting the social history of the town
- There are 56 buildings with a heritage overlay; however, there are currently no design controls that specifically focus on the town centre.
- Neighbourhood and Township Character is currently not protected due to the neighbourhood character study not yet implemented into the scheme
- The Wonthaggi Activity Centre Plan, which provided policy direction and design guidance for the revitalisation of the town centre has not been implemented into the scheme.
- ESD principles could be incorporated into developments in accordance with strategy 13.7 of the SPP.
- The BILUS identifies urban design guidance for industrial areas
- The C2Z area is transitioning and provides an opportunity for renewal and improved urban design outcomes
- The CBD contains a mix of retail outlets and other services such as commercial, professional, entertainment and health. The CBD is relatively compact and is a major contributor to the success of the commercial centre.
- The Wonthaggi CBD is compact with a permeable street grid structure that has significant potential to be revitalised through range of projects such as streetscape, lane way strategy, shopfront improvement, pedestrian linkages and public square improvements.

	Type of action	Timeframe	Pillar
Investigate options for incorporating ESD design guidelines into developments within settlements in accordance with Strategy 13.7 of the SPP	Strategy & evaluation	Short term	An Adaptive and Inclusive Settlement Pattern
Support housing diversity and affordability: Work with relevant authorities to ensure implementation of the Bass Coast Social and Affordable Housing Strategy	Advocacy	ongoing	Rich Cultural Identity Character and Liveability
Support the inclusion of the Housing and Neighbourhood Character strategies into the Planning Scheme: which sets strategic direction for housing densities in the township.	Rezoning	short term	Rich Cultural Identity Character and Liveability
Implement CBD Urban Design Controls outlined in the WACP Apply WACP's DDOs and active frontage requirements to enhance streetscapes and ensure high-quality development. This should include guidance for car park adjoining Apex Park. Ensure controls is prepared with the BLCAC to ensure that it embeds respect for songlines and culturally valuable views	Rezoning	short term	Rich Cultural Identity Character and Liveability
Develop An Urban Landscaping Strategy: Enhance streetscapes and public spaces, as per WACP and Urban Forest Strategy, to improve aesthetics.	Strategy & evaluation	further investigation	Protected and Enhanced Natural Systems and Landscape Values
Introduce a Development Plan Overlay for C2Z land on corner McKenzie & Korumburra Rd The control will: • Encourage street activation • Interface with the Rail Trail • Provide pedestrian linkages activated buildings	Rezoning	short term	An Adaptive and Inclusive Settlement Pattern
Undertake and Implement a Wonthaggi Heritage Gap Study: Protect remaining heritage sites, as per the 2018 Structure Plan and 2020 heritage framework	Rezoning	short term	Rich Cultural Identity Character and Liveability

5.5 Connectivity

5.5.1 Context

Wonthaggi's regional role depends on safe and efficient movement by walking, cycling, public transport, private vehicles and freight. The town requires stronger links between new neighbourhoods, the CBD, schools, health services, open space, employment areas and surrounding settlements.

Relevant influences to this theme include:

- Tracks and Trails
- Pedestrian Safety
- Traffic and Car Parking
- Public Transport

5.5.1 What we Heard

- *“Bring back the train to Melbourne”* - Grade 6 Walkshop Participant
- *“There's currently no connectivity. Getting to the shops from north Wonthaggi takes longer than it should. A bypass skipping town would be good.”* - Survey Participant
- *“Not enough parking, it's particularly problematic at the theatre for longer events!”* - Survey Participant

5.5.1 Bass Coast Statement of Planning Policy

The below table outlines the relevant objective from the SPP:

	Objective Text	Relevance to Wonthaggi
Objective 11	To ensure the integrated and timely provision of transport, essential services and community infrastructure that meets community needs and increases resilience to natural hazard and climate change impacts.	• Protect infrastructure • Well design infrastructure • Transport project minimise impact on landscape values • Provision of habitat corridors with infrastructure
Objective 12	To reduce greenhouse gas emissions related to stationary energy and transportation, facilitating an orderly and rapid transition to an energy-efficient renewable energy community.	• Walkable neighbourhoods • Safe and accessible transport • Sustainable infrastructure • Renewable energy

5.5.2 Road Network

Wonthaggi serves as the primary transport and freight junction for the Bass Coast Shire, connecting South Gippsland's agricultural and industrial outputs with Greater Melbourne and Western Port. As the township expands toward its 2051 target as a primary regional centre, the transport network must balance regional freight efficiency with local connectivity, safety, and active transport integration.

Wonthaggi's road network operates on a distinct hierarchy, framed by regional highways and a historic, highly permeable town grid:

- Bass Highway (A420): The principal arterial corridor linking Wonthaggi west toward San Remo/Melbourne and east toward Inverloch. It carries significant commuter, freight, and seasonal tourist traffic.
- Korumburra-Wonthaggi Road (C437): Connects the township north-east toward Korumburra and the Strzelecki highway network, acting as a primary route for agricultural transport.
- The Historic Grid: Central Wonthaggi features wide road reserves laid out during its township planned inception, providing significant spatial capacity to reallocate road space toward streetscaping, parking, and active transport infrastructure.

The Bass Highway is the main highway in Bass Coast Shire that connects Wonthaggi and towns such as Inverloch, Kilcunda and Grantville and further onto Philip Island and Melbourne.

The Wonthaggi Township encompasses a number of major roads acting as spinal routes to provide access to, from and through the Wonthaggi CBD. Figure 7.1 presents the existing road network hierarchy and ownership. A portion of McKenzie Street and Graham Street form part of the Bass Highway, which is a VicRoads declared road. Korumburra Road intersects McKenzie Street at the northern extent of the study area and provides access between the CBD area and Northeast Wonthaggi. Billson Street is a major arterial road linking Cape Paterson with Wonthaggi.

The major road access from the west is South Dudley Road that connects to South Dudley and further intersects with the Bass Highway and provides an alternate route to the north. There are a number of streets and laneways providing the remainder of the road network within the study area giving direct access to commercial and education facilities or access to residential areas.

Wonthaggi North East Growth Area is bound by Fuller Road to the west, Heslop Road to the north and private land holdings east and south. A future Precinct Structure Plan (PSP) road network is proposed that includes a combination of connector and local access roads.

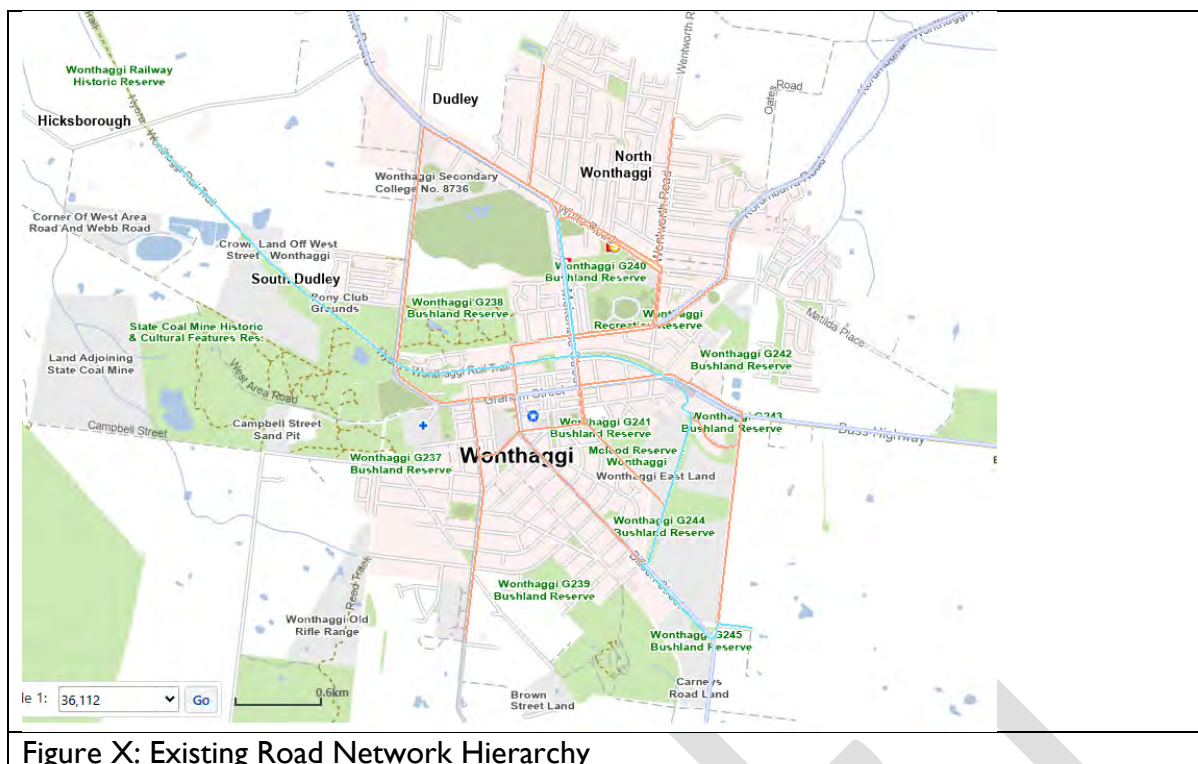


Figure X: Existing Road Network Hierarchy

5.5.3 Walking and Cycling

Creating a sustainable township requires a safe, comfortable and accessible pedestrian and cyclist movement. At present there is significant car dominance in the CBD, mainly because of the Bass Highway passing through the town.

Figure 7.5: Pedestrian Priority Areas in Wonthaggi (Road use hierarchy)

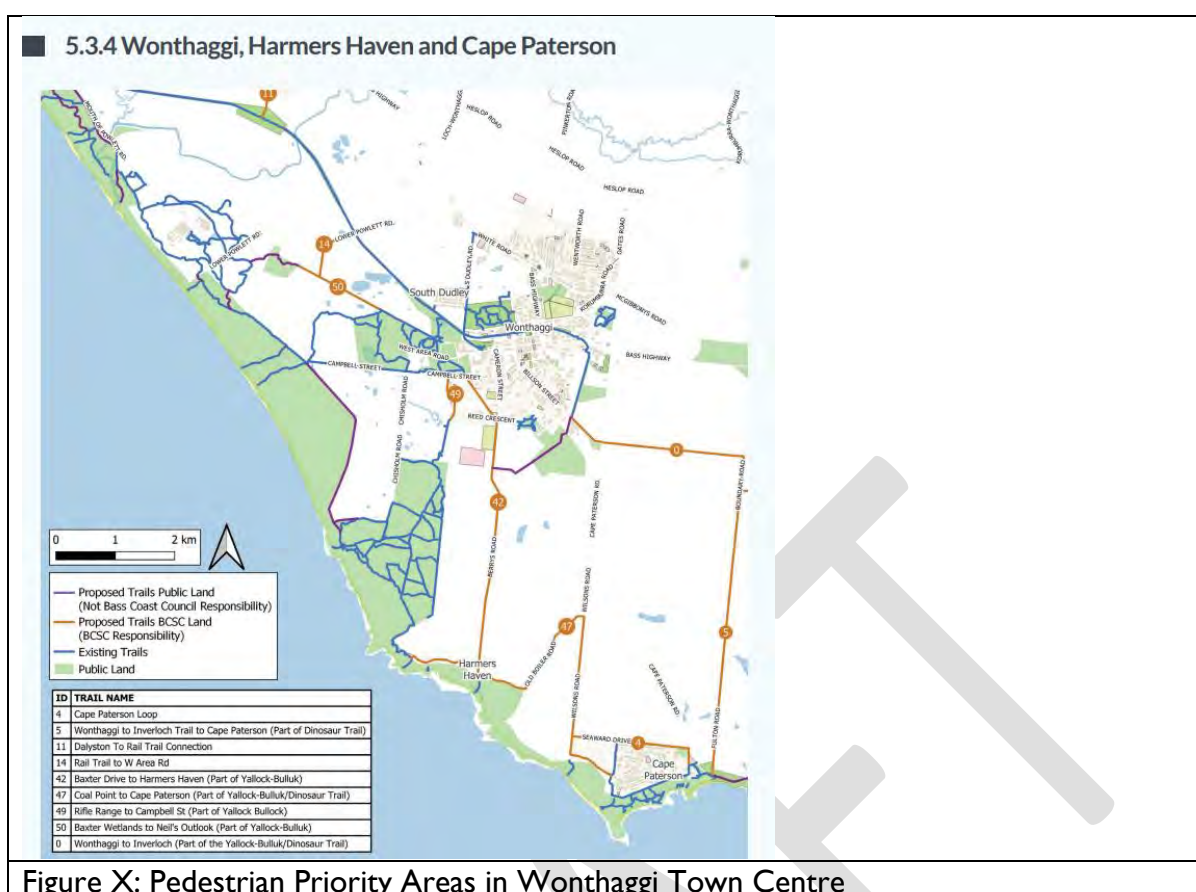


Figure X: Pedestrian Priority Areas in Wonthaggi Town Centre

In 2014, Gippsland's Principal Bicycle Network & Strategic Cycling Corridors identified a strategic cycling corridor that links to the significant growth zone of East Wonthaggi via major drainage corridor to the centre of Wonthaggi and beyond. Council further identified the strategic cycling corridor passing through Wonthaggi and linking to Inverloch.

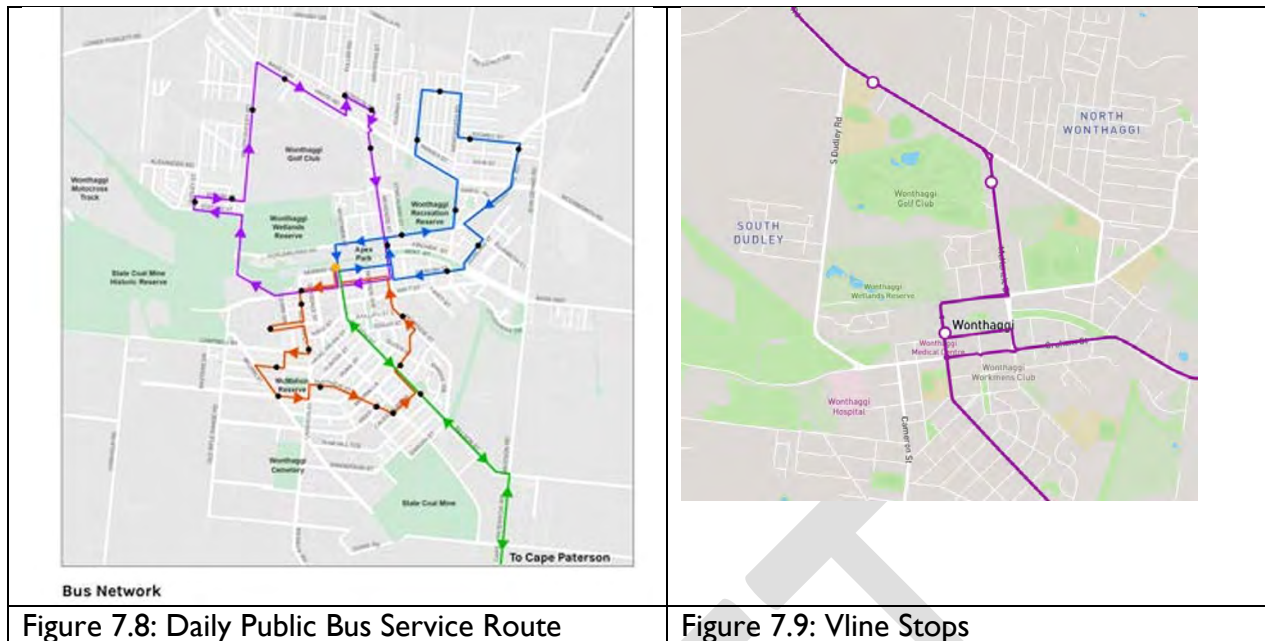


Figure 7.7: Wonthaggi – Inverloch Cycling Corridor

5.5.4 Public Transport

There is no train network operating in Wonthaggi and bus coach services are the only means of public transport from Wonthaggi to Melbourne. The trip to Dandenong takes about 2 hours and 30 minutes.

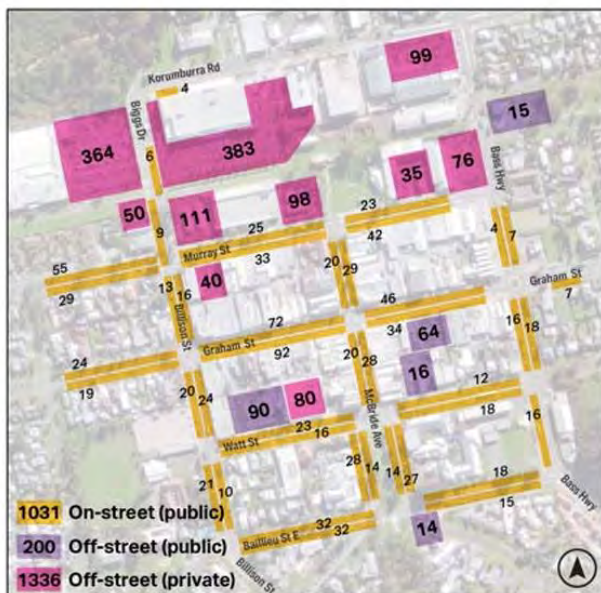
The location of the bus stop outside of Woolworths on Biggs Drive is concern with the community as it a distance for long term parking, does not have public toilets nearby and generally does not respond to the needs of the community particularly their safety.



5.5.5 Car parking

Car parking in Wonthaggi CBD is a point of contention for the community and business owners. There has been some change to the parking arrangements in the CBD

Figure 25 shows the publicly available parking bays within the Wonthaggi town centre (excluding private parking, such as employee parking behind shops, and special use bays such as disabled parking).



There are approximately 1,336 private, 200 public off-street parking bays, and 1,031 on-street parking bays within the Wonthaggi activity centre.

5.5.6 Previous Strategies

The Wonthaggi Access and Movement Study 2020 provides the technical baseline and strategic recommendations for managing traffic growth, parking demand, freight movement, active transport, and public transit as Wonthaggi expands toward a target population of 20,000+

The following actions from the Wonthaggi Activity Centre Plan are relevant:

- Liaise with RRV to redirect heavy vehicles and freight from Graham Street
- Support the upgrade of car parking facilities on Council-owned car parks
- Undertake community consultation on potential bus stop relocations within the Activity Centre and liaise with PTV and investigate a new bus interchange location in proximity to the civic hub and retail core
- Create a north-south pedestrian link from the Union Theatre to the Former Wonthaggi Secondary College Site

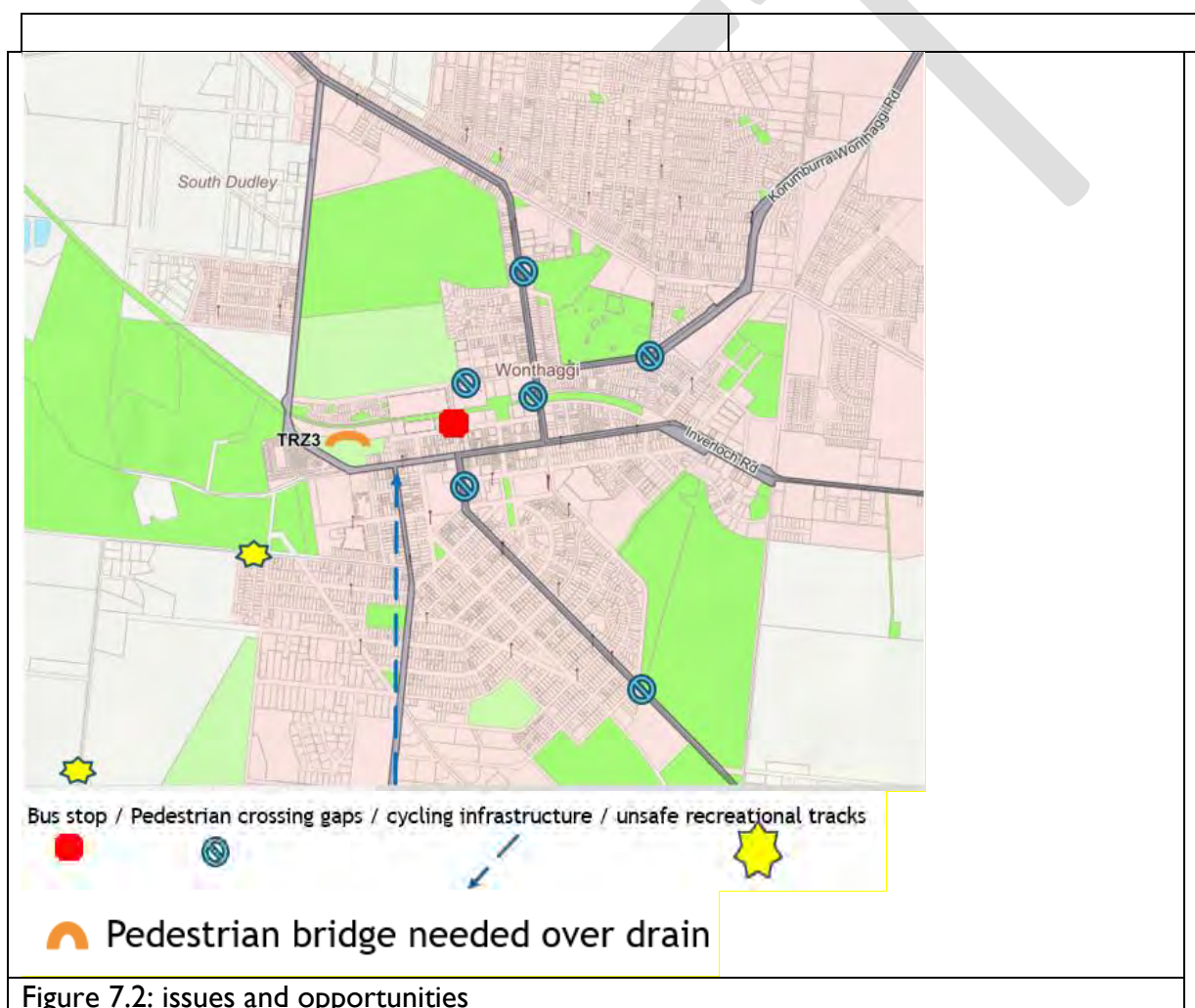


Figure 7.2: issues and opportunities

5.5.7 Recommendations for the Structure Plan

The following key issues and opportunities were identified related to connectivity:

- There are limited defined pedestrian links between the streets as well as within the various uses in the CBD due to the Bass Highway passing through the town and narrow street width as well as lack of urban design.
- There are several unsafe recreational gaps around town
- The current cycling network does not promote recreational options via the Bass Coast Rail Trail or access to Wonthaggi South and Harpers Haven
- There are pedestrian crossing gaps throughout the CBD and at the Cape Paterson Road satellite commercial precinct
- A key missing link is between Guide Park and the Rail Trail, requiring a pedestrian bridge over a drainage channel.
- There are limited existing regular public transport facilities servicing the existing Wonthaggi Township (i.e. inter-town or regional services only).
- The bus interchange is inadequate for a regional centre
- Public transport services are currently used by a limited number of residents, generally those without access to private vehicles, those who have ceased to drive and those too young to drive.
- Consider the Heslop Road freight bypass as the Wonthaggi North East precinct develops
- There is an opportunity to implement the Pedestrian Bicycle Networks and Pedestrian Priority Networks identified for Wonthaggi.

Delivery of Wonthaggi Access and Movement Study 2020 & activity Centre Plan	Strategy & evaluation	ongoing	Rich Cultural Identity Character and Liveability
Enhance Precinct Linkages: Improve pedestrian and transport links between education, health, and CBD precincts, as per WACP and 2018 Structure Plan, to support community integration. Deliver Pedestrian crossings: -Bilson St -McKenzie St (rail trail) -Cape Paterson Rd (Cape View / - Coal Mine link to Inverloch Wonthaggi trail) -Watt St (support movement from - Bilson St Primary to CBD) - Wentworth Rd & Korumburra rd	Infrastructure	short term	Rich Cultural Identity Character and Liveability

Implement CBD Pedestrian and Cycling Improvements: Enhance McBride Avenue and Graham Street with crossings and bike lanes, as per WACP and Bass Coast Pathway Plan 2017.	Infrastructure	short term	An Adaptive and Inclusive Settlement Pattern
Expand Cycling Facilities: Enhance connections to the Bass Coast Rail Trail, as per WACP and Pathway Plan, to promote active transport.	Infrastructure	short term	An Adaptive and Inclusive Settlement Pattern
Footpath Gaps: Connect Wonthaggi South to CBD -provide pedestrian link from rail trail to Guide Park & Guide Park to Murray St	Infrastructure	short term	An Adaptive and Inclusive Settlement Pattern
Develop Bus Terminal: Plan a dedicated terminal, as per the 2018 Structure Plan, to support public transport growth.	Advocacy	short term	An Adaptive and Inclusive Settlement Pattern
Support the implementation of the Integrated Transport Strategy: -Advocate for more frequent bus services -Investigate the relocation of the central Wonthaggi Bus Stop and explore the potential of a second bus stop in conjunction with DTP -Explore and advocate for support for a community on demand transport options -Explore and advocate for bike lane along major transport corridors	Strategy & evaluation	ongoing	Rich Cultural Identity Character and Liveability
Support the delivery of recommendations from the Wonthaggi Access and Movement Study 2020: -Investigate and assess the function of the public transport interchange location	Strategy & evaluation	ongoing	Rich Cultural Identity Character and Liveability
Wonthaggi bypass/alternative freight route: Support the development of a bypass road generally in the indicative location shown in the Wonthaggi Strategic Framework Plan.	Advocacy	long term	An Adaptive and Inclusive Settlement Pattern

5.6 Utilities & Community Infrastructure

5.6.1 Context

Wonthaggi is the preferred location for district and regional community infrastructure, including health, education, civic, cultural, sport and recreation facilities. Growth will require timely investment in water, sewerage, drainage, energy, telecommunications, roads, open space and community facilities.

Relevant influences to this theme include:

- Stormwater Management
- Community Facilities
- Health Services
- Education

5.6.1 What we Heard

- "There are drainage problems in wonthaggi, multiple places tend to get flooded" - Survey Participant
- "We need to encourage more health services to come to Wonthaggi. Particularly specialist services" - Survey Participant
- "Education is the foundation of a good community" - Survey Participant
- "[The Former Wonthaggi Secondary College site] should be utilised as mixed use. Ideas could be a library, hub, arts precinct along with affordable housing and car parking. - Anonymous Social Map Comment – 7 upvotes

5.6.1 Bass Coast Statement of Planning Policy

The below table outlines the relevant objective from the SPP:

	Objective Text	Relevance to Wonthaggi
Objective 7	To avoid and minimise human impacts and the effects of urban land uses and development on the declared area's environmental and ecological values.	• Plan for land use to avoid ecological sensitive areas • Plan for land management that minimises human impact on sensitive areas • Plan for minimisation of waste and associated activities impact on significant environs • Encourage sustainable tourism that minimise impacts of visitation on the areas distinctive attributes
Objective 11	To ensure the integrated and timely provision of transport, essential services and community infrastructure that meets community needs and increases resilience to natural hazard and climate change impacts.	• Regional Centre requires an appropriate level of community infrastructure • Resilient infrastructure

5.6.2 Policy

5.6.2 Healthy, Safe & Resilient Bass Coast 2025-2029

The Healthy, Safe and Resilient Bass Coast 2025–2029 (Municipal Health and Wellbeing Plan) establishes a place-based, partnership-driven framework for delivering community infrastructure across the Shire. As Wonthaggi expands as a major regional growth centre, community infrastructure must go beyond basic physical provision to actively address spatial equity, health outcomes, and social inclusion.

The Municipal Health and Wellbeing Plan structures Council’s infrastructure priorities across key strategic themes that directly govern how community facilities, open spaces, and civic assets are planned, designed, and delivered in Wonthaggi.

The plan introduces five key themes: Healthy and Active Living, Safe and Inclusive Communities, Equitable Access and Social Infrastructure, Thriving Children and Young People and Country, Connection and Climate



The plan is ambitious for the delivery of infrastructure in Bass Coast it seeks to ensure facilities are:

- integrated, multi-functional socials hubs rather than delivering isolated, single-use facilities,
- co-located, multi-functional social infrastructure.
- align with Council’s *Disability Action Plan* and statutory access commitments,
- embed Universal Design principles to support residents of all abilities and ages.
- climate adaptive
- safe inclusive and consider all ages
- support cultural safety and social gathering practices

5.6.2 Council Plan

The Bass Coast Council Plan 2025–2029 serves as Council’s primary medium-term strategic blueprint. It connects the overarching community directions outlined in the Bass Coast Community Vision 2041 with annual budgets, capital works programs, and municipal planning controls.

As Wonthaggi reinforces its role as the Shire’s primary commercial, civic, and residential service centre, the Council Plan provides the strategic justification and delivery framework for major infrastructure investments across the township.



Several projects located in Wonthaggi have been specified in the 2025-2026 action plan including:

- Prepare the partnership framework, land use framework and business case for the former Wonthaggi School Site.
- framework, land use framework and business case for the former Wonthaggi School Site.

5.6.2 Disability Action Plan 2025-2029

The Bass Coast Disability Action Plan 2025–2029 sets out the strategic vision and commitment of Bass Coast Shire Council to improve equity, accessibility, and social inclusion for people living with disability, their families, and carers across the municipality.

5.6.2 Bass Coast Asset Plan 2025-2035

The Asset Plan 2025–2035 provides a 10-year strategic blueprint for how Council manages over \$1 billion in community infrastructure. It connects the vision of the *Council Plan 2025–2029* with long-term financial sustainability, ensuring existing assets are renewed while new infrastructure is delivered in primary growth hubs like Wonthaggi.

The plan estimates that the replacement value of the drainage across the municipality would cost in the vicinity of \$236 million, but suggest 75% are at asset health. It is anticipated that \$12.84 will be spent over 10 years and \$6.9 on Poor and Very Poor assets (PVP) in the same period.

Wonthaggi Activity Centre Plan is named under Strategic Initiative 3 “Prioritise funding for accessible and sustainable infrastructure investment”.

5.6.3 Health

Wonthaggi serves as a health hub providing services to its neighbouring settlements. Bass Coast Regional Health (BCH) is located in Wonthaggi and provides a range of services including a 24-hour emergency department, acute, sub-acute, aged and ambulatory care services.

In 2018, the upgrade of Wonthaggi Hospital was in progress with the Stage 1 redevelopment completed mid-2023. The upgrade included a new emergency department with 18 extra treatment spaces added, along with a 32-bed inpatient ward. Funding for Stage 2 upgrade has not been secured.

In 2026 Bass Coast Health became part of the Bayside Health network, merging with other health providers including the Alfred, Rosebud, Peninsula, Koo Wee Rup, Korumburra and Leongatha. This merger was executed to provide a full offering of services within the one organisation better supporting patients.



Planning Permit PA2503684 allows for a private hospital to be constructed at 70 Murray Street Wonthaggi but works have yet to commence. A private hospital would expand health offerings in Bass Coast and provide a full client list for health professionals and may lead to more relocating permanently to the area rather than juggling a clinic in metro Melbourne in addition to the work through the public system. The private hospital also includes a residential hotel which would provide assistance to those support people for patients.

Bass Coast Health provides aged care residential services (30 beds) in Kirrak House residential care facility located on the Wonthaggi campus. In addition, there are three aged care facilities in Wonthaggi.

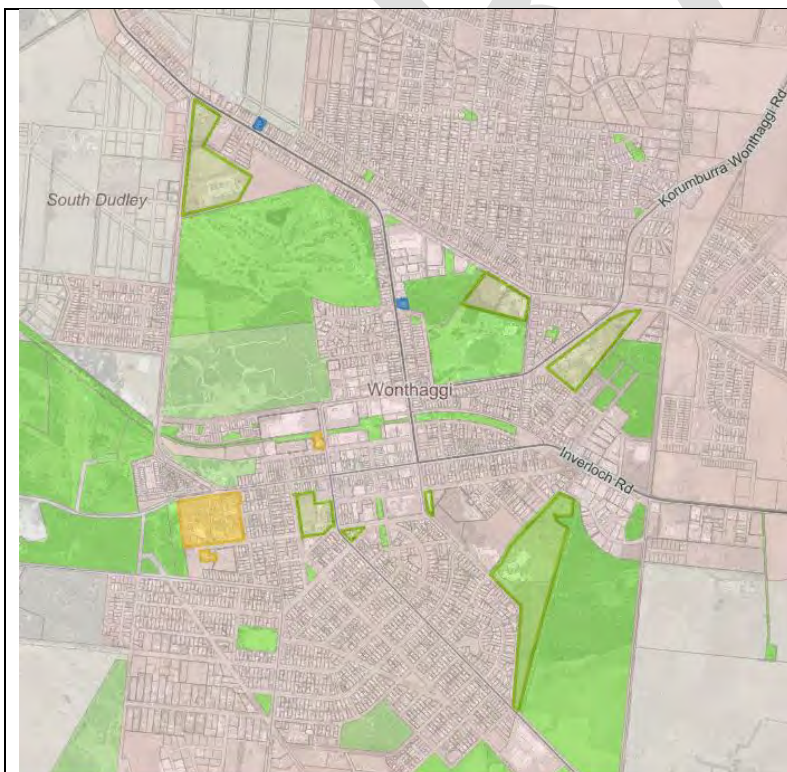


Figure X: Location of education and health facilities

5.6.4 Education Facilities

Wonthaggi serves as the education hub for the region with two state primary schools, two private schools, one state secondary school over two campuses, one specialist school and TAFE. In addition, it has three kindergarten and pre-school centres catering to the needs of the community, this has not changed since 2018.

The new Bass Coast College senior Campus and Specialist school were completed on McKenzie Street. Bass Coast College now has a second junior campus located at San Remo which supports waterline and Phillip Island San Remo students who will attend the Wonthaggi Senior Campus from years 10-12. The South Dudley Campus facilities are aging and in desperate need for renewal or to be relocated.

The Country University Centre opened on Baillieu Street providing support for online higher education students.

Education attainment in Bass Coast is below the Victorian average, as a regional service centre for Bass Coast, Wonthaggi could better support attainment and studies that relate to local industries.

The current tafe campus is offering minimal courses with the facilities not fit for purpose to support the needs of local industries. Advocacy for improved offerings and the development of purpose-built facilities could result in a better attainment in education and skills which are needed locally.

5.6.5 Community Infrastructure

Current community infrastructure in Wonthaggi includes:

- the Union Theatre in Wonthaggi, a venue deeply connected to the area's rich history of coal mining and social change.
- Wonthaggi Myli Library: Currently located in a privately owned occupancy
- Bass Coast Adult Learning (BCAL): after 30 years of providing adult education the facility will close
- Wonthaggi Neighbourhood Centre: a committee of management run organisations providing support to the community
- YES Youth Hub: a youth centre and gym
- Wonthaggi State Coal Mine: a historical attraction
- Wonthaggi Senior Bowls Club: indoor bowls club
- ArtSpace Wonthaggi: an art exhibition space

These facilities reflect a strong community commitment to creativity, storytelling and cultural connection to the community.

Wonthaggi Arts Centre and the historic Union Theatre provide vital venues for performing arts, cultural events, and community gatherings, reflecting the town's rich social history.

Wonthaggi lacks a modern multi-purpose community hub rather than standalone single-use buildings. New facilities in the CBD precincts will integrate multi-purpose meeting rooms, neighbourhood house activities, and flexible co-working spaces.

Wonthaggi Tech School site has been highlighted by in the 2018 structure plan and the Wonthaggi Activity Centre Plan as a key opportunity site for a purpose-built civic centre combined with other uses. The progression of planning for the site with key stakeholders is considering a “game changer project”.

Bass Coast Shire is the beneficiary of an extensive art collection which is not on display and the local arts community are advocates for this to change.

The redevelopment of the former Wonthaggi Secondary College (Old Tech) site into a modern, purpose-built civic, community, and arts facility represents a once-in-a-generation opportunity for the Bass Coast Shire. Vacant since 2020, this expansive parcel at the corner of McBride Avenue and Watt Street sits directly in the commercial and geographic heart of the township.

Repurposing this dormant site into a vibrant cultural precinct is a true "game changer" for Wonthaggi.

The transformation of the Old Tech site is not just an adaptive reuse project; it is the catalyst required to elevate Wonthaggi from a regional service town into a premier cultural and civic destination. It will redefine the town's identity, honouring its educational history while building a dynamic, inclusive, and economically resilient future for the entire Bass Coast region. The entire site should be considered as should incorporate some revenue rising uses to ensure fiscal stability of the project.

5.6.6 Water Supply

South Gippsland Water (SGW) is the responsible water authority for the Wonthaggi Township. The Lance Creek system is the main source of water supply for Wonthaggi. It has historically provided a very reliable source of water for the towns of Wonthaggi, Cape Paterson and Inverloch. Out of their 20,00 customers in 2022 4,893 were located in Wonthaggi.

SGW identifies stormwater harvesting for sport fields for Bass Coast Shire as an opportunity.

5.6.7 Sewerage

Wonthaggi is connected to a reticulated sewerage system. Existing sewers on the northern, southern and eastern fringes of Wonthaggi have the potential to service future urban growth.

SGW operates two types of wastewater treatment systems and two different types of wastewater collection system. Most of South Gippsland Water's wastewater treatment plants are lagoon based systems, which also includes Wonthaggi. These specially designed and constructed wastewater lagoons allow natural biological processes to occur and as a result these processes cleanse the water.

The Urban Water Strategy (UWS) for SGW provides a 50-year outlook of the supply and demand balance for each of SGW's supply systems. The Urban Water Strategy highlights the need to upgrade the Wonthaggi Wastewater Treatment Plant (WWTP) and notes that the population growth in Wonthaggi is one of their biggest challenges. Wonthaggi's potable water comes from the Lance Creek system which also supplies Inverloch, Korumburra, Poowong, Loch and Nyora.

In 2025 SGW announced the Wonthaggi Sewerage Upgrade Project (WoSUP) is a major infrastructure project for South Gippsland Water, it is anticipated that the project will take several years to plan, design and construct. The WWTP sits on a 38-hectare site approximately 2.5 km west of the town centre. It currently services Wonthaggi, Cape Paterson, Inverloch, Kilcunda, and Dalyston using a 50-

year-old lagoon-based treatment system. The latest update on the project is consideration of technical reports prior to progressing.

SGW predicts Wonthaggi's population is forecast to reach 13,000 by 2036. Under this trajectory, the existing lagoon infrastructure will reach ultimate operational capacity within 5 to 10 years.

Major capital infrastructure upgrades are required to ensure the sewerage network can absorb projected residential growth (e.g., North East PSP), commercial expansions, and regional infill development.

Council will engage with SGW are support of the upgrades and whether any land use considerations including rezoning are required.

The SGW wastewater strategy is to promote the re-use of wastewater over the summer irrigation period and to undertake minor upgrades of the treatment plant to cater for additional loadings over the winter period. This is consistent with the Bass Coast Planning Scheme (Clause 19.03-3S) to encourage integration of stormwater, wastewater, drainage, water supply, water treatment and re-use to minimise drainage and consider the catchment wide context including environmental values.

5.6.8 Drainage

The stormwater catchment has largely been considered in a piecemeal manner in response to development subdivision applications. The provision of stormwater mechanisms and infrastructure is inconsistent across the settlement.

A stormwater management assessment was commissioned by Urban WaterCycle Solutions on three key areas:

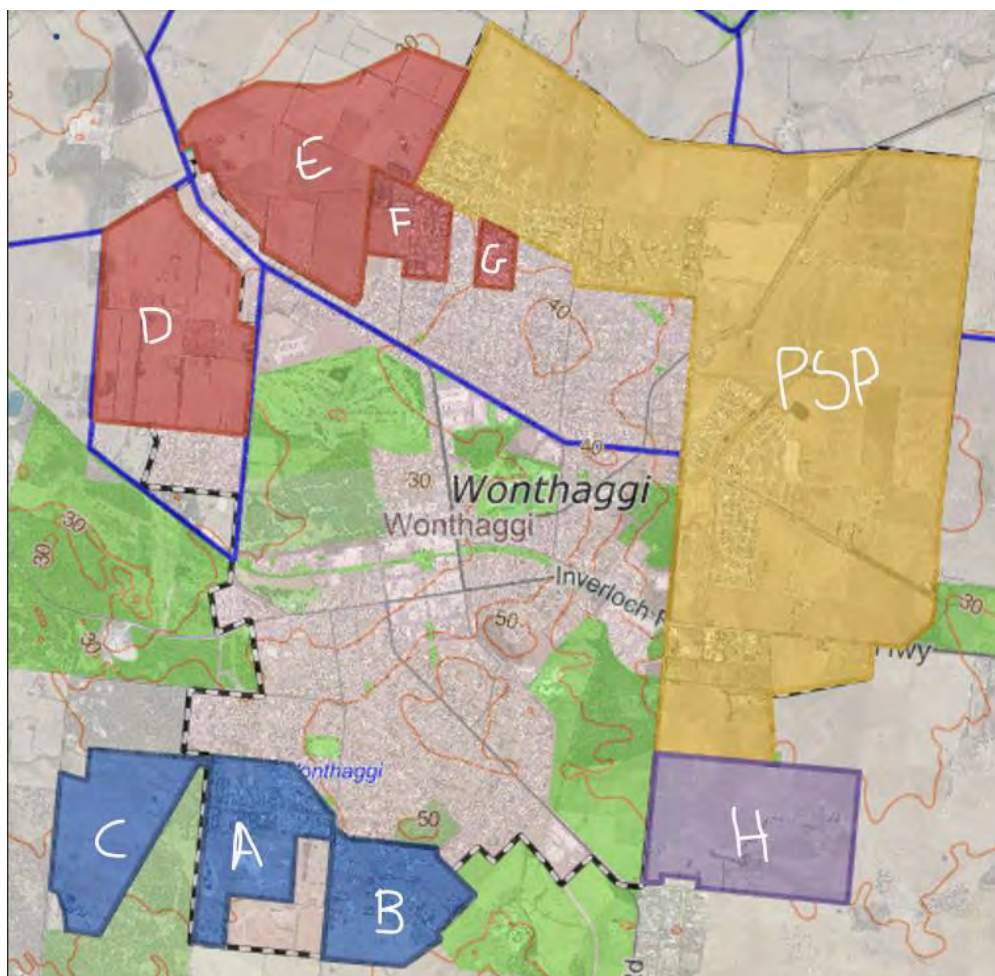
- North-west Wonthaggi
- South-east Wonthaggi, &
- South by south-west Wonthaggi

Wonthaggi south on lots south of Broome Crescent are largely serviced by drainage and sealed roads with stormwater running from Cape Patterson Road in the east to Rifle Range Reserve to the west then onto the Powlett.

Carneys Road allotment is at the top of the catchment which feeds into the Wonthaggi North-East PSP.

The north-west of Wonthaggi are areas which have been identified for investigation for inclusion in the settlement boundary.

Recommendations from the report will assist in understanding development opportunities, support existing residential areas and ensure compliance with the Water Act.



Investigation area

Area	Reason for inclusion in investigation
A – Wonthaggi South LDRZ	- Established residential area void of stormwater drainage and sealed roads in parts. Identified in 2018 structure plan for infill development. - Housing Strategy identifies the land as incremental change area. - Lack of trunk infrastructure proving cost prohibitive for infill development. - Significant stormwater issues in the area and deep open drains exist in the area - Drainage interface with Rifle Range Reserve causing upstream flooding
B – Wonthaggi South FZ	- Identified in 2018 structure plan for investigation into rezoning the land to low density residential - Land is at the start of the catchment - Localised stormwater mechanisms are required to manage current stormwater issues

C – Chisholm Road	○ This land was identified as an investigation area in the 2018 structure plan ○ Contributes to the larger stormwater catchment area
D – South Dudley	○ This land was identified as an investigation area in the 2018 structure plan ○ Adjoins an established commercial area ○ Access to Lower Powlett Rd and South Dudley Rd
E – Wonthaggi North-West	○ The norther potion of this land was identified as an investigation area in the Bass Coast Industrial Land Use Strategy
F – North Wonthaggi LDRZ	○ This land was identified in the 2018 structure plan to be rezoning to General Residential Zone as a result of access reticulated infrastructure ○ Housing Strategy identifies the land as incremental change area.
G - Delmarni Ct LDRZ	○ This land was identified in the 2018 structure plan to be rezoning to General Residential Zone as a result of access reticulated infrastructure ○ Housing Strategy identifies the land as incremental change area.
H - Carneys Rd	○ This land was identified as an investigation area in the Bass Coast Industrial Land Use Strategy

Summary of issues and recommendations from the three study areas are:

5.6.8 North-west Wonthaggi

In the north-west of Wonthaggi area F & Area G have been nominated for upzoning given the context of the site surrounded by GRZ and access to reticulated sewer.

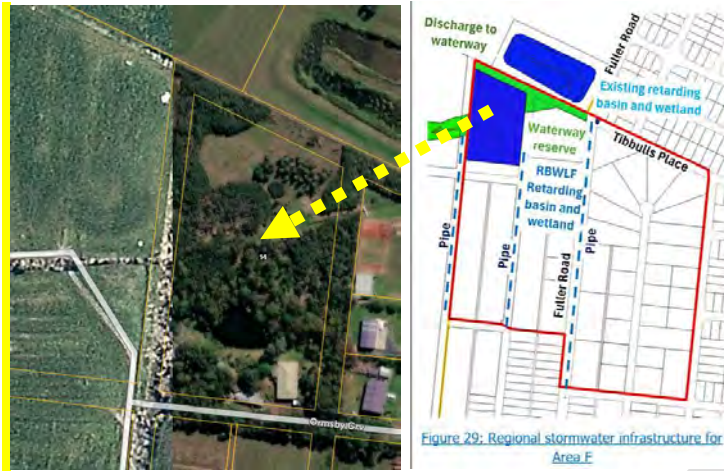
The southern portion Area E has no current status in the planning scheme or strategies for investigation however the norther portion was identified in the BILUS for potential expansion. Whether or not development of the land is considered in the current context it is hosting the stormwater catchment from the established Wonthaggi North area as it makes it way to the Powlett Catchment.

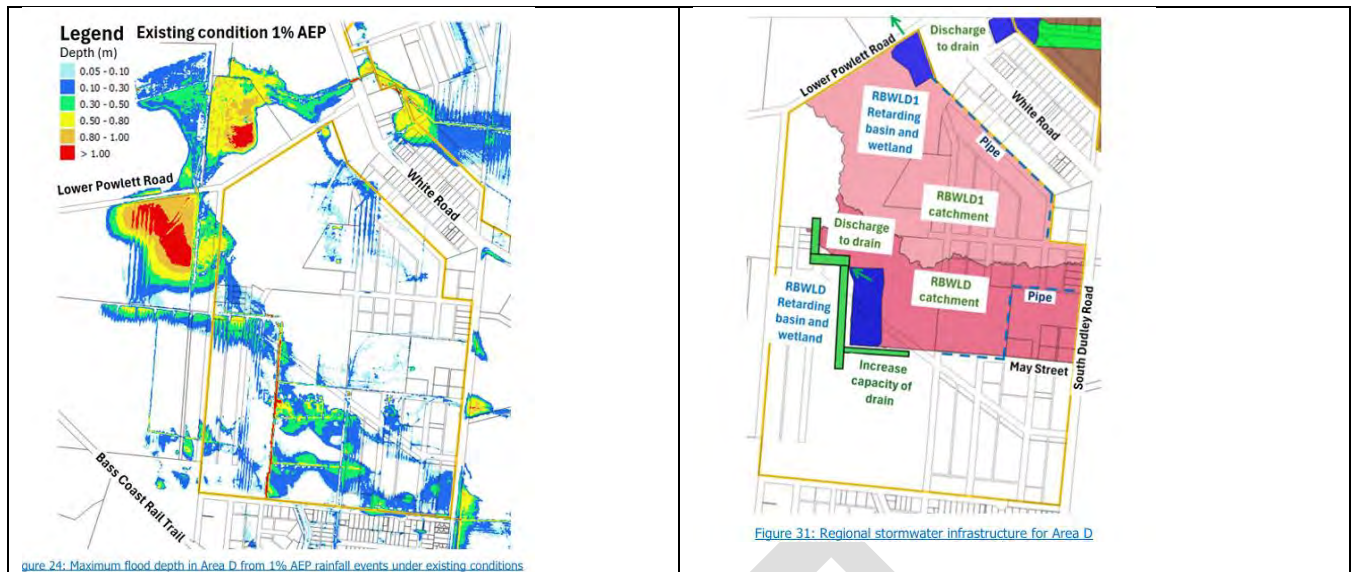
The modelling for Area D has contributed in the consideration of the ongoing status of the land as an investigation area as it is nominated in the planning scheme. Discussion about the status of this land is located in the settlement theme.

Recommendations include the provision of stormwater mechanisms to allow for infill development.

The upzoning of the LDRZ to GRZ in Areas F & G could be a short term action for this structure plan however deeper consideration will have to made to understand whether the upzoning can occur in isolation from Area E. The challenges with Area E are the outfall running through private property at

14 Ormsby Grove a rather secluded site with dense vegetation. The actions should remain in the land use actions as a possible rezoning however this issues will need to be considered prior to any planning scheme amendment progressing.



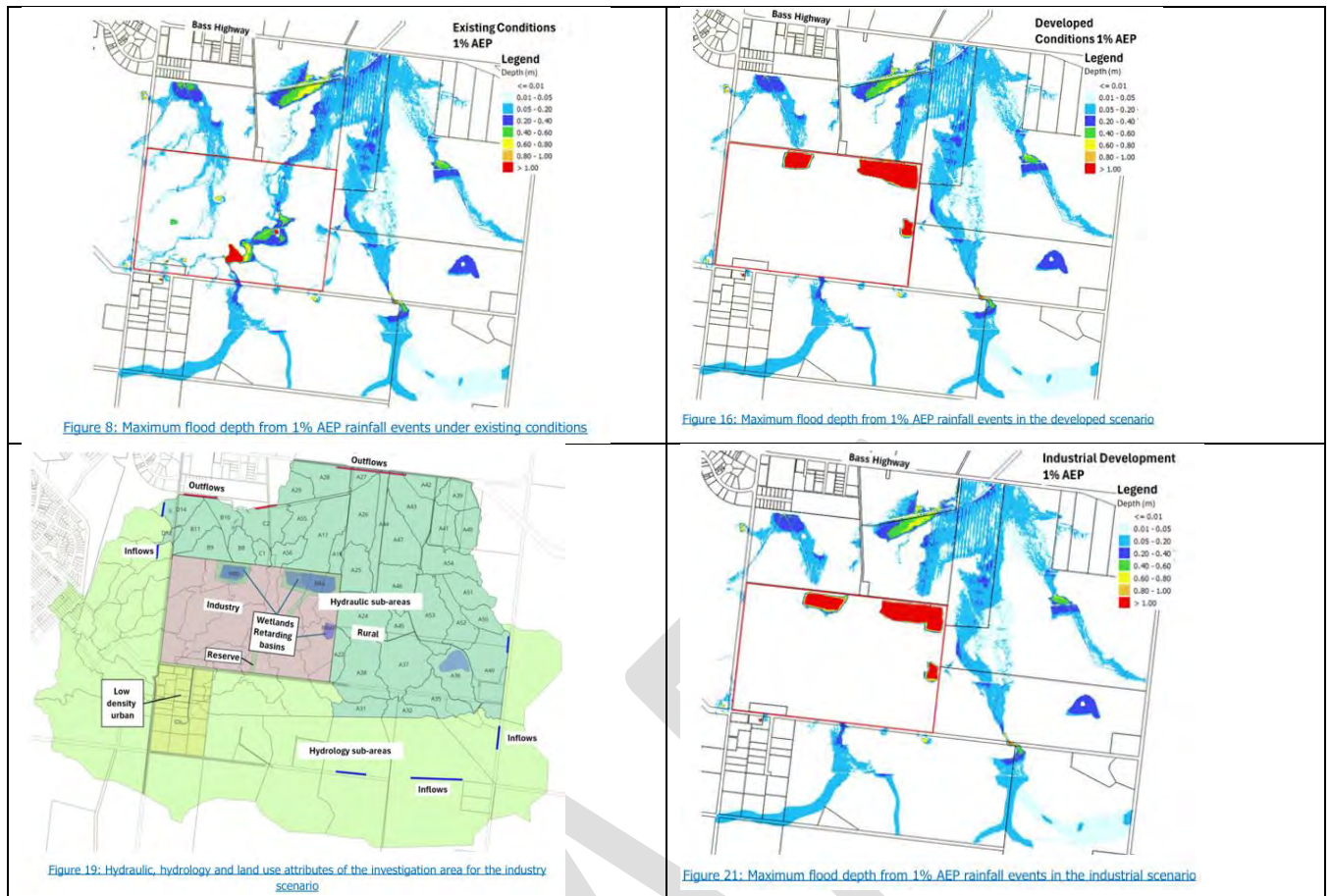


5.6.8 South-east Wonthaggi,

Subject site 20 Davison Place / Carneys Road, currently zoned farming. Upstream of the Wonthaggi North East PSP.

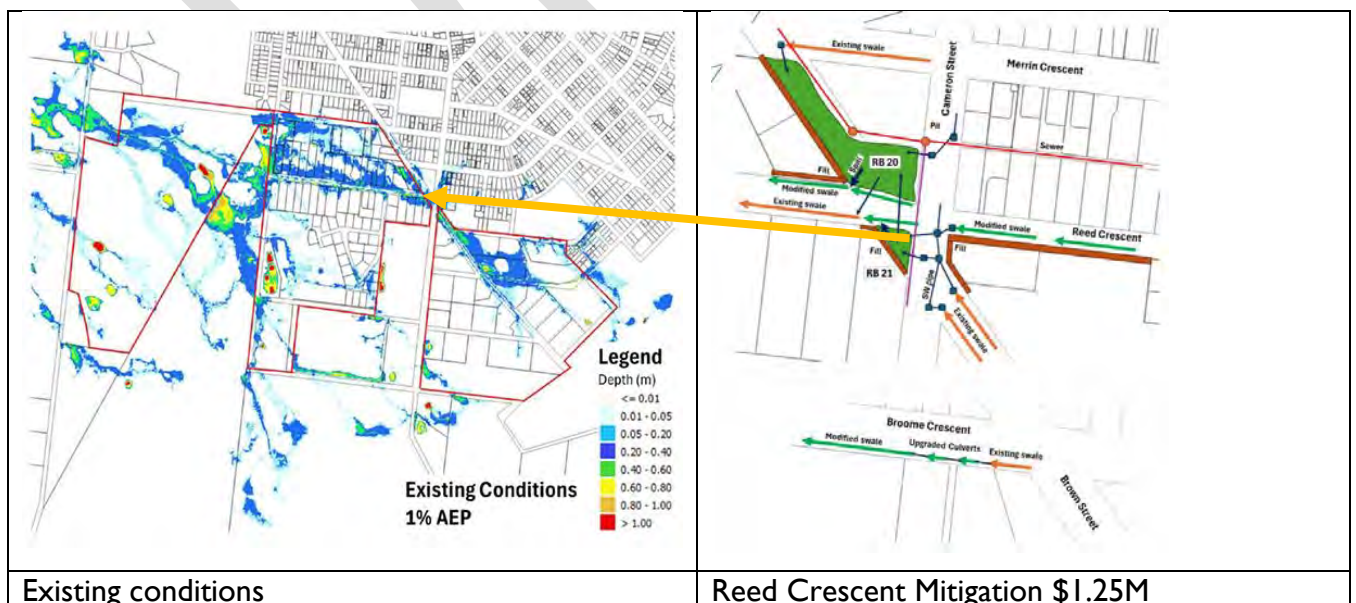
The site is currently outside the settlement boundary and was identified in the BILUS for an industrial expansion area on the west of the site to avoid the EMO4.

The land owners have made several submissions to Council seeking the land be included in the strategic settlement boundary. The Stormwater assessment modelled industrial and residential scenarios. The recommendations include that land uses could be supported with appropriate infrastructure. Industrial land usually has a higher site coverage and would have a slightly higher capital works cost due to the increased treatment area. The ability to manage stormwater on site is possible and does not pose restrictive. The consideration of the land in the settlement theme does not recommend the inclusion of this land in this structure plan however it can be included as an investigation area outside the settlement boundary.



5.6.8 South by south-west

The south by south-west of Wonthaggi poses many stormwater challenges due to a lack of whole-of-catchment planning and absence of formalised drainage



Area B is identified as investigation area for upzoning from Farming to Low Density from the 2018 plan as considerations in the settlement theme have outlined that FZ is not supported within settlement boundaries however this stormwater assessment outlines how cost prohibitive intensification of this site would be.



Suggested stormwater infrastructure to support the provision of 230 lots is estimated to cost \$10 million. Based on cost estimations, current market land value in Wonthaggi (according to the Housing Strategy) plus the fragmented land ownership in fill development in this area is not likely until the market is more responsive to this type of development. With sufficient residential land supply in Wonthaggi a rezoning is a low priority however mitigation measures will be required in the Reed Crescent area.

Area C has been included in the study as the land is a vital part of the stormwater catchment and links the west end of the residential catchment to the Powlett. The land was identified in the 2018 plan as an investigation area however it was never included in the planning scheme. The land has not seriously been considered as required to contribute to residential land supply, however the land does contribute to then catchment.

Recommended actions:

- Implement Option B to mitigate stormwater impacts on Reed Crescent and downstream environment. This action will support infill development in the catchment.
- Protect the Rifle Range wetlands and reduce flooding by providing a small sediment pond at the inlet (near the end of Reed Crescent) and a swale to convey high flows
- Implementation of Option B can facilitate the low density development of Area B with onsite stormwater management
- Develop a regional strategy and development contributions plan for the West Wonthaggi catchment. Ongoing infill development and future growth pressures will increase impacts on downstream land and environment. This regional strategy should be based on Option D and a long term planning horizon.

5.6.9 Recommendations for the Structure Plan

The key issues and opportunities identified include:

- Higher education offerings are not responding to the needs of the area:
- The township lacks a purpose built civic and cultural centre that includes a modern library
- Transport and pedestrian linkages between health precinct, open spaces and parks are not well defined;
- The established areas of Wonthaggi are poorly serviced by open drains and limited underground drainage.
- The Former Wonthaggi Secondary College Site presents an opportunity for a mixed use development
- Existing sewers on the northern, southern and eastern fringes of Wonthaggi could service future urban growth. There are no significant sewer constraints affecting future urban development within Wonthaggi, however, pumping stations may be required to access the existing sewers.

Plan for a new public library, cultural and ArtSpace in Wonthaggi	Strategy & evaluation	short term	Rich Cultural Identity Character and Liveability
Stormwater Management: - Work with and monitor environmental risk -Implement Wonthaggi SWMS Coombes work - Implement mitigation measures	Infrastructure	ongoing	An Adaptive and Inclusive Settlement Pattern
Regional strategy: Develop a regional strategy and development contributions plan for the West Wonthaggi catchment. Ongoing infill development and future growth pressures will increase impacts on downstream land and environment. This regional strategy should be based on Option D and a long term planning horizon.	Infrastructure	Long term	An Adaptive and Inclusive Settlement Pattern
Further education facilities: Engage with stakeholders and advocate for expanded further education facilities and offerings in Bass Coast	Strategy & evaluation	ongoing	Rich Cultural Identity Character and Liveability
Prioritise WNEPSP Infrastructure: Collaborate with South Gippsland Water and the Victorian Planning Authority to deliver infrastructure for	Infrastructure	medium term	Rich Cultural Identity Character and Liveability

WNEPSP industrial land to enable development.			
Upgrade Drainage in Established Areas: Address open drain deficiencies to enable development.	Infrastructure	medium term	An Adaptive and Inclusive Settlement Pattern
Redevelop Former Secondary School Site: Progress mixed-use development (housing, retail, community facilities) as per WACP, leveraging its strategic location.	Strategy & evaluation	ongoing	Rich Cultural Identity Character and Liveability
Monitor Hospital Master Plan: Ensure progress toward sub-regional status, as per the 2018 Structure Plan and 2022 Review, to meet health needs.	Strategy & evaluation	ongoing	Rich Cultural Identity Character and Liveability
Advocate for funding for delivery of infrastructure in WNEPSP: State and Federal government grants	Advocacy	ongoing	An Adaptive and Inclusive Settlement Pattern

5.7 Open Space and Recreation

5.7.1 Context

Wonthaggi requires a connected open space network that serves established neighbourhoods, the CBD and growth areas. Open space should provide active sport, informal recreation, biodiversity links, urban cooling, water-sensitive landscapes and safe pedestrian and cycling connections.

5.7.1 What we Heard

- "The guide park is fantastic. I hope we continue to have places like this for kids to enjoy. Maybe more recreational opportunities for our youth eg skating rink, skate park." - Survey Participant
- "Wonthaggi's open space areas (for the most part) do not feel safe." - Survey Participant
- "We need more play equipment for younger kids" - Grade 6 Walkshop Participant

5.7.1 Bass Coast Statement of Planning Policy

The below table outlines the relevant objective from the SPP:

	Objective Text	Relevance to Wonthaggi
Objective 11	To ensure the integrated and timely provision of transport, essential services and community infrastructure that meets community needs and increases resilience to natural hazard and climate change impacts.	• Regional Centre requires an appropriate level of open space facilities

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5.7.2 Policy

Council's key open space strategy is Active Bass Coast Plan (2018-2028) incorporating the Municipal Open Space and Recreation Plans. Other open space adopted by Council includes:

- **Public Open Space Policy / Amendment C147 (2017):** Operationalizes open space contributions by establishing criteria for accepting land vs. cash contributions and mandating a **5% open space levy** (Clause 52.01) on subdivisions creating three or more lots.
- **Bass Coast Sport and Active Recreation Needs Assessment (SARNA):** Outlines major infrastructure priorities for Wonthaggi, including an indoor highball facility, an indoor aquatic facility, upgrades to the Wonthaggi Recreation Reserve, and expanded walking/cycling/skate networks.
- **Playspace Strategy (2017):** Guides play environment standards across the Shire over a 10-year horizon, setting provision levels for growth areas (e.g., Wonthaggi North East) and designating Guide Park as a priority Regional Playspace.
- **Bass Coast Shire Skate Strategy (2017):** Classifies the Wonthaggi Skate Park as a district-level facility targeted for short-term refurbishment and long-term expansion.
- **Bass Coast Pathway Plan (2017):** Acts as an evaluation tool prioritizing aspirational pedestrian/cycle linkages, including local infill connections in Wonthaggi and regional routes to Inverloch.
- **Wonthaggi Recreation Reserve Master Plan (2017 (updated 2019)):** Outlines the vision to develop the town's premier outdoor sports precinct into a Regional Sporting Hub. High-priority project deliveries include new/upgraded netball pavilions, AFL female-friendly change amenities, lighting infrastructure, and oval capacity expansions to support multi-sport use and regional events.
- **Bass Coast Pathway Plan 2017 & Aspirational Pathways Plan:** Evaluates, prioritizes, and maps Council's long-term vision for active transport networks based on community value and spatial connectivity. Identifies critical off-road pedestrian and cycle linkages, ranging from missing local infill paths in WonthaggiClick to open side panel for more information to major inter-town trunk routes (e.g., connecting WonthaggiClick to open side panel for more information to Inverloch, Cape Paterson, and the Bass Coast Rail Trail).
- **Bass Coast Tracks and Trails Strategy 2022–2032:** Provides modern strategic direction for off-road pathways, shared trails, and eco-tourism tracks across the Shire. Prioritizes key missing links around Wonthaggi, maintenance standards, environmental

protection, accessibility upgrades, and integration with regional networks (such as the Bass Coast Rail Trail and Yallock-Bulluk Coastal Trail).

- **Bass Coast Dinosaurs Trail Master Plan:** A multi-site eco-tourism and cultural heritage corridor across the Shire. Designates Wonthaggi as a key experience node featuring the Gondwana Gardens site (300 Graham Street)—an interactive sound, light, and prehistoric botanical landscape celebrating the region's polar dinosaur heritage.
- **Wonthaggi North East Precinct Structure Plan (PSP) & DCP (Gazetted Jan 2024 / Amendment C152):** The key statutory growth document guiding the town's expansion from 8,000 to ~20,000 residents (~5,000 homes). It provides for approximately 87 to 98 hectares of new public open space, including a dedicated sports reserve, local neighbourhood parks, linear pedestrian/cycle trails, nature reserves, and significant drainage/wetland corridors.
- **Bass Coast Mountain Bike/BMX/Pump Strategy (2025) (and Implementation Plan (2026)):** Establishes a strategic network hierarchy for off-road cycling across the Shire. Identifies key investment sites in Wonthaggi—notably the West Area Road (State Coal Mine) site—for beginner/intermediate flow trails, pump tracks, and connections to the Bass Coast Rail Trail.
- **Bass Coast Aquatic Strategy (2015, amended 2026):** Establishes the municipal provision framework for aquatics. Under Council's staged delivery model, Stage 1 prioritizes the complete redevelopment of the aging **Bass Coast Aquatic and Leisure Centre (BCALC)** in Wonthaggi as a major regional service asset.
- **Yallock-Bulluk Marine and Coastal Park: Access and Infrastructure Plan (DEECA / Parks Victoria):** A major State Government initiative creating a continuous 40km coastal reserve from San Remo to Inverloch. For Wonthaggi, it outlines key trail connections (e.g., upgrading trails through the Wonthaggi Heathlands, links to Cutlers Beach, and integration with the regional Yallock-Bulluk Coastal Trail and rail trails).

5.7.3 Public Open Space

Wonthaggi Township is well served by a variety of areas of useable, passive and active open space (Figure 6.1). Public open spaces within and around the perimeter of the Wonthaggi urban area classified as Public Conservation and Resource Zone (PCRZ) and the Public Park and Recreation Zone (PPRZ). These zones are managed by Parks Victoria as flora and fauna reserves, particularly to the west and south.

It is also noted that some recreational pursuits such as Golf Course (FZ) and Athletics Track (PUZ2) are incorporated within other land use zones.

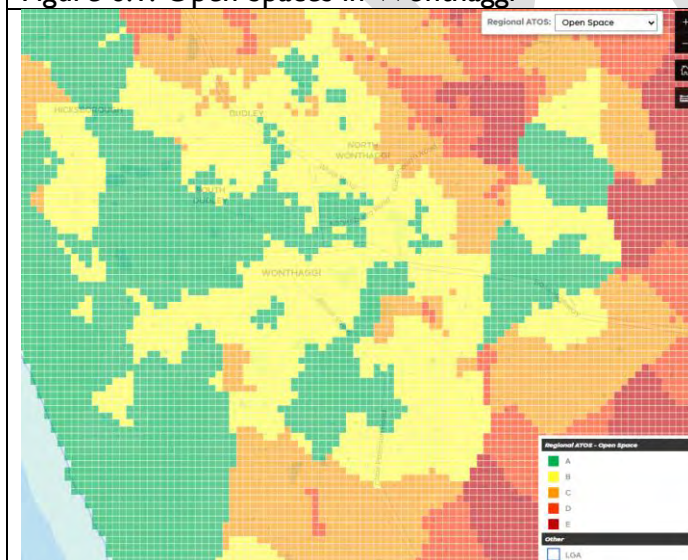
Key parks and open spaces Council managed include:	Open spaces managed by Parks include:
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- Wonthaggi Recreational Reserve
- Guide Park
- Wonthaggi Wetlands
- Apex Park
- McMahon Reserve
- Bass Coast Rail Trail
- Wonthaggi to Inverloch Trail

- Rifle Range
- Yallock-Bullock Marine and Coastal Park
- Desalination Plant Walking Trail



Figure 6.1: Open Spaces in Wonthaggi



6.2 ATOS Access to Open Space

ATOS rates Wonthaggi quite well with regards to access to open space, the open space in the form of reserves is valued by the community they do not provide recreational uses that support range of interests, needs and accessibility within the community.

The primary recreational precinct within Wonthaggi is the Wonthaggi Recreational Reserve

located adjacent to Korumburra Road and to the east of the CBD. The recreational precinct is approximately 15.6 ha in area (excluding the flora and fauna reserve to its north).

McMahon's reserve to the south of Wonthaggi is the location of the primary cricket oval for the settlement. As the density of dwelling intensifies on the adjoining lots increases land use conflict has intensified. The future of cricket in Wonthaggi should be planned for on a parcel that can adequately support the needs and is free for land use conflict.



Figure 6.3: Wonthaggi Recreation Reserve

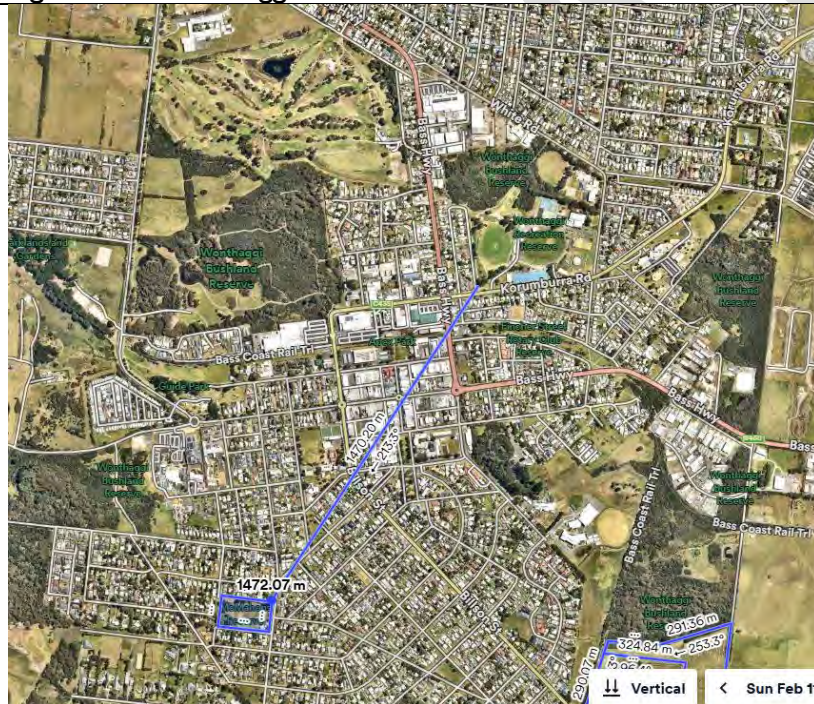


Figure 6.4: McMahon's location



Figure 6.5 Dwelling intensification 2006 to 2026

Since the 2018 structure plan the following public open space projects have been delivered in Wonthaggi:

- Guide Park renewal which maintains its regional park status
- Apex Park a small play space was erected on the site but the site is large vacant
- Wonthaggi Tennis Clubrooms development
- Wonthaggi Bowls Club Clubhouse development
- Wonthaggi Netball Clubrooms development
- Cricket Nets at Wonthaggi Recreation Reserve
- ?? Clubhouse development
- Wonthaggi Tennis Court Renewal
- Wonthaggi Netball Court Renewal
- Play spaces:
 - Rodney Court Wonthaggi
 - Strongs Reserve Wonthaggi
- Wonthaggi to Inverloch Trail
- Developer contributions in the Wonthaggi North-East Precinct

5.7.3 Wonthaggi North East PSP

The gazettal of the Wonthaggi North East PSP in March 2025 formalised the infrastructure plan for the precinct which included provision of one large local sport reserve plus a scattering of localised public open space among residential areas plus a reserve in the industrial precinct that will be created to maintain established vegetation. The plan was influenced by the finding of the Community Infrastructure Needs Assessment 2020.

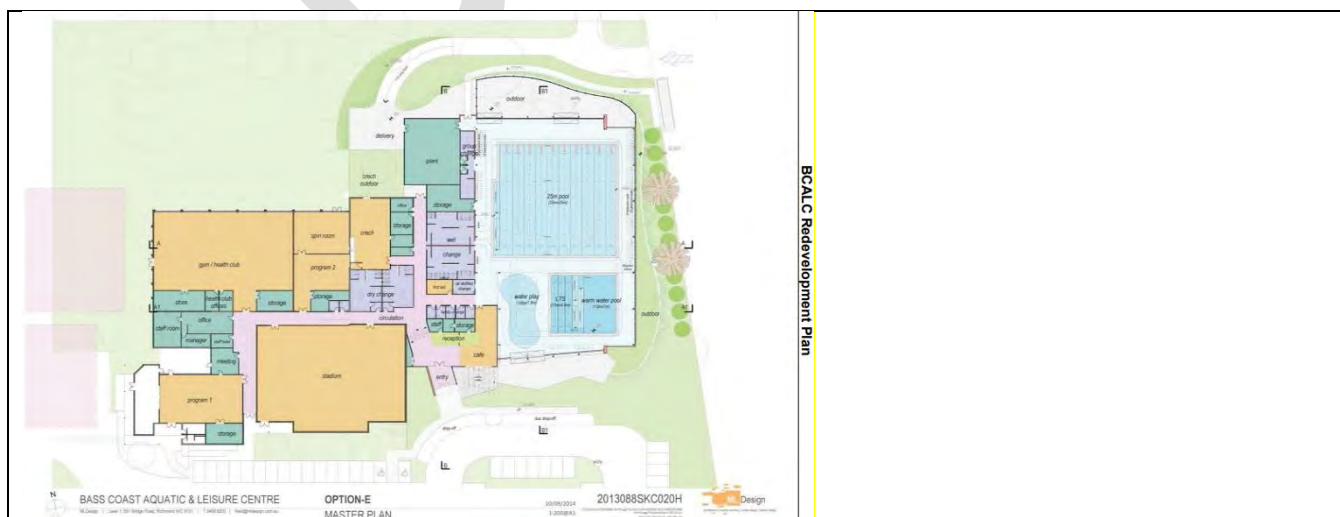
The 'Active Bass Coast 2018-2022' identifies the need for a 'new township recreation reserve for future growth area in Wonthaggi North East.' The facilities to be provided were recommended to include:

- Play space
- Two playing fields

-
- Location of Public Open Space in the Wonthaggi North East PSP (2025)**

The Bass Coast Aquatics Strategy was updated in 2026 to reflect a change in strategy which seeks to upgrade the Bass Coast Aquatic & Leisure Centre (BCALC) as a matter of urgency.

The renewal of the aquatic centre in Wonthaggi would see the 1979 facilities upgraded to meet the demands of the growing population and the well-used facilities. According to Clearinghouse for Sport data swimming is either the top or second highest participation in youth from 0-18 years across the country, for a coastal settlement that experiences significant seasonal temperature differentiation, an indoor heated pool that can support the needs of the community through out the year is vital.



Advocacy for the funding to complete this project is a high priority from the community and will be an action in the Plan.

5.7.4 Open Space Strategy

The list of relevant council strategies relating to the public open space in Wonthaggi and the Shire are aging. Since Active Bass Coast Wonthaggi has absorb the pressures and opportunities that come with being a regional service centre.

Key operational delivery strategies including the Playspace Strategy (2017), Skate Strategy (2017), and Pathway Plan (2017) have reached or exceeded their 10-year operational horizons. While individual modern plans have been developed for specific assets (e.g., Tracks and Trails Strategy 2022–2032 or the 2026 Aquatic Strategy Addendum), they operate in relative isolation without an updated municipal umbrella plan to coordinate land acquisition, asset hierarchies, and maintenance standards.

Many of the strategies have delivered project while many actions remain outstanding or in need of a refresh to better reflect the settlement in 2026. The SERA made recommendations of assets, however the recommendations plan with current trends and does not include the provision of a diversity of offerings that better reflect the needs of the community.

Wonthaggi's open space network must simultaneously fulfill competing land-use demands:

- **Active Commuting & Mobility:** Shared trails under the *Tracks and Trails Strategy 2022–2032*.
- **Regional Eco-Tourism:** Cultural and environmental assets such as the *Dinosaurs Trail (Gondwana Gardens)* and State Coal Mine mountain bike trails.
- **Formal Sport:** Regional hubs at the *Wonthaggi Recreation Reserve* and *BCALC Aquatic Centre*.
- **Urban Canopy & Biodiversity:** Urban cooling in the CBD as outlined in the *WACP*.

A single, updated strategy is essential to synthesise these distinct streams into a cohesive spatial vision that avoids duplicated capital works and optimizes ongoing maintenance.

The funding gained from public open space contribution could be more transparently planned for and the needs of the entire municipal area considered holistically.

A recommendation is a will be for a municipal wide public open space strategy to be prepare by Council.

5.7.5 Opportunity Sites

5.7.5 O'Conner Park (Cavil Drive)

Cavil Drive Reserve is located in the Wonthaggi PSP however the subdivision of which it was created commenced construction in 2020, five years before the gazettal of the PSP. The site is 20,00 sqm proving a considerable size and located in the fast-growing area.



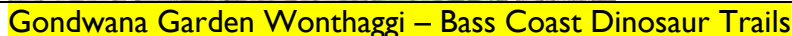
The absence of any park furniture, play or recreation equipment is a concern for the community, sentiments from the 2018 structure plan about lack of public open space and recreational facilities in the settlement's north are valid. In the map below there are only two local parks (Jacob's Park and Causen Reserve) which are local parks with some minimal play equipment, no shelter or recreation facilities for mature aged children and young adults.



Wonthaggi North (established areas) Jacob's Park and Causen Reserve highlighted in red other public open space void of facilities or amenities in green including O'Connor Park.

300 Graham Street was acquired by Council in 2021 as a key site for the Bass Coast Dinosaurs Trail Masterplan. The plans seek to develop several engaging scientific and creative experiences that promotes the pre-historic history of the region and Bunurong culture. The Masterplan was adopted by Council in October 2020 but has no status in the Planning Scheme.

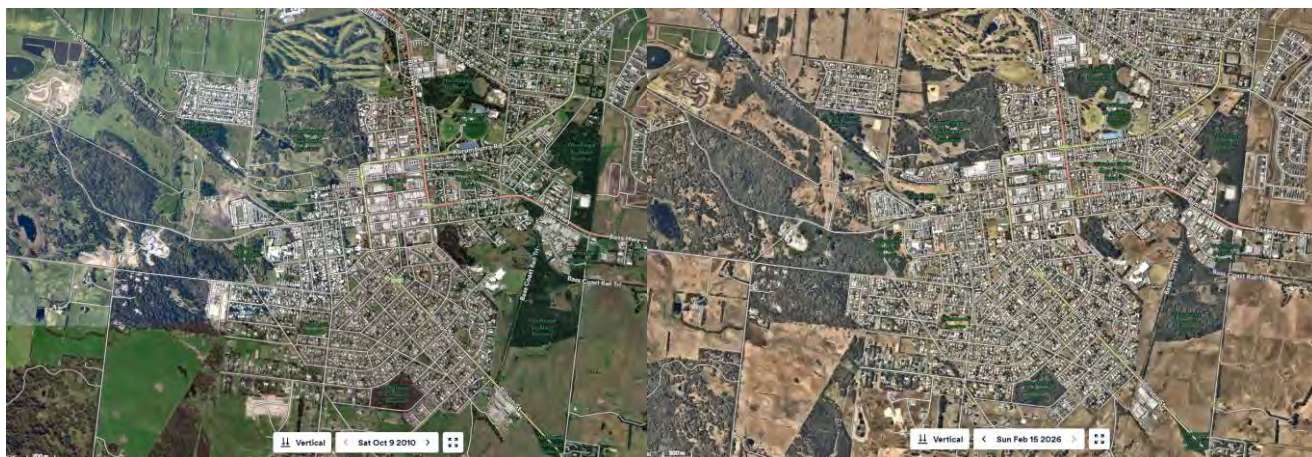
The subject site is zoned Farming which is a zone that is largely unsupported in Planning Practice note 99, as it is a rural zone. Should Council seek to progress plans for the site, rezoning is recommended.



Wonthaggi has hectares for dense bushland surrounding the settlement, the land is managed by Council, Parks Victoria or committee of managements and have varying levels of accessibility to the community.

Some of the key sites are:

- ## Wonthaggi Structure Plan Background Report



The reserves are a great pride to the community however there are accessibility and connectivity constraints, further work on linking pedestrian access to the tracks and trails would see greater patronage of the sites. Active Bass Coast and the Yallock- Bulluk include plans for future connections to trails particularly in the west and south where there are narrow rural roads that provide links between tracks and unfortunately a fatality of a local walker occurred. An action for updating the Tracks and Trails strategy to includes safer links to tracks and trails and work on a continuous loop around Wonthaggi would be beneficial.

The Wetland Reserve is close to the CBD and provides valuable walking route enjoyed by those who live and work close by.

There have been reports of women feeling unsafe in this area so there is opportunity to masterplan the site to attract more usage including picnic tables, lighting and the opportunity to host events.

5.7.6 Key Issues and Opportunities

The following key issues are identified:

- The Need for a Council-Wide Public Open Space Strategy:
 - **Managing Growth Pressures:** Rapid residential expansions—particularly in major growth corridors like Wonthaggi North East—require proactive open space planning. Without an updated council-wide strategy, Council risks accepting fragmented, low-utility encumbered land rather than well-connected, high-function linear corridors and active open spaces.
 - **Integrated Infrastructure Planning:** The existing framework is fragmented into standalone sub-strategies (play spaces, skate, mountain bikes, active pathways, formal sports grounds). A modern, council-wide strategy is needed to integrate these distinct uses into a cohesive spatial vision that incorporates active transport, biodiversity corridors, climate adaptation, and active/passive recreation.
 - **Reevaluating Contributions & Developer Levies:** A comprehensive municipal strategy will enable Council to review whether the existing **5% open space levy** under Clause 52.01 remains sufficient to fund the land acquisitions and embellishment costs required to serve Wonthaggi's expanding population.

- **Planning permit decisions:** Consistency in requirements place on planning permits via conditions
 - **Distribution of assets:** The spatial and infrastructure distribution of open space within Wonthaggi to be better considered in infrastructure planning, renewal and equitation of new POS.
- **Accessibility and safety:**
- There are constraints regarding the accessibility to playspaces, legibility and pedestrian linkages between the playspaces.
 - The quality of open spaces is inadequate with many open spaces requiring expansion and renewal to the playing facilities.
 - Practical limited linkage between the open spaces for pedestrians and cyclists, some key areas where links are problematic are:
 - Rail trail and Guide Park
 - Guide Park to Murray Street
 - Apex Park and the Wetland Reserve
 - State Coal Mine to Inverloch Wonthaggi Trail
 - The rail trail to the Desalination walking tracks
 - Chisolm Road to Baxter's Wetland
 - Cuttlers Circuit to State Coal Mine Central Area Walking Tracks
 - Rail trail over McKenzie Street
 - Outlook Drive (golf club and wetlands) across McKenzie St to Recreation reserve
 - Wentworth Rd and Korumburra Rd access to recreation reserve
- Known gaps in infrastructure:
- McMahons Reserve Cricket
 - O'Connor Park
- Lack of youth spaces

The following key opportunities are identified:

- Some short term projects that could support a more connected and accessible:
 - Pedestrian connection, including over the drain, from Guide Park to the rail trail.
 - Pedestrian walkway from Guide Park to Murray Street.
- Apex Park in the Wonthaggi CBD to respond to the direction set in the Wonthaggi Activity Centre plan
- Consider rezoning 3000 Graham Street for Gondwana Gardens or similar (this could occur with a shire wide rezoning of recreation reserve in other zones)
- Review of existing open space to determine whether some activation is possible
- Opportunities to consider creative ways to link existing open space assets with other uses.
- Explore opportunities for community lead initiatives in existing public open space
- Engage with the State Coal Mine about activation opportunities
- Better connecting public open space with pedestrian access that is safe and practical
- Where public open space does not have a formal name encourage naming after a local person with emphasis on underrepresented groups

- Support the delivery of the Wonthaggi Youth Active Spaces (WAYS) at the Wonthaggi recreation reserve

5.7.7 Structure Plan recommendations

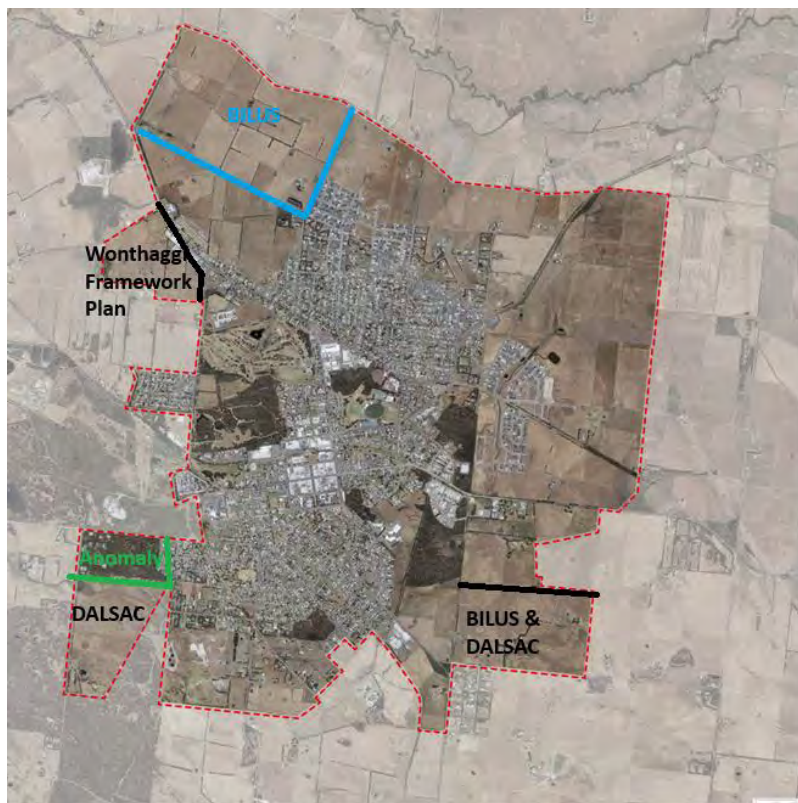
Action	Type	Timeframe	Pillar
Dino Trail: Progress the master planning of 300 Graham St WONTHAGGI for the delivery of Gondwana Gardens or similar	Rezoning	long term	Rich Cultural Identity Character and Liveability
Public Open Space Strategy: development of a shire wide public open space strategy (which is linked to an update Biolinks Strategy & can be implemented into the BCPS).	Strategy & evaluation	short term	Rich Cultural Identity Character and Liveability
Wonthaggi Wetlands: Prepare a masterplan for the Wonthaggi Wetlands that considers: - Accessibility and safety - Infrastructure - Connectivity to transport links - Opportunity for community events	Strategy & evaluation	medium term	Rich Cultural Identity Character and Liveability
Complete Playspace Renewals: per the Playspace Strategy 2017 and Active Bass Coast Plan, to improve recreational access.	Infrastructure	short term	Rich Cultural Identity Character and Liveability
Expand Wonthaggi Skate Park: Implement the Bass Coast Shire Skate Strategy 2018 to enhance recreational facilities	Infrastructure	short term	Rich Cultural Identity Character and Liveability
Revise the Tracks and Trails Strategy to include: - Better pedestrian pathways links to the Yallock Bullock Trail - Enhance connectivity between Guide Park, Apex Park, and the Bass Coast Rail Trail, as per WACP, to improve accessibility.	Strategy & evaluation	medium term	Rich Cultural Identity Character and Liveability
Delivery of Public Open Space in Wonthaggi: Continue upgrades per Active	Infrastructure	medium term	Rich Cultural Identity Character and Liveability

Bass Coast, Playspace Strategy, WACP and subsequent plans and strategies and the inclusion of : - McMahon's Reserve Cricket - O'Connor Park			
Healthy Communities: Support the outcomes of the BC Healthy Communities Plan	Strategy & evaluation	ongoing	Rich Cultural Identity Character and Liveability
Support the delivery of the Bass Coast Aquatics strategies	Advocacy	short term	Rich Cultural Identity Character and Liveability
Coal Mine Opportunity: Build relationship with the State Coal Mine to investigate opportunities for local open space and community gathering spaces	Advocacy	ongoing	Rich Cultural Identity Character and Liveability

6. Strategic Settlement Boundary

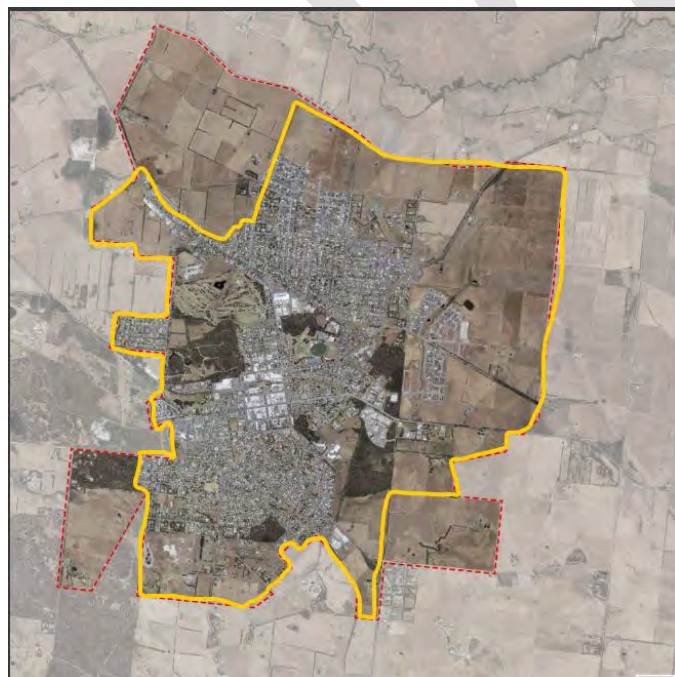
6.1 Study Area

The study area for this project outlined at section 2.3.1 includes investigation areas where strategies have included consideration of the land.



6.2 Recommendation

The recommended strategic settlement boundary is as follows:



Red line investigation area
Yellow line recommended strategic settlement boundary

Dashed line – existing town boundary
Solid line – recommended strategic settlement boundary

The Wonthaggi Structure Plan recommends extension of the Strategic Settlement Boundary of Wonthaggi in three locations:

- Carneys Road – to include land within the PSP industrial area within the boundary
- Kirrak Road – to include land within the PSP residential area within the boundary
- South Dudley Investigation Area – to provide a future supply of Industrial Land in line with the 2024 Industrial Land Use Strategy

The Carneys and Kirrak Road extensions seek to correct misalignment between the settlement boundary and the PSP and are considered procedural matters.

The South Dudley extension is the result of a consideration of alternative options to meet Bass Coast's industrial land supply shortfall.

No additional land is required for residential or commercial land supply as this can be accommodated within the existing boundary.

6.3 Summary of considerations

6.3.1 Completed Technical Reports

6.3.1 Stormwater Management Strategy

A stormwater management assessment was commissioned by Urban WaterCycle Solutions on three key areas:

- North-west Wonthaggi
- South-east Wonthaggi, &
- South south-west

Ultimately the recommendations did not conclude that land should be excluded from the strategic settlement boundary but as the South Dudley Investigation Area required a lower level of stormwater management, it was prioritised.

6.3.1 Land Subsidence Study

Bass Coast Shire commissioned Civil Mine & Quarry Geotechnics Pty Ltd (CMQ) to undertake an updated study of the risk of subsidence in and around Wonthaggi to determine where additional development may be suitable.

Historically the undermined areas were considered areas to avoided, this report provides up to date mapping of risk and provides risk categories for construction. Notably even the highest risk areas were considered to be developable subject to the inclusion of certain risk mitigation construction methods.

The report did not recommend any areas where subsidence risk could not be managed. The study was not a strong influence on the suggested settlement boundary but areas of lower risk were given preference.

6.3.1 Bushfire Landscape Assessment

The assessment of bushfire risk at 5.1.2.1 provides an explanation for considerations for this structure plan. There are no Type 4 or conventional Type 3 landscapes surrounding Wonthaggi. Nevertheless, the type 3A landscapes to the south-west and south-east of Wonthaggi do pose a level of risk to be managed. In the interest of avoiding risk, any proposal to extend the settlement boundary towards these landscapes would need to consider alternative options first. As a result, the South Dudley Investigation Area posed a lower bushfire landscape risk.

6.3.2 Bass Coast Statement of Planning Policy

The Statement of Planning Policy (SPP) was approved by the Planning Minister in October 2025 as a 50-year strategic framework for the region, protected settlement boundaries were provided to district towns except Inverloch, towns, villages and hamlets but did not include one for Wonthaggi. The SPP did outline the following with regards to Wonthaggi:

Regional service centre

Wonthaggi

Wonthaggi is the declared area's primary service and employment centre. There are opportunities for the large-scale expansion of residential, commercial, community and industrial land uses. Growth will be accommodated within designated growth areas (such as the Wonthaggi North East precinct) and through infill development within the settlement area. Housing change will occur within and around the commercial centre. Wonthaggi needs a protected settlement boundary to protect the distinctive attributes surrounding the settlement and ensure future residential development is not located in areas of environmental risk. The resolution of the location of the future protected settlement boundary will be informed by strategic planning work undertaken in collaboration with the Bunurong people and relevant government agencies and authorities. This work will also involve public consultation

The Wonthaggi Structure Plan is Council's contribution to the strategic work which can be considered in the recommendation of a Protected Settlement Boundary by the State Government.

6.3.2 Settlement Background Paper

Bass Coast Character Assessment / Draft Township Character Report 2021 was prepared to accompany the preparation of the Bass Coast Statement of Planning Policy. Wonthaggi and several other small settlements.

The Settlement Background paper is a methodology for the preparation of the SPP, to determine settlement boundaries and propose settlement boundaries.

It identifies the need for Wonthaggi to accommodate growth. It identified that Wonthaggi has existing sufficient capacity to meet projected demands for housing in accordance with 5,730 lots (at the time the report was authored) which aligns with its status as a regional service centre.

The report also included an assessment of Wonthaggi's existing settlement boundary highlights its primary role in protecting surrounding natural, cultural, and agricultural assets from urban encroachment. It makes the following assessments of the current settlement boundary:

- The boundary successfully safeguards local reserves, wetlands, native flora and fauna habitats, and the state- and regionally-significant San Remo to Inverloch coastal landscape to the south-west.
- It prevents urban expansion into sensitive Aboriginal cultural heritage areas (notably waterways), primarily to the west, as well as surrounding land that is strategically significant to Gippsland's agricultural productivity.
- The boundary protects critical infrastructure like the Victorian Desalination Plant and prevents development within high bushfire risk areas.
- While Wonthaggi possesses rich historic heritage, this aspect does not impact the long-term boundary designation, and future urban development within the boundary, particularly around high-pressure gas and water pipelines, must be planned to effectively manage infrastructure risks.

An action from the report was the need to undertake a commercial and industrial land study to inform the protected settlement boundary.

Since 2021 The Bass Coast Industrial Land Use Strategy (BILUS) was prepared and adopted by Council. The BILUS identify the shortfall in land in the shire, this report recommends that the structure plan include land for industrial expansion south of White Road Dudley.

A commercial land supply assessment was conducted as part of the structure plan which indicated a small shortfall over the next 20 years, however short-term rezoning and expansion are not recommended.

6.3.2 Standing Advisory Committee Report (DALSAC)

A Standing Advisory Committee appointed to assess the proposed Distinctive Areas and Landscapes in the Bass Coast Shire, the DALSAC evaluated 747 submissions, revealing sharp division between permanent or seasonal residents supporting town boundaries and developers opposing constraints on residential expansion.

Key issues raised included the overall rationale of the process, the accuracy of underlying landscape assessments, and the economic impacts of restricting housing supply on affordability and diversity. Crucially, submissions highlighted environmental threats, particularly to the coastline, Western Port Ramsar wetlands, and the Western Port Woodlands, arising from urban encroachment, sand mining, and uncertain ecological mapping, underscoring the delicate balance between managing community growth and preserving regional environmental values.

Two submissions were made on behalf of landowners seeking the inclusions of land to be within a protected settlement boundary.

The Standing Advisory Committee concluded that applying a final Protected Settlement Boundary to Wonthaggi at this stage is premature. Further strategic planning work needs to be completed first by Council and relevant authorities. This report has examined the strategic framework for Wonthaggi and has considered the two key submissions to the DAL.

Figure 15 Wonthaggi Settlement Boundary



The land on Chisholm Road made by submitter 154 has been considered in this report it was determined not to be appropriate for inclusion the strategic settlement boundary as the land is surrounded by ecologically significant landscapes and there has been determined to be sufficient residential land supply in Wonthaggi.

The submission relating to the land on Davidson Place, 270, sought to bring the land into the protected settlement boundary for residential land. They submitted that the lifestyle residential land was missing from the Wonthaggi composition and would contribute to the diversity of land offerings. The land was considered within this report, however the conclusion was that the land was not required to meet residential land supply as Wonthaggi comfortably meets and exceeds the housing supply and Housing Targets. While the proposal to offer larger lot sizes for lifestyle purposes is noted, there is not considered sufficient evidence to justify a boundary change to satisfy a residential sub-market demand. The land was considered for industrial land supply as the land was partially identified in the BILUS, ultimately the land was the second preference to the land off White Road which has the benefit of established roads and infrastructure and would complement the existing built form and land use along White Road.

6.3.3 Planning Practice Note 99

Planning Practice Notes 99 *Implementing a Strategic Settlement Boundary* was published in March 2026 to provide guidance on setting and amending a strategic settlement boundary. Action 3 for Plan for Victoria identifies the need to carefully manage the outward sprawl of regional cities and towns so they have compact urban forms and protect values beyond their boundaries, including natural resources, biodiversity, landscapes and agricultural land.

For Wonthaggi, this means the boundary is designed not just for immediate housing needs, but to define the ultimate physical limit of the township. This provides certainty for infrastructure planning, agricultural investment, and community expectations.

The practice note outlines the following considerations in determining a strategic settlement boundary

6.3.3 Growth planning and settlement role

Wonthaggi has been identified as a regional service centre in the Bass Coast Statement which is described as:

A settlement with a substantial and diverse population, employment and housing base. A regional service centre provides all essential services, higher-order goods, education at all levels and access to a large hospital and diverse medical facilities. It can accommodate substantial and incremental housing change and has strong relationships with all types of surrounding settlements.

This classification is appropriate for Wonthaggi and instils the settlement as the key growth area for the shire. There is no need to constrain spatial growth based on the settlement role.

6.3.3 Environmental Risk Management and Adaption

Bushfire, stormwater and land subsidence have been identified as risks within the Wonthaggi settlement; it has been concluded that these risks can be managed and have not significantly influenced the location of a recommended strategic settlement boundary.

6.3.3 Infrastructure and Services

Stormwater infrastructure, social, cultural and educational infrastructure have been considered in this report.

Stormwater infrastructure will be key to infill development and mitigation of impacts to current infrastructure particularly to the south of Wonthaggi.

The South Dudley Investigation Area has good arterial and large vehicle road access and can utilise existing sewerage, electricity and water networks. This prioritised the area over other areas.

6.3.3 Housing and Employment Needs

Section 5.2 of this report outlines land use and settlement considerations, the findings are:

- There is sufficient residential land supply for 40 plus years of land in Wonthaggi and enough capacity to satisfy the Housing Target for Bass Coast.

- Commercial Land is likely to experience a shortage of supply within 40 years however immediate rezoning is not recommended
- Expansion areas for industrial will be required to meet the demand over the next 20 years, the BILUS recommends 25-37 hectares of additional industrial zoned land. As such an expansion area south of White Road in South Dudley which has the capacity to inject 30 to 35 hectares of industrial zoned land into the supply accordingly it is recommended this land be included within the Strategic Settlement Boundary.
- The Grass Tree Court land be rezoned to a rural zone and stay outside of the settlement boundary as it is of high ecological value, and further subdivision would impact the established vegetation.
- The Farming Zone in south Wonthaggi be rezoned to Rural Living but remain in the settlement boundary as the land is too fragmented for agriculture.

On this basis, the current strategic settlement boundary needs to only be expanded to support additional industrial land. Commercial and residential supply can be accommodated within the existing spatial extent of the town.

6.3.3 Natural and Landscape Features

The existing settlement boundary for Wonthaggi protects the state and regionally significant hinterland and coastal landscapes to the south-west and north of the settlement from urban encroachment. The settlement boundary has sufficient buffer from the Powlett water catchment and the coast. The settlement is surrounded by public reserves which support the green breaks supported by the SPP. The Victorian Desalination Plant has sufficient separation from the settlement reducing any potential land use conflicts.

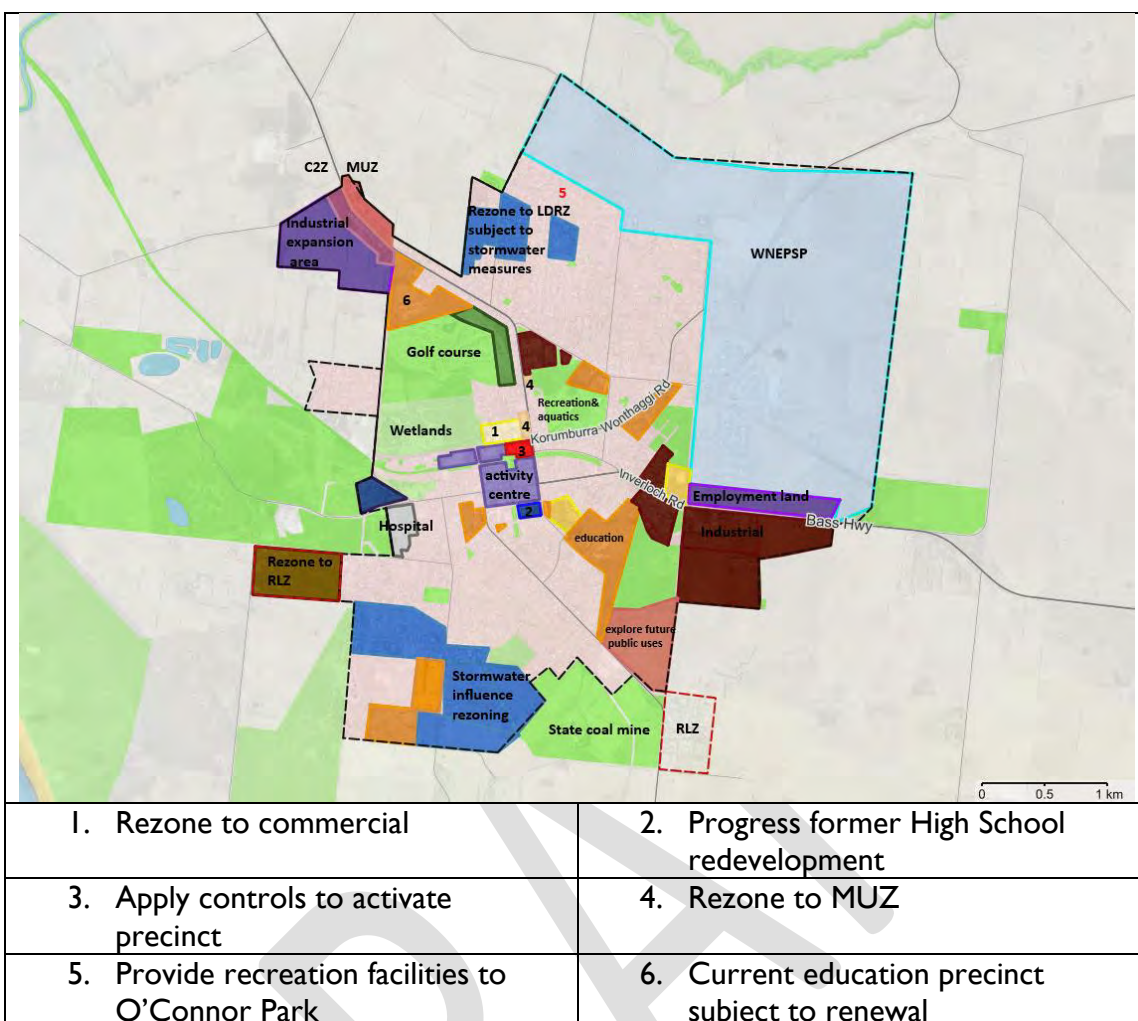
Any extension of the settlement boundary should ensure the protection of natural and landscape values. The South Dudley Investigation area is buffered by a commercial precinct to the north and does not infringe any identified significant landscape. The land is currently used for agriculture and is not considered to have high environmental values.

6.3.3 Land Use Conflict

There were no land use conflicts regarding the Wonthaggi Settlement Boundary identified in this report that required resolution, the recommended White Road Industrial expansion area which will sit in an existing commercial precinct has sufficient buffer distance from residential areas.

7. Implementation & Actions

7.1 FRAMEWORK PLAN



7.2 Action table

Action	Type	Delivery timeframe	Pillar	Theme
Investigate options for incorporating ESD design guidelines into developments within settlements in accordance with Strategy 13.7 of the SPP	Non-Statutory Initiatives	Short term	An Adaptive and Inclusive Settlement Pattern	Built environment, Heritage & Culture
Introduce a Development Plan Overlay for C2Z land on corner McKenzie & Korumburra Rd The control will: • Encourage street activation • Interface with the Rail Trail • Provide pedestrian linkages activated buildings	Statutory Initiatives	short term	An Adaptive and Inclusive Settlement Pattern	Built environment, Heritage & Culture
Implement CBD Pedestrian and Cycling Improvements: Enhance McBride Avenue and Graham Street with crossings and bike lanes, as per WACP and Bass Coast Pathway Plan 2017.	Infrastructure Delivery	short term	An Adaptive and Inclusive Settlement Pattern	Connectivity
Expand Cycling Facilities: Enhance connections to the Bass Coast Rail Trail, as per WACP and Pathway Plan, to promote active transport.	Infrastructure Delivery	short term	An Adaptive and Inclusive Settlement Pattern	Connectivity
Footpath Gaps: Connect Wonthaggi South to CBD -provide pedestrian link from rail trail to Guide Park & Guide Park to Murray St	Infrastructure Delivery	short term	An Adaptive and Inclusive Settlement Pattern	Connectivity
Develop Bus Terminal: Plan a dedicated terminal, as per the 2018 Structure Plan, to support public transport growth.	Non-Statutory Initiatives	short term	An Adaptive and Inclusive Settlement Pattern	Connectivity

Wonthaggi bypass/alternative freight route: Support the development of a bypass road generally in the indicative location shown in the Wonthaggi Strategic Framework Plan.	Advocacy	long term	An Adaptive and Inclusive Settlement Pattern	Connectivity
Rezone the South Dudley Precinct for Industrial Uses	Statutory Initiatives	medium term	An Adaptive and Inclusive Settlement Pattern	Integrated Economy
Rezone the Cyclone Street Industrial Precinct to support emerging industries Rezone Cyclone St precinct to the Commercial 3 Zone in accordance with the BILUS	Statutory Initiatives	short term	An Adaptive and Inclusive Settlement Pattern	Integrated Economy
Finalise Strategic Settlement Boundary: Determine what land is suitable to be included in the Wonthaggi Settlement Boundary, to increase housing, commercial and industrial land supply.	Non-Statutory Initiatives	Short term	An Adaptive and Inclusive Settlement Pattern	Settlement & Land Use
Support Rezoning of Land in Wonthaggi South in the long term: Investigate the long term rezoning of rural residential land within the Farming Zone with adequate consideration of stormwater impacts	Non-Statutory Initiatives	long term	An Adaptive and Inclusive Settlement Pattern	Settlement & Land Use
Support WNEPSP Infrastructure Delivery: Prioritize water, sewerage, and road upgrades to enable development.	Non-Statutory Initiatives	ongoing	An Adaptive and Inclusive Settlement Pattern	Settlement & Land Use
Monitor WNEPSP Rollout: Review land take up in Wonthaggi North East to determine long term land supply needs.	Non-Statutory Initiatives	ongoing	An Adaptive and Inclusive Settlement Pattern	Settlement & Land Use

Wonthaggi North LDRZ Areas Rezone land in Wonthaggi's north currently within the Low Density Residential Zone to the General Residential with a Development Plan Overlay and council-prepared development plans to coordinate stormwater measures in accordance with the Stormwater Management Strategy	Statutory Initiatives	long term	An Adaptive and Inclusive Settlement Pattern	Settlement & Land Use
Grass Tree Court Investigation Area Rezone the Grass Tree Court Investigation area to the Rural Living Zone to recognise its non-urban use.	Statutory Initiatives	medium term	An Adaptive and Inclusive Settlement Pattern	Settlement & Land Use
Settlement Policy Updates Update 11.01-1L-02 (Wonthaggi)	Statutory Initiatives	short term	An Adaptive and Inclusive Settlement Pattern	Settlement & Land Use
Rezone Substantial Change Areas Investigate the long-term rezoning of sites designated for substantial change if the General Residential Zone begins to constrain urban consolidation	Statutory Initiatives	Long term	An Adaptive and Inclusive Settlement Pattern	Settlement & Land Use
Wonthaggi Golf Course Continue to support future infill development on the Golf Course site subject to constraints	Statutory Initiatives	Long term	An Adaptive and Inclusive Settlement Pattern	Settlement & Land Use
Wonthaggi Caravan Park Investigate whether the continued use of this site is appropriate having regard to the identified risks	Non-Statutory Initiatives	Medium term	An Adaptive and Inclusive Settlement Pattern	Settlement & Land Use

Stormwater Management: - Work with and monitor environmental risk - Implement Wonthaggi SWMS Coombes work - Implement mitigation measures	Infrastructure Delivery	ongoing	An Adaptive and Inclusive Settlement Pattern	Utilities & community infrastructure
Regional strategy: Develop a regional strategy and development contributions plan for the West Wonthaggi catchment. Ongoing infill development and future growth pressures will increase impacts on downstream land and environment. This regional strategy should be based on Option D and a long term planning horizon.	Infrastructure Delivery	Long term	An Adaptive and Inclusive Settlement Pattern	Utilities & community infrastructure
Upgrade Drainage in Established Areas: Address open drain deficiencies to enable development.	Infrastructure Delivery	medium term	An Adaptive and Inclusive Settlement Pattern	Utilities & community infrastructure
Advocate for funding for delivery of infrastructure in WNEPSP: State and Federal government grants	Advocacy	ongoing	An Adaptive and Inclusive Settlement Pattern	Utilities & community infrastructure
Support the preparation of a tourism and employment strategy for Wonthaggi	Non-Statutory Initiatives	medium term	An Integrated and Prosperous Economy	Integrated Economy
Industrial Land Supply: -Implement the Bass Coast Industrial Land Supply -Work with landowners to bring industrial land to market	Non-Statutory Initiatives	ongoing	An Integrated and Prosperous Economy	Integrated Economy
Support the recommencement of the Wonthaggi Traders Association	Non-Statutory Initiatives	ongoing	An Integrated and Prosperous Economy	Integrated Economy

Rezone the McKenzie Street Interface Areas to the Mixed Use Zone Rezone the interface areas on McKenzie Street to the Mixed Use Zone to facilitate commercial uses and medium density housing.	Statutory Initiatives	Short Term	An Integrated and Prosperous Economy	Integrated Economy
Update Land Subsidence Controls to the latest study Following an updated subsidence study in Kilcunda, undertake an amendment to update the ESO4	Statutory Initiatives	Medium term	Protected and Enhanced Natural Systems	Natural Environment & Landscape Values
ESO1 Review In alignment with the Planning Scheme Review, review the ESO1 near Wonthaggi	Statutory Initiatives	Long term	Protected and Enhanced Natural Systems	Natural Environment & Landscape Values
Develop An Urban Landscaping Strategy: Enhance streetscapes and public spaces, as per WACP and Urban Forest Strategy, to improve aesthetics.	Non-Statutory Initiatives	further investigation	Protected and Enhanced Natural Systems and Landscape Values	Built environment, Heritage & Culture
Monitor and support implementation of the Bass Coast Statement of Planning Policy	Advocacy	ongoing	Protected and Enhanced Natural Systems and Landscape Values	Natural Environment & Landscape Values
Support an updated Natural Environment Strategy (or a similar superseded strategy) that includes: - Restoration and enhancement of the natural environment - Promotes access to natural environment in conjunction with water authorities	Non-Statutory Initiatives	ongoing	Protected and Enhanced Natural Systems and Landscape Values	Natural Environment & Landscape Values
Support an updated Bio-links plan (which is linked to a POS strategy & can be implemented into the BCPS)	Non-Statutory Initiatives	short term	Protected and Enhanced Natural Systems and Landscape Values	Natural Environment & Landscape Values

Support the delivery of the Climate Change Action Plan	Non-Statutory Initiatives	ongoing	Protected and Enhanced Natural Systems and Landscape Values	Natural Environment & Landscape Values
Protect Vegetation on private land through the planning scheme. Undertake an amendment to introduce a Vegetation Protection Overlay for Wonthaggi	Statutory Initiatives	medium term	Protected and Enhanced Natural Systems and Landscape Values	Natural Environment & Landscape Values
Support housing diversity and affordability: Work with relevant authorities to ensure implementation of the Bass Coast Social and Affordable Housing Strategy	Advocacy	ongoing	Rich Cultural Identity Character and Liveability	Built environment, Heritage & Culture
Support the inclusion of the Housing and Neighbourhood Character strategies into the Planning Scheme: which sets strategic direction for housing densities in the township.	Statutory Initiatives	short term	Rich Cultural Identity Character and Liveability	Built environment, Heritage & Culture
Implement CBD Urban Design Controls outlined in the WACP Apply WACP's DDOs and active frontage requirements to enhance streetscapes and ensure high-quality development. This should include guidance for car park adjoining Apex Park. Ensure controls is prepared with the BLCAC to ensure that it embeds respect for songlines and culturally valuable views	Statutory Initiatives	short term	Rich Cultural Identity Character and Liveability	Built environment, Heritage & Culture
Undertake and implement a Wonthaggi Heritage Gap Study: Protect remaining heritage sites, as per the 2018 Structure Plan and 2020 heritage framework	Statutory Initiatives	short term	Rich Cultural Identity Character and Liveability	Built environment, Heritage & Culture
Delivery of Wonthaggi Access and Movement Study 2020 & activity Centre Plan	Non-Statutory Initiatives	ongoing	Rich Cultural Identity Character and Liveability	Connectivity

Enhance Precinct Linkages: Improve pedestrian and transport links between education, health, and CBD precincts, as per WACP and 2018 Structure Plan, to support community integration. Deliver Pedestrian crossings: -Billson St -McKenzie St (rail trail) -Cape Paterson Rd (Cape View / -Coal Mine link to Inverloch Wonthaggi trail) -Watt St (support movement from -Bilson St Primary to CBD) - Wentworth Rd & Korumburra rd	Infrastructure Delivery	short term	Rich Cultural Identity Character and Liveability	Connectivity
Support the implementation of the Integrated Transport Strategy: -Advocate for more frequent bus services -Investigate the relocation of the central Wonthaggi Bus Stop and explore the potential of a second bus stop in conjunction with DTP -Explore and advocate for support for a community on demand transport options -Explore and advocate for bike lane along major transport corridors	Non-Statutory Initiatives	ongoing	Rich Cultural Identity Character and Liveability	Connectivity
Support the delivery of recommendations from the Wonthaggi Access and Movement Study 2020: -Investigate and assess the function of the public transport interchange location	Non-Statutory Initiatives	ongoing	Rich Cultural Identity Character and Liveability	Connectivity
Work with the Bunurong to plan initiatives to for better access to country for cultural practices and land management.	Advocacy	ongoing	Rich Cultural Identity Character and Liveability	Natural Environment & Landscape Values

Dino Trail: Progress the master planning of 300 Graham St WONTHAGGI for the delivery of Gondwana Gardens or similar	Statutory Initiatives	long term	Rich Cultural Identity Character and Liveability	Open Space & Recreation
Public Open Space Strategy: development of a shire wide public open space strategy (which is linked to an update Biolinks Strategy & can be implemented into the BCPS).	Non-Statutory Initiatives	short term	Rich Cultural Identity Character and Liveability	Open Space & Recreation
Wonthaggi Wetlands: Prepare a masterplan for the Wonthaggi Wetlands that considers: - Accessibility and safety -Infrastructure - Connectivity to transport links - Opportunity for community events	Non-Statutory Initiatives	medium term	Rich Cultural Identity Character and Liveability	Open Space & Recreation
Complete Playspace Renewals: per the Playspace Strategy 2017 and Active Bass Coast Plan, to improve recreational access.	Infrastructure Delivery	short term	Rich Cultural Identity Character and Liveability	Open Space & Recreation
Expand Wonthaggi Skate Park: Implement the Bass Coast Shire Skate Strategy 2018 to enhance recreational facilities	Infrastructure Delivery	short term	Rich Cultural Identity Character and Liveability	Open Space & Recreation
Revise the Tracks and Trails Strategy to include: - Better pedestrian pathways links to the Yallock Bullock Trail - Enhance connectivity between Guide Park, Apex Park, and the Bass Coast Rail Trail, as per WACP, to improve accessibility.	Non-Statutory Initiatives	medium term	Rich Cultural Identity Character and Liveability	Open Space & Recreation

Delivery of Public Open Space in Wonthaggi: Continue upgrades per Active Bass Coast, Playspace Strategy, WACP and subsequent plans and strategies and the inclusion of : - McMahon's Reserve Cricket - O'Connor Park	Infrastructure Delivery	medium term	Rich Cultural Identity Character and Liveability	Open Space & Recreation
Healthy Communities: Support the outcomes of the BC Healthy Communities Plan	Non-Statutory Initiatives	ongoing	Rich Cultural Identity Character and Liveability	Open Space & Recreation
Support the delivery of the Bass Coast Aquatics strategies	Advocacy	short term	Rich Cultural Identity Character and Liveability	Open Space & Recreation
Coal Mine Opportunity: Build relationship with the State Coal Mine to investigate opportunities for local open space and community gathering spaces	Advocacy	ongoing	Rich Cultural Identity Character and Liveability	Open Space & Recreation
Plan for a new public library, cultural and ArtSpace in Wonthaggi	Non-Statutory Initiatives	short term	Rich Cultural Identity Character and Liveability	Utilities & community infrastructure
Further education facilities: Engage with stakeholders and advocate for expanded further education facilities and offerings in Bass Coast	Non-Statutory Initiatives	ongoing	Rich Cultural Identity Character and Liveability	Utilities & community infrastructure
Prioritise WNEPSP Infrastructure: Collaborate with South Gippsland Water and the Victorian Planning Authority to deliver infrastructure for WNEPSP industrial land to enable development.	Infrastructure Delivery	medium term	Rich Cultural Identity Character and Liveability	Utilities & community infrastructure
Redevelop Former Secondary School Site: Progress mixed-use development (housing, retail, community facilities) as per WACP, leveraging its strategic location.	Non-Statutory Initiatives	ongoing	Rich Cultural Identity Character and Liveability	Utilities & community infrastructure

Monitor Hospital Master Plan: Ensure progress toward sub-regional status, as per the 2018 Structure Plan and 2022 Review, to meet health needs.	Non-Statutory Initiatives	ongoing	Rich Cultural Identity Character and Liveability	Utilities & community infrastructure
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Heritage Mapping list

	Art Gallery)			
225	House	7 Morey Street, Wonthaggi North	Building remains onsite.	5 February 2018
227	House	2 Morey Street, Wonthaggi North	Building remains onsite.	5 February 2018
443	House	190 White Road (Bass Highway), Wonthaggi North	Building remains onsite.	1 February 2018
440	House	180 White Road (Bass Highway), Wonthaggi North	Building remains onsite.	1 February 2018
432	House (previously Bakery)	148 White Road, Wonthaggi North	Building remains onsite.	1 February 2018
442	Salvation Army	149 McKenzie Street, Wonthaggi	Building remains onsite.	1 February 2018
563	House	75 McKenzie Street, Wonthaggi	Building remains onsite.	1 February 2018
562	House	78 McKenzie Street, Wonthaggi	Building remains onsite.	1 February 2018
564	House	60 McKenzie Street, Wonthaggi	Building remains onsite.	1 February 2018
465	House	7 Cameron Street, Wonthaggi	Building remains onsite.	1 February 2018
538	Wonthaggi Historical Society	8-12 Murray Street, Wonthaggi	Building remains onsite.	25 January 2018
556	Homewood	211 Graham Street, Wonthaggi	Building remains onsite.	25 January 2018
530	Cargill's Sports Store	108 Graham Street, Wonthaggi	Building remains onsite.	25 January 2018
536	Wonthaggi Community House	6 Murray Street, Wonthaggi	Building remains onsite.	25 January 2018
537	State Coal Mine Whistle	8-12 Murray Street, Wonthaggi	Building remains onsite.	25 January 2018
555	House	183 Graham Street, Wonthaggi	Building remains onsite.	25 January 2018
522	Handley Funeral Service	178 Graham Street, Wonthaggi	Building remains onsite.	25 January 2018
532	Mitchell & Co. Butchers/ Cactus Blk (previously Motherwell Meats & One Stop \$2 Shop)	148-150 Graham Street, Wonthaggi	Building remains onsite.	25 January 2018
540	Wonthaggi Secondary College (McBride Campus)	McBride Avenue, Wonthaggi	Building remains onsite.	25 January 2018
518	Bass Coast Shire Hall	McBride Avenue, Wonthaggi	Building remains onsite.	25 January 2018

541	Wonthaggi War Memorial	Wisharts Reserve, McBride Avenue, Wonthaggi	Remains onsite.	25 January 2018
513	Wonthaggi Court House	75 Watt Street, Wonthaggi	Building remains onsite.	25 January 2018

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539	Store/ Outbuilding	90 Watt Street, Wonthaggi	Building does not remain onsite.	25 January 2018
514	Bob Cardell Chartered Accountants	94 Watt Street, Wonthaggi	Building does not remain onsite.	25 January 2018
543	Wonthaggi Masonic Centre	Edgar Street, Wonthaggi	Building remains onsite.	25 January 2018
554	House	182 Graham Street, Wonthaggi	Building does not remain onsite.	25 January 2018
464	House	2 Court Street, Wonthaggi	Building remains onsite.	30 January 2018
549	Miner's Cottage	10 Peverill Crescent, Wonthaggi	Building does not remain onsite.	30 January 2018
475	House	53 Hagelthorn Street, Wonthaggi	Building remains onsite.	30 January 2018
478	House	44 Hagelthorn Street, Wonthaggi	Building remains onsite.	30 January 2018
477	House	42 Hagelthorn Street, Wonthaggi	Building remains onsite.	30 January 2018
486	House	36 Hagelthorn Street, Wonthaggi	Building remains onsite.	30 January 2018
474	House	22 Cameron Street, Wonthaggi	Building does not remain onsite.	30 January 2018
473	House	20 Cameron Street, Wonthaggi	Building does not remain onsite.	30 January 2018
463	House	5 Court Street, Wonthaggi	Building does not remain onsite.	30 January 2018
467	House	45 Baillieu Street, Wonthaggi	Building remains onsite.	30 January 2018
468	House	44 Baillieu Street, Wonthaggi	Building does not remain onsite.	30 January 2018
487	House	18 Drysdale Street, Wonthaggi	Building remains onsite.	30 January 2018
472	Houses (9)	22-38 Campbell Street, Wonthaggi	All buildings remain onsite.	30 January 2018
471	House	20 Campbell Street, Wonthaggi	Building remains onsite.	30 January 2018
545	House	82 Reed Crescent, Wonthaggi	Building remains onsite.	30 January 2018
550	Miner's Cottage	27 Peverill Crescent, Wonthaggi	Building remains onsite.	30 January 2018
551	Miner's Cottage	23 Peverill Crescent, Wonthaggi	Building remains onsite.	30 January 2018
552	Miner's Cottage	20 Peverill Crescent, Wonthaggi	Building remains onsite.	30 January 2018
553	Wonthaggi Rifle Range	Reed Crescent, Wonthaggi	Buildings could not be found.	30 January 2018
203	Wonthaggi Cemetery	Cameron Street, Wonthaggi	Building remains onsite.	30 January 2018
479	House	73 Hagelthorn Street, Wonthaggi	Building remains onsite.	30 January 2018
480	House	81 Hagelthorn Street, Wonthaggi	Building remains onsite.	30 January 2018
476	House	177 Broome Crescent, Wonthaggi	Site could not be found - lots consolidated.	30 January 2018

485	House	133 Broome Crescent, Wonthaggi	Building remains onsite.	30 January 2018
466	House	11 Cameron Street, Wonthaggi	Building does not remain onsite.	30 January 2018
559	Farmhouse	245 Lower Powlett Road, Wonthaggi	Building does not remain onsite.	20 February 2018
461	Donmix	West Area Road, Wonthaggi	Building remains onsite.	20 February 2018
488	State Coal Mine Shaft No. 20	Bass Highway, Wonthaggi	Building remains onsite.	20 February 2018
459	State Coal Mine No.5 Brace	West Area Road, Wonthaggi	Buildings remain onsite.	20 February 2018
558	House	198 Graham Street, Wonthaggi	Building remains onsite.	20 February 2018
557	House	220 Graham Street, Wonthaggi	Building remains onsite.	20 February 2018
462	Davey House (Wonthaggi Hospital)	Off Graham Street, Wonthaggi	Building remains onsite.	20 February 2018
482	House	34 Wishart Street, Wonthaggi	Building remains onsite.	20 February 2018
481	House	42 Wishart Street, Wonthaggi	Building remains onsite.	20 February 2018
483	House	29 Wishart Street, Wonthaggi	Building remains onsite.	20 February 2018
469	House	1 Easton Street, Wonthaggi	Building remains onsite.	20 February 2018
546	Previously Dance Design	Hagelthorn Street, Wonthaggi	Building does not remain onsite.	20 February 2018
201	House	Wilson's Road, Wonthaggi	Building remains onsite.	20 February 2018
200	House	20 Wilson's Road, Wonthaggi	Building remains onsite.	20 February 2018
547	Wonthaggi Christian Life Centre	Billson Street, Wonthaggi	Building remains onsite.	20 February 2018
197	State Coal Mine Remnant No.18 Shaft	Bass Highway (Wonthaggi Inverloch Road), Wonthaggi	Building remains onsite.	22 February 2018
218	State Coal Mine Remnant Kirrak Mine	Kirrak Road, Wonthaggi	Site could not be found.	22 February 2018
371	House	Korumburra-Wonthaggi Road, Wonthaggi North	Site could not be found.	22 February 2018
219	House	Korumburra-Wonthaggi Road, Wonthaggi	Site could not be found.	22 February 2018
521	Wonthaggi State School No. 3650 (Wonthaggi Primary School)	Billson Street, Wonthaggi	Building remains onsite.	22 February 2018
368	House	18 Longstaff Street, Wonthaggi North	Building does not remain onsite.	22 February 2018
367	House	8 Longstaff Street, Wonthaggi	Building remains onsite.	22 February 2018

		North		
199	Former School Hall	Honey's Road, Wonthaggi	Site could not be found.	22 February 2018
372	House	7 Parkes Street, Wonthaggi	Building remains onsite.	22 February 2018
198	Outbuilding	Honey's Road, Wonthaggi	Site could not be found.	22 February 2018
460	House	80 West Area Road, Wonthaggi	Site could not be found.	22 February 2018
548	State Coal Mine Eastern Area	Garden Street, Wonthaggi	Building remains onsite.	22 February 2018
454	House	32 Epsom Street, South Dudley	Building remains onsite.	16 March 2018
453	House	34 Epsom Street, South Dudley	Building remains onsite.	16 March 2018
450	House	24 Dudley Street, South Dudley	Building remains onsite.	16 March 2018
457	House	3 Epsom Street, South Dudley	Building remains onsite.	16 March 2018
455	House	24 Epsom Street, South Dudley	Building remains onsite.	16 March 2018
456	House	15 Epsom Street, South Dudley	Building remains onsite.	16 March 2018
458	House	54 Station Street, South Dudley	Building remains onsite.	16 March 2018