



Wonthaggi Structure Plan

April 2018



Acknowledgements

Bass Coast Shire Council respectfully acknowledges Aboriginal and Torres Strait Islanders as the first Australians and recognises that they have a unique relationship with the land and water.

Council recognises that we are situated on traditional lands. We offer our respect to elders past and present and all Aboriginal and Torres Strait Islander people.

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I. Introduction

I.1 Background

Previously, the land use and strategic directions for Wonthaggi sat within the *Wonthaggi Dalyston Structure Plan 2008*, a combined document for the two townships. This initial structure plan was the outcome of the *Coastal Spaces Recommendations Report 2006* which recommended that the settlements of Wonthaggi and Dalyston apply a coastal settlement boundary to contain urban growth, with a structure plan being seen as the most appropriate planning tool to achieve this outcome.

The 2008 Structure Plan acknowledged that the wider Wonthaggi-Dalyston area was undergoing significant growth and change with Wonthaggi emerging as a major centre in the West Gippsland region. As a result, the structure plan was strongly angled towards:

- The potential economic and social impacts of the Desalination Plant on local townships;
- Population growth;
- The role of Wonthaggi as a regional centre; and
- Opportunities for the preservation of remnant vegetation and environmental areas.

Since preparation of the 2008 Structure Plan, the Desalination Plant has been completed and Wonthaggi has been recognised in State Policy as a Peri- Urban centre, capable of growth. With the continuing evolution of the town, a 2017 review of the Wonthaggi Dalyston Structure Plan highlighted the need to separate policy directions for the two townships, Wonthaggi and Dalyston, as per the following recommendations:

- The importance of Wonthaggi as a regional growth centre should be recognised in a standalone Structure Plan;
- Direction for the Wonthaggi Activity Centre should be reviewed and updated;
- Direction for the industrial and commercial precinct to the east of Wonthaggi should be reviewed and updated;
- The structure plans should be updated to include appropriate reference to state and local policy directions;
- The structure plan should be updated to reflect updated land supply and demand statistical evidence. This should address the issue of preferred character of residential areas in Wonthaggi, including but not limited to, preferred residential density and the level of services/facilities for residential areas;
- Updated information from the Wonthaggi North East Growth Area project should be incorporated into a revised Wonthaggi Structure Plan;
- The structure plan should be updated to incorporate key findings and recommendations from strategic documents completed since 2008;

- Where implementation plan recommendations are complete, these should be updated accordingly; and
- Where implementation plan recommendations have not yet been completed, they should be updated and timelines for delivery reviewed.

It should be noted that a significant level of detail contained within the 2008 Wonthaggi Dalyston Structure Plan is still relevant and can continue to be utilised to inform the strategic direction of the towns in this 2018 Wonthaggi Structure Plan.

Community Input

The 2018 Wonthaggi Structure Plan has incorporated key recommendations identified by the Future Wonthaggi Focus Group. The group produced the report (*Future Wonthaggi Focus Group Workshop – Community Representative Report, 2016*) which identified the following six key themes to enhance liveability in Wonthaggi:

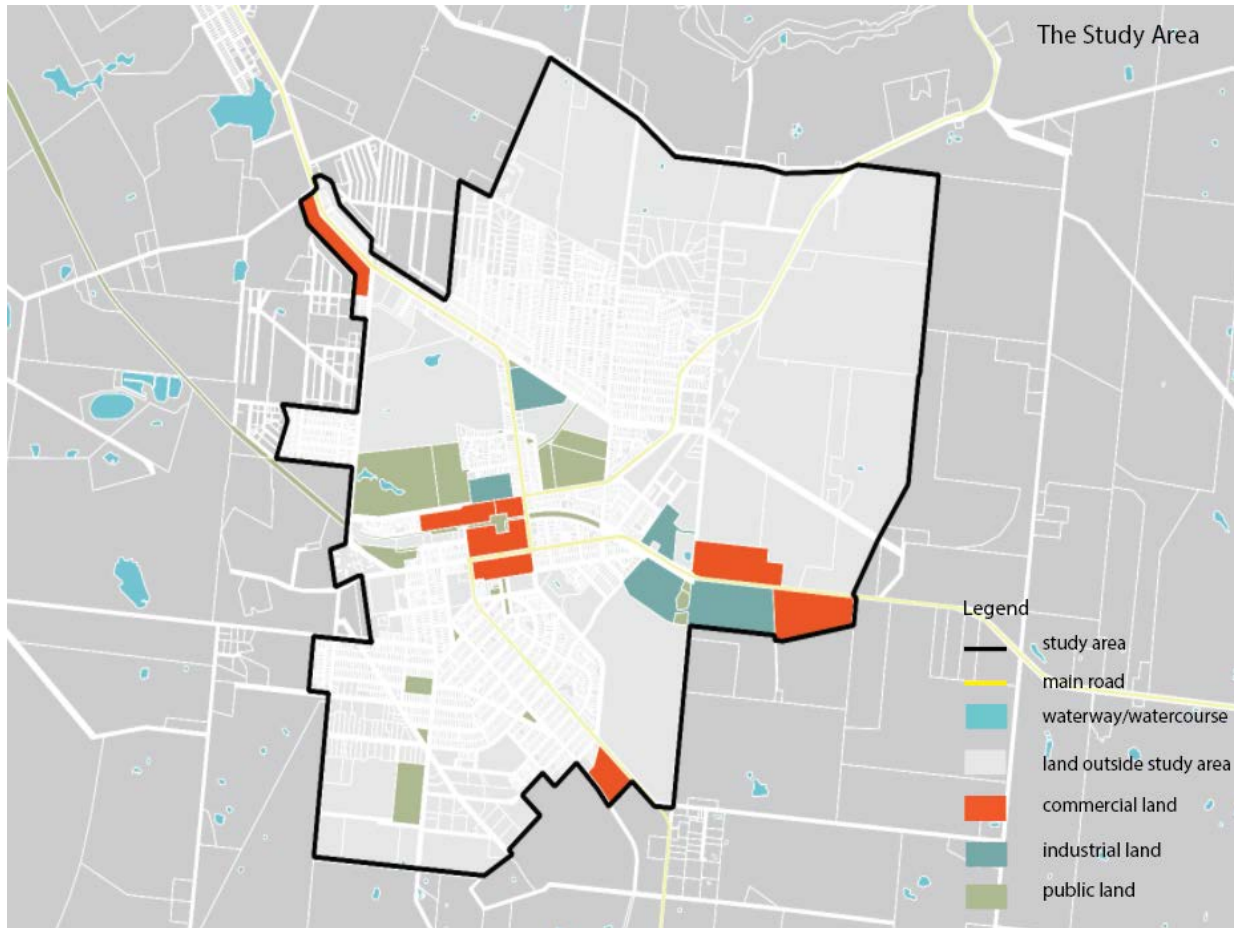
- A safe town to walk and move around;
- Create an interest and understanding of the community;
- Focus on our infrastructure;
- Deliver strong tourism services;
- Wonthaggi model town;
- Stimulate job growth.

These key themes are one of the key factors considered in drafting the objectives of the Structure Plan as outlined in Section 4.

1.2 Study Area

The Wonthaggi Structure Plan applies to all land within the settlement boundary of Wonthaggi, including South Dudley and North Wonthaggi (**Figure 1.1**).

Figure 1.1: The Study Area



Wonthaggi today:

- Approximately 135 kilometres to the south east of Melbourne, following the main transit corridor, the Bass Highway.
- The largest town within Bass Coast Shire and the municipality's regional centre.
- The town has the employment, shopping and business environment of a Regional Centre, with multiple supermarkets, national chain store retail and independent traders.
- Construction of a new State secondary school campus to replace an existing campus e has recently been announced and planning is underway. There is also three primary schools, as well as early education (including childcare) services.
- Has major sporting and recreational facilities, including the Rail Trail which acts as a connection from Wonthaggi to Phillip Island and into South Gippsland.

- The Study area includes the Wonthaggi North East Growth Area, which will provide for the long term 30-50 year growth of the town, anticipated to be around 4,500 dwellings and 70 hectares of employment land.

1.3 What is a Structure Plan?

A structure plan defines Council's preferred direction for the future growth and land use of a locality, place or township in response to changing community needs, and articulates how it will be managed over the longer term. This structure plan has regard to the following objectives:

- Establish clear policy direction regarding growth and development;
- Direct growth to appropriate locations through identified settlement boundaries;
- Ensure an appropriate land supply for future residential, employment and community uses; and
- Provides guidance about development opportunities and constraints.

1.4 How will the Structure Plan be useful?

Wonthaggi is the regional centre for Bass Coast, providing a wide range of employment, education, health, sports and recreation services. This Structure Plan will guide future land use and development, providing greater certainty for all stakeholders in meeting community expectations for regional centre growth and development. The Structure Plan will benefit the following stakeholder groups:

The Wonthaggi Community:

- In understanding the township and areas that are likely to change in the future;
- In supporting community groups to plan for future work and long term plans.

Business Owners and the Developers:

- To create a greater certainty and appreciation regarding the future direction of the commercial centres and activity nodes;
- To understand development opportunities that exist and the matters to be taken into account in assessing development proposals.

Bass Coast Shire Council:

- Provides decision guidance for:
 - Planning permit applications; and
 - Planning scheme changes (Council or proponent driven) to rezone land, introduce new planning policies, overlays or other controls.
- Provides support for implementation of the Wonthaggi North East Precinct Structure Plan (WNEPSP) into the Planning Scheme.

1.5 How is the Structure Plan to be read?

The Structure Plan sets the broad directions for urban development in Wonthaggi. It is structured by the following sections:

Sections	Content
Introduction	Study Area Introduction to the Structure Plan
The Place	Regional context Overview of Wonthaggi's development
The People	Population growth and forecast Demographics and household structure
The Plan	The Vision Strategies and actions proposed by themes: • Settlement and Housing • Economic Development • Built Environment and Character • Public Open Spaces, Recreation and Environment • Connectivity • Community Infrastructure • Physical Infrastructure
Implementation Plan	Summary of the actions, including the responsibilities and time-frame for implementation
Appendix I: Existing conditions, issues and opportunities	Evidence base for the policy directions of the Wonthaggi Structure Plan 2018. Presents the key issues and opportunities related to settlement and housing, economic development, built environment and character, public open spaces, recreation, environment, connectivity, physical and community infrastructure that will shape the future for Wonthaggi.

2. The Place

2.1 Regional Context

Wonthaggi is located in the Bass Coast Shire, approximately 135 kilometres from Melbourne Central Business District. It has a mix of commercial, industrial, open space and public parks, a large foot print of residential area.

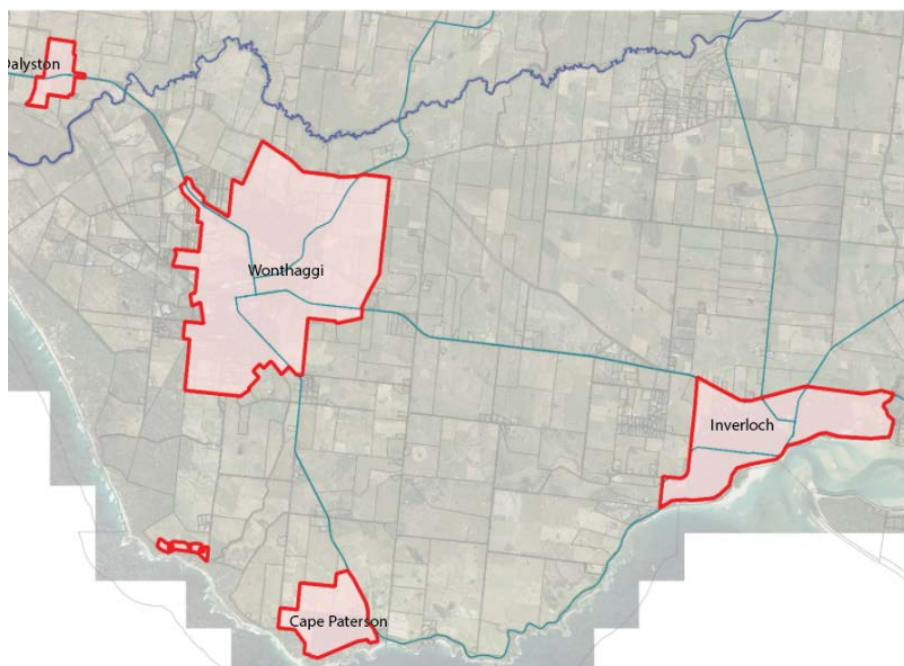
Plan Melbourne sets out the State's strategic vision for population and employment growth in the city of Melbourne and state of Victoria through to 2050. Policy 7.1.2 of *Plan Melbourne* identifies peri-urban areas that have the potential to accommodate housing and employment generating development, 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' (Plan Melbourne 2017-2050)

Wonthaggi has established itself as a regional hub providing for employment, education, health, sports and recreation. It is host to a large employment base and serves the surrounding towns including Dalyston, Kilcunda, Cape Paterson and Inverloch as well as the rural hinterland, and parts of South Gippsland through its supermarkets, hospital, schools and markets (**Figure 2.1**).

Figure 1.2: Regional Context



2.2 Overview of Wonthaggi's Development

The aboriginal people were custodians of the subject land and surrounds for thousands of years prior to European settlement. This section provides an overview of Wonthaggi's development from a mining town to a regional centre.

The State Coal Mine was opened in Wonthaggi in 1909. By 1912, the mine employed 1,200 workers who moved in to the town with their families. This led to early construction of civic buildings like the Masonic lodge, Methodist and Anglican Churches, Worker's Club, Wonthaggi Hospital and the Union Theatre, and several other buildings across Wonthaggi which are considered significant at a state and local level.

Figure 2.1: Key Milestones in Wonthaggi's Development



Road infrastructure within the township has largely been a legacy of previous land use practices such as the co-location of industrial land with an internal highway system and also the necessity for highways to traverse town centres for convenience purposes. The *Wonthaggi/Dalyston Structure Plan 2008* dealt with this issue through the identification of a bypass route through the Wonthaggi North East Growth Area. The *Wonthaggi/Dalyston Structure Plan 2008* also encouraged consolidation of the industrial land use to the outskirts of Wonthaggi which was implemented through Amendment C113 in 2010.



Wonthaggi State Coal Mine, 1919



Wonthaggi Hospital Building, 1935

Source: Museum Victoria (<https://collections.museumvictoria.com.au/items/795882>)

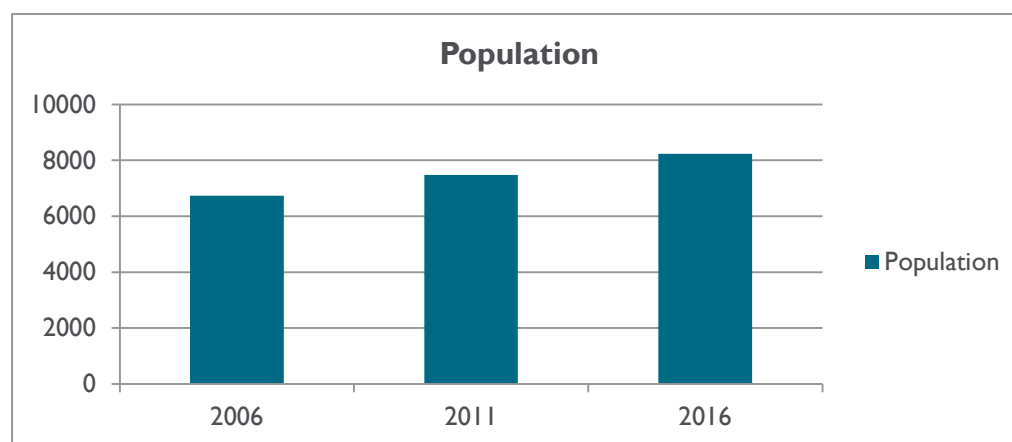
3. The People

3.1 Population Growth

In the last twenty years, Wonthaggi has demonstrated consistent population growth, increasing by 40% since 1996. In 2016, Wonthaggi's population was estimated at 8,229 (ABS 2016).

Since 2001, Wonthaggi's population has grown annually at a rate of 1.96%, which has been greater than the annual growth of Bass Coast Shire, at 1.92% (ABS 2016).

Figure 3.1 Wonthaggi Population Growth (2006-16)*



Source: ABS 2016

*2006, 2011 and 2016 population growth includes Wonthaggi, Wonthaggi North, Dudley and South Dudley

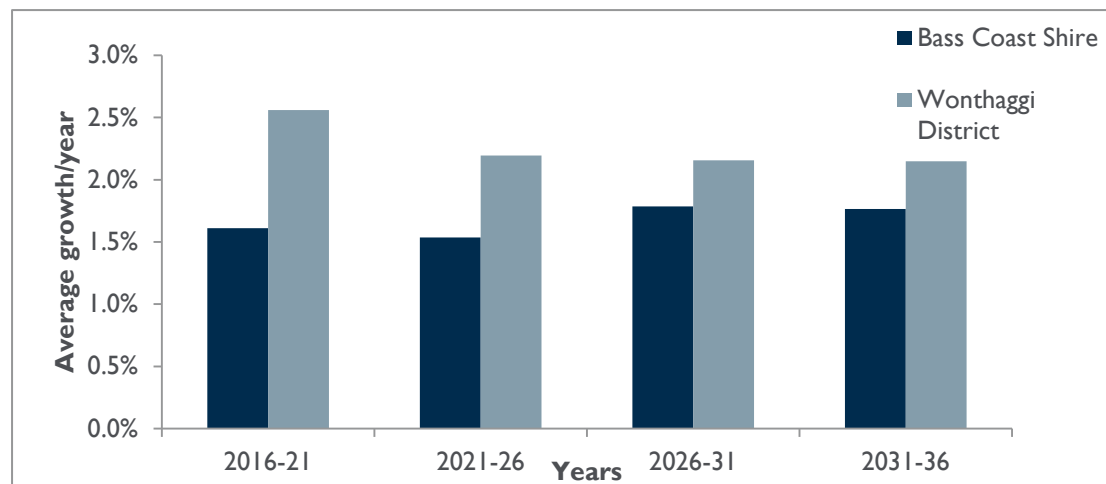
3.2 Future Population Growth Scenario

State government population forecasts indicate that there will continue to be significant population growth for Bass Coast Shire in the next 20 years. The population of Bass Coast Shire is expected to grow from 33,311 in 2016 to 46,429 in 2036, a growth of 39% in the next twenty years and an annual average growth of 1.7% (id. Consulting 2017).

Population growth in 'Wonthaggi District' (which includes Wonthaggi North, South Dudley and Cape Paterson) is significantly higher than overall population growth for Bass Coast Shire (**Figure 3.2**). The population of 'Wonthaggi District' is expected to grow from 9,173 (2016) to 14,355 (2036). This equates to a population increase of 56% over the next twenty years, at an annual average growth of 2.26% (id. Consulting 2017).

Applying the same average population growth rate (2.26%) of 'Wonthaggi District' to Wonthaggi, (that is, applying it to the study area), population is expected to grow to 12,867 by 2036.

Figure 3.2 Average Annual Population Growth Rate



Source: id Consulting 2017

Table 3.1: Forecast Population Growth

No.	Area	2016	2021	2026	2031	2036	Annual Growth Rate (%)
1	Bass Coast Shire	33,311	36,083	38,939	42,543	46,429	1.70
2	Wonthaggi North, and Wonthaggi District (Wonthaggi South Dudley and Cape Paterson)	9,173	10,409	11,602	12,908	14,355	2.26
2	Wonthaggi, Wonthaggi North, & South Dudley**	8,229	9,202	10,290	11,506	12,867	2.26

Source: Population and household forecasts, 2016 to 2036, prepared by .id, the population experts, November 2017 (<http://www.id.com.au>)

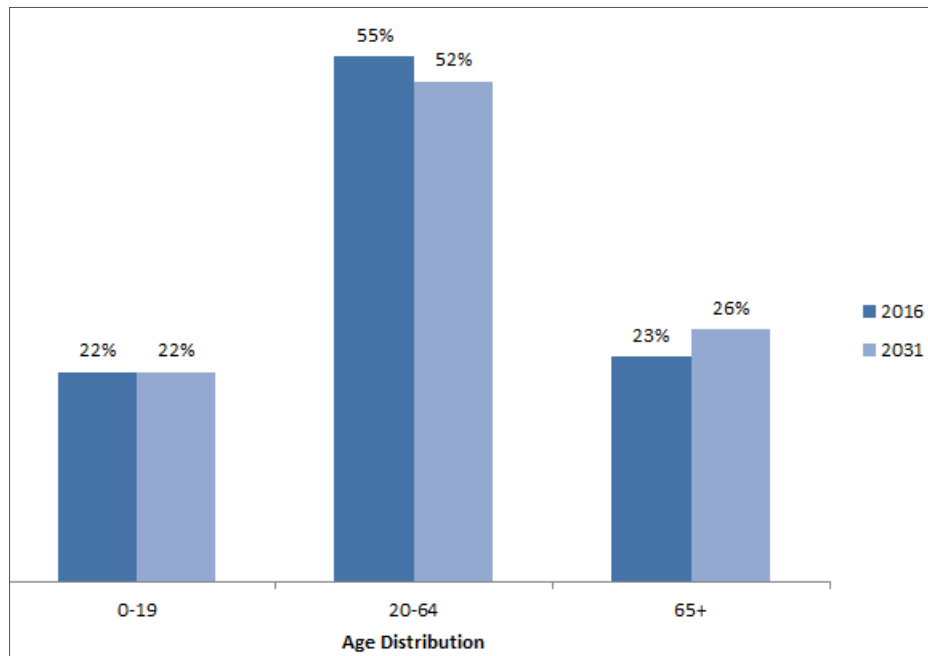
** Estimated population growth for Wonthaggi (i.e. Wonthaggi, Wonthaggi North and South Dudley) is based on the average population forecasts from 2016-36 prepared by id Consulting for Wonthaggi North and Wonthaggi District.

3.3. Demographic Change

Victoria in Future (VIF) is the official state government projection of population and households. It includes trends and projections in birth rates, life expectancy, migration, and living arrangements across all of Victoria. According to the VIF (2016 data), the projections for Bass Coast Shire present an increase in the proportion of 65+ age group inhabitants from 23% to 26% in the next 15 years (**Figure 3.3**).

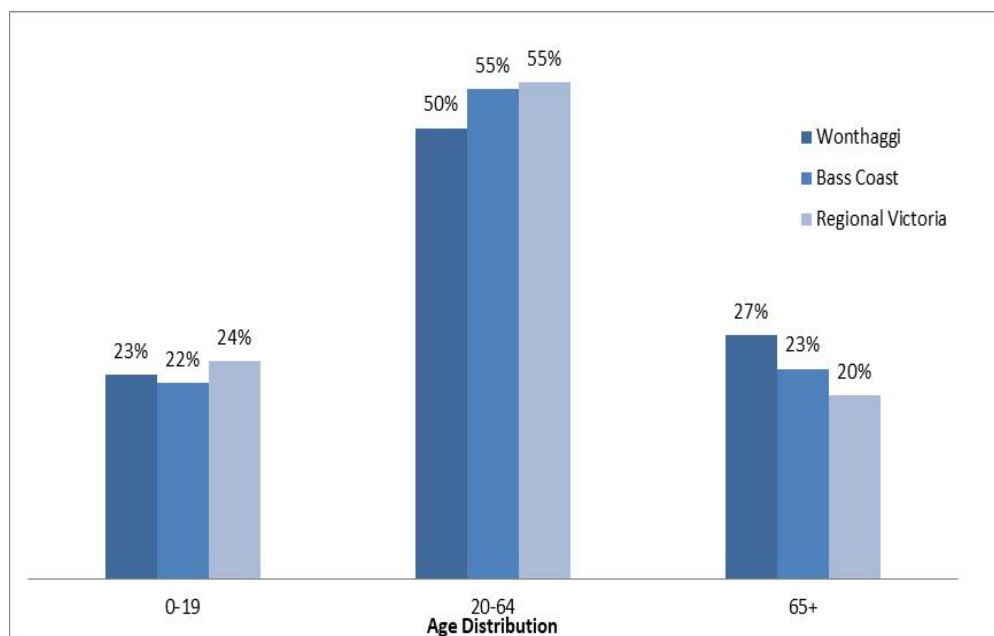
The population of Wonthaggi on average is significantly older than that of regional Victoria in general. In comparison to both regional Victoria and Bass Coast Shire, Wonthaggi has a significantly larger proportion of people aged above 65 years (**Figure 3.4**).

Figure 3.3 Projected Age Distribution in Bass Coast Shire (2016-2031)



Source: VIF, 2016

Figure 3.4: Comparison of Age Distribution in Wonthaggi, Bass Coast Shire and regional Victoria, 2016



Source: ABS 2017

4. The Plan

4.1 The Vision

The vision from the *Wonthaggi/Dalyston Structure Plan 2008 (Coomes Consulting 2008)* remains relevant to this Structure Plan as follows:

'The vision is to meet the anticipated needs of the community by facilitating land use and development that:

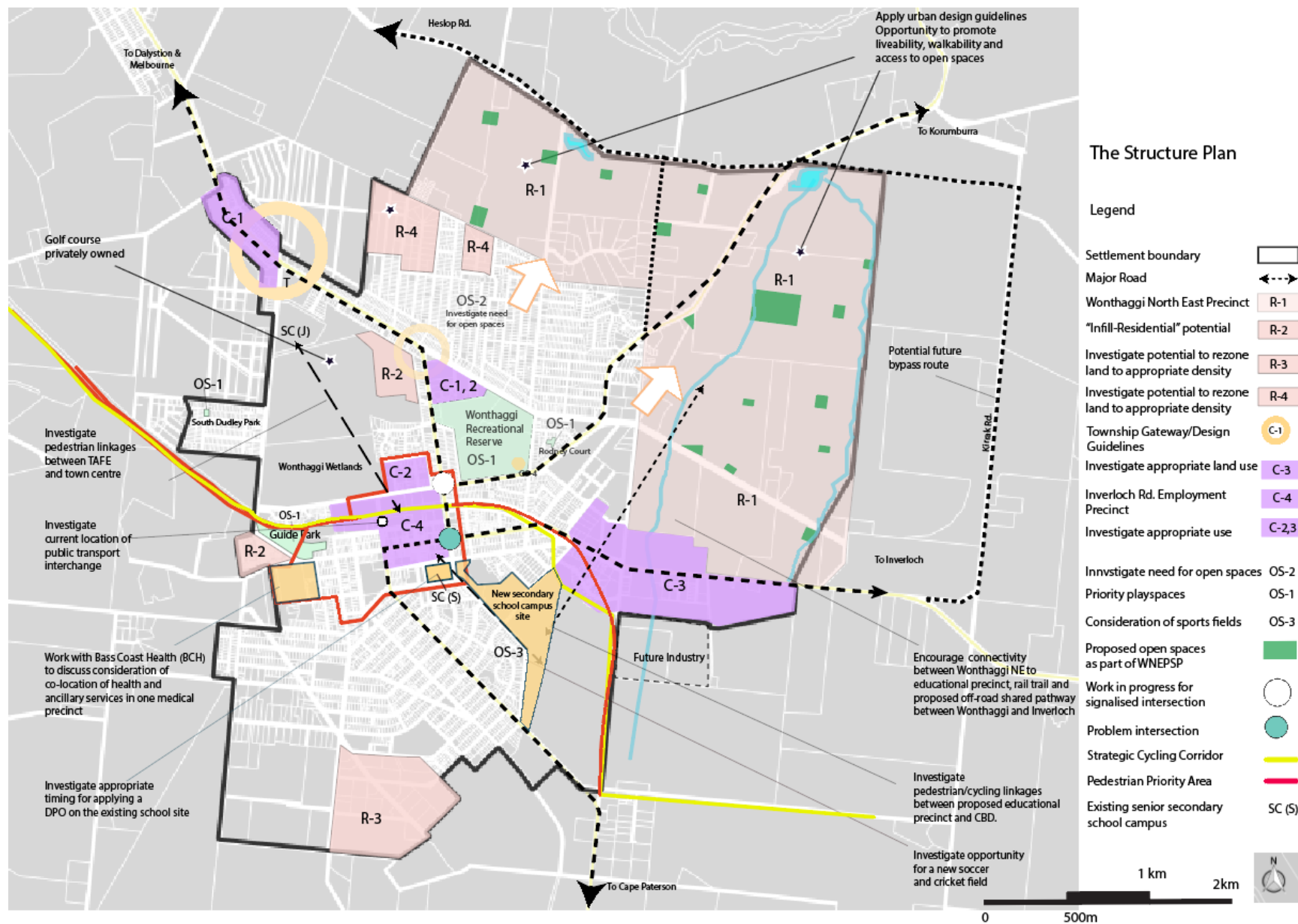
- *Supports the ongoing development of Wonthaggi as the Regional Centre for south west Gippsland;*
- *Encourages Physical Activity;*
- *Facilitates Community Interaction; and*
- *Respects the Environment.'*

Achieving the Vision

The following objectives have been developed to achieve the vision for Wonthaggi. These objectives are broken into measures to realise the desired outcome and then classified as either ongoing, short term, medium term or long term in **Section 6** of this report:

1. Respond to the housing needs of existing and future residents of Wonthaggi;
2. Plan for future local opportunities and maximise employment opportunities in Wonthaggi through consolidation of industrial and commercial precincts;
3. Respect the character of Wonthaggi, the CBD and enhance the town entrance/gateway and streetscapes;
4. Enhance network of diverse, accessible and quality public open spaces and respect the environment;
5. Enhance connectivity by prioritising creation of pedestrian friendly walkable and cycle-able town;
6. Strengthen the role of Wonthaggi as the regional centre providing health and education services;

The six objectives above build on the work undertaken as a result of the *2008 Wonthaggi Dalyston Structure Plan*. The objectives are directly derived from the 2008 Plan and remain relevant for continuing development of the town as envisaged in this document.



4.2. Settlement and Housing

Objective: Respond to the housing needs of existing and future residents of Wonthaggi

4.2.1 Overview

Plan Melbourne identifies Wonthaggi as a peri-urban town that has the potential to accommodate housing and employment generating development. Wonthaggi is identified as a 'high growth' regional centre through the state and local policy and sits at the top of the Bass Coast Settlement hierarchy (at Clause 21.02 of the Bass Coast Planning Scheme). Clause 21.02 identifies Wonthaggi with high spatial growth capacity and encourages large scale residential growth within the township boundary, particularly within the north east growth area.

A land supply analysis of Wonthaggi has indicated that the Wonthaggi North East Growth Area combined with existing vacant lots (zoned as GRZ or LDRZ) is adequate to meet the demand for residential land for the next 30-50 years. An assessment of current vacant land in Wonthaggi estimates that the number of lots available for residential land supply in Wonthaggi is 1,991. This is comprised of 364 vacant lots and 1,627 lots in broadhectare capacity (see **Appendix I section 3**).

The Wonthaggi North East Precinct Structure Plan (WNEPSP) was adopted by Council in June 2017 and once implemented is anticipated to provide 4,500 lots over the next 30-50 years across the entire precinct.



In comparison to regional Victoria, the population of Bass Coast Shire has a higher number of one person and two person households. The average household size is decreasing in Wonthaggi. The Victoria in Future¹ (VIF) data on households for 'Wonthaggi District' states

¹ Applying the VIF's forecast is considered to be appropriate and justified based on the predicted household size decrease. The VIF projections account for anticipated influences and trends, and no additional known influences have been identified in the preparation of this Structure Plan.

that the average household size decreased from 2.20 in 2011, to 2.18 in 2016 and is expected to further reduce to 2.17 by 2031.

In Wonthaggi, 334 new dwellings were constructed from 2011 to 2016, with 94% of them being detached dwellings (ABS 2016). It is estimated that about 2,500 new dwellings will be constructed in “Wonthaggi District” by 2036 (id. Consulting 2016).

Unoccupied dwellings as a proportion of total housing stock have decreased over time in Wonthaggi. Rental occupancy is relatively higher in Wonthaggi as compared to regional Victoria with 33% of dwellings being rented from a private landlord or estate agent compared to 19.8% overall in regional Victoria. Though the average house rent is about \$220 per week, rental stress is high with 38.4% households paying more than 30% of their gross weekly income on rent (ABS 2016).

More details on current status and key issues and opportunities related to Settlement and Housing is presented in **Appendix I, section 3**.

4.2.2 Existing Strategies

Specific to Settlement and Housing, the Bass Coast Planning Scheme (at Clause 21.07-2) outlines the following relevant strategies, which remains relevant:

Settlement

- *Plan for urban growth within the settlement boundary shown in the Wonthaggi Strategic Framework Plan.*
- *Reinforce Wonthaggi’s role as the major service centre for Bass Coast Shire and the township where major development should occur.*
- *Encourage a consolidated industrial precinct located to the south of Inverloch Road and bounded by the proposed bypass road.*
- *Encourage residential growth to the north and east of Wonthaggi.*
- *Encourage the consolidation of the Commercial 1 Zone and relocate non-commercial use into more appropriate areas.*

Land use

- *Encourage infill residential development in close proximity to the Wonthaggi CBD.*
- *Encourage medium density development of under-utilised sites within core areas of the town.*
- *Encourage consolidation of all residential areas incorporated within the General Residential Zone (GRZ).*
- *Incorporate a mix of infill development and residential expansion to meet the future housing needs of the population.*
- *Encourage the consolidation of existing areas within the Low Density Residential Zone in Wonthaggi north.*
- *Encourage higher density residential development on the periphery of the CBD.*

4.2.3 Actions

The area currently included in the Wonthaggi Strategic Framework Plan (which includes the Wonthaggi North East Growth Area) is adequate to meet land supply needs. Therefore, implementing the Wonthaggi North East Precinct Structure Plan (WNEPSP) is critical in meeting land supply and housing needs. In addition, the Wonthaggi Structure Plan needs to focus on supporting diversity of dwelling stock that caters to the need for declining household sizes, increasingly ageing population and social housing.

Key actions recommended include:

- Implement the Wonthaggi North East Precinct Structure Plan (WNEPSP) through a Council led planning scheme amendment (*Map Ref R-1*).
- Support rezoning of land within close proximity to the Wonthaggi CBD (Infill development) to General Residential Zone (GRZ) (*Map Ref R-2*).
- Investigate the possibility to rezone land in the Farming Zone (FZ) to Low Density Residential Zone (LDRZ) in the land in Wonthaggi South (*Map Ref R-3*).
- Investigate the potential to develop land in North Wonthaggi from existing Low Density Residential Zone (LDRZ) to General Residential Zone (GRZ) (*Map Ref R-4*).
- Support rezoning land within Wonthaggi settlement boundary in appropriate locations.
- Encourage the delivery of housing which is responsive to an ageing population, supports accommodation for people with disability, and social housing in appropriate locations.

Details on responsibility and time-frame for action are presented in the Implementation Plan, **Section 6**.

4.3 Economic Development

Objective: Plan for future local opportunities and maximise employment opportunities in Wonthaggi through consolidation of industrial and commercial precincts.

4.3.1 Overview

Wonthaggi is a key centre for employment in Bass Coast Shire. It provides 32% of all employment in the Bass Coast Shire (Remplan 2017). Urban Enterprise (2017) in their report, *Industrial and Commercial Land Assessment Report 2017*, identified the following:

- Wonthaggi accommodates a significant proportion of the Shire's employment within sectors generally requiring industrial land such as Wholesale Trade (42%) and Transport, Postal and Warehousing (37%);
- By 2036, Wonthaggi will accommodate 305 additional jobs. Out of the total of 1,650 additional jobs expected in Bass Coast Shire, 205 of these additional jobs in Wonthaggi will occur within the industrial sector;
- Two-thirds of new industrial floor space in Bass Coast Shire has been located in Wonthaggi, with an average of 1,200 m² added per annum since 2009;
- 111 ha of land in Wonthaggi is zoned for commercial or industrial purposes across six precincts;
- There is 10.7 ha of vacant land in the Industrial 1 Zone, 33.9 ha in the Commercial 2 Zone and only 0.05 ha in the Commercial 1 Zone.

Industrial Development

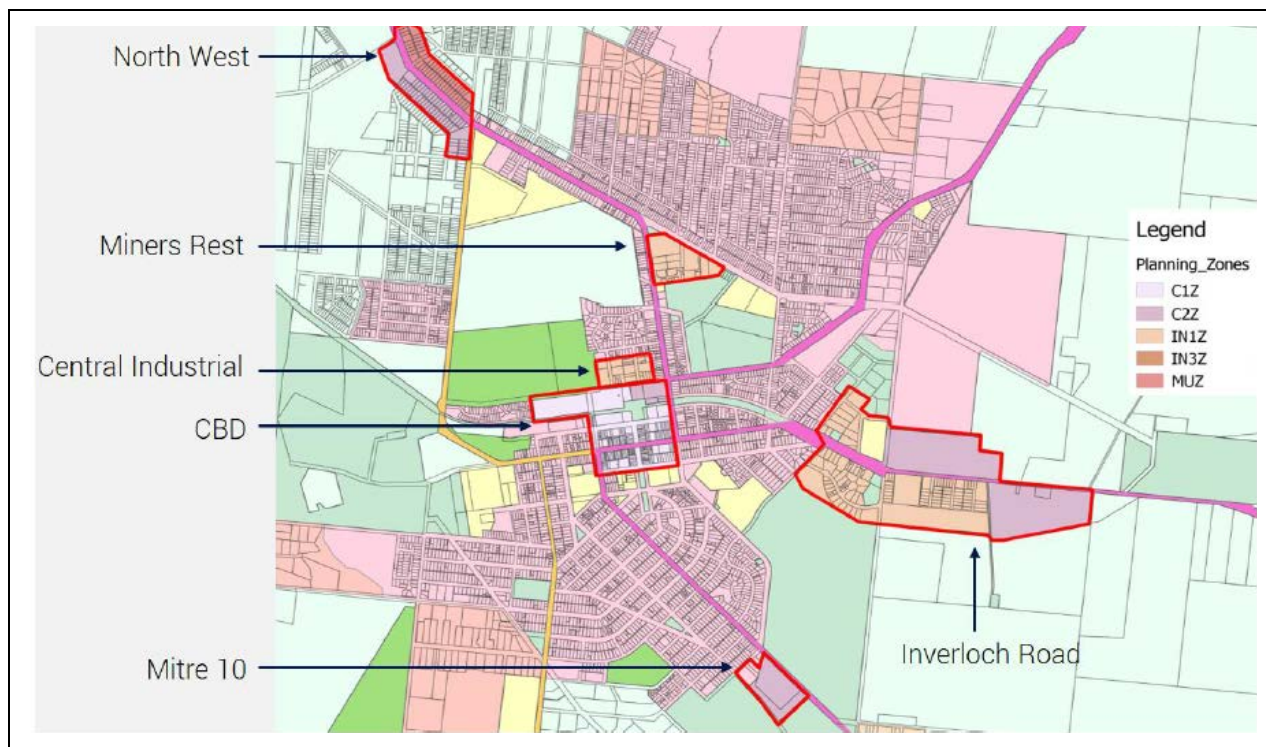
Industrial zoned land plays a critical role in delivering local jobs. Wonthaggi is the prime industrial location within Bass Coast Shire and supports business activity and employment. In comparison to Wonthaggi, other major towns (Inverloch and Cowes) in the municipality provide limited land for local industrial needs. Wonthaggi hosts three of the total of seven significant industrial areas in Bass Coast Shire, and there is an estimated requirement for between 15 and 17 hectares of industrial land in Wonthaggi until 2036 (Urban Enterprise 2017).

Urban Enterprise (2017) in their report, *Industrial and Commercial Land Assessment Report 2017*, identified land (along Inverloch Rd) for rezoning. This area is expected to provide adequate land to develop Wonthaggi as a significant employment precinct (regional industrial and retail centre) for the Bass Coast and South Gippsland regions:

‘Although the overall quantum of vacant land within each of the Commercial 2 Zone and Industrial 1 Zone is significant, the amount of vacant, subdivided and ready to use land for new businesses to be occupied or developed is substantially lower’ (Urban Enterprise 2017).

Industrial land in Wonthaggi is relatively fragmented and some sites are located adjacent to residential communities and flora and fauna reserves. The main entry via Bass Highway (travelling from west) is dominated by car dealerships and light industrial development and lacks visual appeal. Industrial land at Miners Rest (Wonthaggi North) is at a strategic gateway location of the town.

Figure 4.2: Employment precincts in Wonthaggi



Source: Urban Enterprise 2017

Commercial Development

The Wonthaggi's Commercial Business District (CBD) currently contains all commercial and retail offerings and is a major contributor to the success of the commercial centre. It is bound by Korumburra Road to the north, McKenzie Street (Bass Highway) to the east, Watt Street to the south, and Billson Street to the west. The Wonthaggi CBD is compact with a permeable street grid structure, however lacking in pedestrian connectivity (details on the quality of public realm in Wonthaggi CBD are presented in **section 4.4 and 4.6**).

The Urban Enterprise (2017) report, *Industrial and Commercial Land Assessment Report 2017*, identified the following:

- There is approximately 44,000 m² of core retail floor space in Wonthaggi, all of which is located in the CBD;
- Wonthaggi North East Growth Area is expected to increase the population of the town to in excess of 13,000 residents by 2036, an additional 6,500 m² of retail floor space and local convenience hubs to serve the new residential areas;
- Wonthaggi is expected to support a demand for an additional 26,000-33,000 m² of retail floor space by 2036.

More details on current status, key issues and opportunities related to industrial and commercial land use is presented in **Appendix I, section 4**. Land use for commercial and industrial enterprise is provided for in the existing commercial areas, with the towns expansion focussed on the Wonthaggi North East Growth Area.

4.3.2 Existing Strategies

Specific to Commercial and Industrial Development, the Bass Coast Planning Scheme (at Clause 21.07-2) outlines the following strategies that remain relevant:

Industrial

- *Supporting a consolidated industrial precinct located south of Inverloch Road, as shown in the Wonthaggi Strategic Framework Plan.*
- *Encourage the relocation of existing industrial uses to appropriate areas as shown in the Wonthaggi Strategic Framework Plan.*

Commercial Development

- *Encourage the consolidation and intensification of retail and commercial uses within the existing Commercial 1 Zoned land.*
- *Encourage the relocation of car dealerships, auto parts and repair outlets to less centralised areas within Wonthaggi.*
- *Encourage co-location of bulky goods and peripheral sales along highway frontages identified in the Wonthaggi Framework Plan.*
- *Rezone the Cyclone Industrial Factory site from the Commercial 2 Zone to the Commercial 1 Zone.*
- *Support an increase in commercial zoned land in Wonthaggi to provide for a variety of new and existing businesses consistent with the Wonthaggi/Dalyston Structure Plan.*

4.3.3 Actions

The Wonthaggi Structure Plan supports the findings of the *Industrial and Commercial Land Assessment Report 2017* (Urban Enterprise 2017).

The follow actions are recommended:

Industrial Development

- Develop design guidelines for industrial approaches and gateways, including North West (MUZ) and Miners Rest (INIZ); (*Map Ref. C-1*)
- Investigate the future use of land in Wonthaggi Central Industrial Area and Miners Rest to ensure that future planning applications are in line with the design guidelines for industrial areas; (*Map Ref. C-2*)
- Support the findings and recommendations from Urban Enterprise (2017) in their report, *Industrial and Commercial Land Assessment Report 2017* to: (*Map Ref. C-3*)
 - o Consolidate the industrial precinct (Inverloch Road) located to the south of Inverloch Road and bound by the proposed bypass road;
 - o Facilitate new infrastructure and subdivision of major development sites to make them suitable for businesses (Inverloch Road Precinct).

Commercial Development

- As part of the Wonthaggi Activity Centre Project investigate the appropriate use and controls of the following sites in the Wonthaggi CBD (*Map Ref. C-4*):
 - o Possibility to relocate car yards / auto outlets to, particularly in the vicinity of the Bass Highway (White Road);
 - o Suitability to apply the CIZ to land adjoining the northern verge of Korumburra Road and west of Billson Street;
 - o Suitability to site an office precinct within the Wonthaggi CBD, particularly the site bound by Watt Street, the Civic Precinct and Billson Street.

The final summary of recommendations is included in the Implementation Plan presented in **Section 6**.

4.4 Built Environment and Character

Objective: Respect the character of Wonthaggi town, the CBD and enhance the town entrance and streetscapes.

4.4.1 Overview

Wonthaggi's history as a State Coal Mine town has resulted in existence of civic heritage buildings. The entire town has low-density developments with significant variation in the built form typologies, ranging from old heritage houses and buildings to contemporary buildings.



Art space – Contemporary Architecture Building

'The character of Wonthaggi is influenced by landscaping in the streets, parks and public spaces. Dwellings tend to be sited towards the front of allotments to provide for secluded areas of private open space to the rear. Fences are either low or not present. Street trees feature in some streets however their contribution overall is limited (Township Character Study, 2011).'

Several notable heritage buildings are located in the town centre and some occupy prominent corners. There are 85 sites that feature heritage significance, that are currently not protected by the Heritage Overlay. Details on these sites are presented in **Appendix I, section 5**.

4.4.2 Existing Strategies

Specific to the Built Environment, the Bass Coast Planning Scheme (at Clause 21.07-2) outlines the following strategies that remain relevant:

- *Encouraging future development in Wonthaggi to incorporate design elements that:*
 - o *Encourage physical activity;*
 - o *Provide neighbourhood nodes located at the centre of walkable catchments;*
 - o *Facilitate community interaction;*
 - o *Respect the environment; and*

- o *Support the ongoing development of Wonthaggi as the Regional Centre for south west Gippsland.*
- *Within the mixed use area at the western entrance of Wonthaggi north of White Road;*
 - o *Encourage the consolidation of lots to facilitate development that fronts White Road, not Murray Street. Where possible service access to these lots should be from Murray Street.*
- *Within the Wonthaggi commercial area:*
 - o *Maintaining the compact nature of the Wonthaggi Commercial Activity Centre.*
 - o *Investigate an open space link from Murray Street to Korumburra Road to provide a continuous north – south pedestrian space through Wonthaggi.*

4.4 Actions

The overriding impression of the town is one where function takes precedence over character. There is a need to focus on understanding character of residential neighbourhoods, protecting heritage sites and enhancing the visual appeal of the town through preparing and implementation of design controls, design guidelines and landscaping schemes.

The following actions are proposed:

- Investigate the possibility of undertaking dedicated neighbourhood character studies to parts of town with distinctive character to enable better protection, as per the recommendations in the *Township Character Study 2014*;
- Investigate buildings which feature heritage significance, that are not currently protected by the Heritage Overlay;
- Investigate the feasibility of integrating generous landscaping at key gateways/nodes and to enhance these areas as attractive edges to the settlement;
- Develop a landscaping scheme for entry points that frame and distinguish these gateways, and investigate relocation of signage as appropriate. The entry points include the Mixed Use and C2Z development (North West) located on Bass Highway at the entry to the town from the west and the Miners Rest site;
- Investigate appropriate planning and design controls where subdivision potential exists and that would contribute to improved public realm outcomes;
- As part of the Wonthaggi Activity Centre Plan investigate the following:
 - o Appropriate planning and design controls for the CBD;
 - o Feasibility of developing built form controls;
 - o Feasibility for landlords and traders to undertake aesthetic improvements and upgrades to existing shopfronts.

The final summary of recommendations is included in the Implementation Plan presented in **Section 6**.

4.5 Public Open Space, Recreation and Environment

Objective: Develop a network of diverse, accessible and quality public open spaces and respect the environment.

4.5.1 Overview

Wonthaggi is well served by a variety of areas of useable, passive and active open space. Key parks and public open spaces in Wonthaggi are:

- Wonthaggi Recreational Reserve
- Guide Park
- Wonthaggi Wetlands
- Apex Park
- McMahon Reserve
- Bass Coast Rail Trail



Wonthaggi Recreation Reserve

A key issue identified in the *Wonthaggi/Dalyston Structure Plan 2008* was the inequitable distribution of open spaces in Wonthaggi North. That is expected to be partly addressed by provision of open spaces under the Wonthaggi North East Precinct Structure Plan (WNEPSP). Community feedback during the preparation of the Council Plan (2017-21) identified the need to improve the recreational and sporting facilities, pathways, trails and access to beaches. There is also an issue with the quality of public open spaces with many open spaces having limited accessibility, requiring expansion and renewal of playing facilities.

Table 4.1: High priority playspace areas

Playspace name	Proposed design principles
Guide Park	Expanded play area to regional park standards with broad range of play for all ages and access for all.
Rodney Court	Renewal to minimum local provision
South Dudley Park	Utilise existing path network to create accessible element i.e. basket swing.
Strong's Reserve	Natural elements such as logs and rocks. Unique play feature i.e. Oversized slide.
Wonthaggi Recreational Reserve	Improve play provision and extend playspace in-line with Recreational Reserve Master Plan

Source: Playspace Strategy 2017

The maximum provision of leisure and recreation opportunities for the local community and visitors is encouraged within Wonthaggi. This principle is supported through the *Playspace Strategy 2017*, *Bass Coast Open Space Plan 2008* and *Sports and Recreation Needs Assessment (SARNA) 2016*. More details on the existing status, issues and opportunities are presented in **Appendix I, section 6**.

4.5.2 Existing Strategies

Specific to the Public Open Spaces, the Bass Coast Planning Scheme (at Clause 21.07-2) outlines the following strategies that remain relevant:

- *Applying the recommendations of the Bass Coast Open Space Strategy (2008) including:*
 - o *Providing pedestrian/bicycle links between open space nodes.*
 - o *Providing pedestrian/bicycle linkages between open space nodes and the Wonthaggi commercial area.*
 - o *Providing pedestrian/bicycle linkages between the Wonthaggi commercial centre and the educational precinct.*
- *Encouraging linkages between all significant areas of open space, particularly areas of passive open space, and those managed as flora and fauna reserves as identified by map titled Parks and Trails Wonthaggi.*
- *Wonthaggi North Growth Area*
 - o *Providing new open spaces, sports, and recreational facilities in emerging urban growth areas*
- *Wonthaggi commercial area:*
 - o *Investigating an open space link between from Murray Street to Korumburra Road to provide a continuous north – south pedestrian space through Wonthaggi*

Specific to the Public Open Space Contribution and Subdivision, the Bass Coast Planning Scheme (at Clause 52.01) states that a 5% contribution for public open space must be paid for all subdivisions of three lots or more within the residential, industrial, mixed use and commercial zones.

4.5.3 Actions

The key focus of the Structure Plan will be to support existing strategies to enhance linkages between key public open spaces, particularly areas of passive open space, and those managed as flora and fauna reserves. The following actions are recommended:

- Investigate further the need for open spaces north of White Rd, given the Wonthaggi North East Precinct Structure Plan (WNEPSP) has identified appropriate public open spaces for the future growth to the north of the town; (*Map Ref-OS-2*)

- Support the need to have open space nodes rather than pocket parks during the future application of the Development Plan Overlay (DPO), especially in new residential areas;
- Support the findings from SARNA that recommends the development of a new green field site for soccer and cricket to allow for population growth and ensure sports fields meet current standards; (*Map Ref-OS-3*)
- Investigate connectivity from future Wonthaggi residential areas to the rail trail and proposed off-road shared pathway between Wonthaggi and Inverloch; (*Map Ref-OS-5*)
- Investigate the following as part of the Wonthaggi Activity Centre Plan:
 - o Advocate for a pedestrian/cycle link between the town centre and the emerging educational precinct;
 - o Investigate the potential of a pedestrian/cycling, north/south linkage between the Guide Park and the rail trail;
 - o Consider creative ways to link existing open space assets with other uses. For example, interpretive signage could link the existing Guide Park with a more natural/ artistic/sculptural playspace in Apex Park through a pedestrian corridor;
- Investigate the location of any ecological investigation areas with significant native vegetation present for appropriate protection.

The final summary of recommendations is included in the Implementation Plan presented in **Section 6**.

4.6 Connectivity

Objective: Enhance connectivity by prioritising creation of pedestrian friendly walkable and cycle-able town

4.6.1 Overview

Movement and connectivity in Wonthaggi is broadly categorised by; a) regional connectivity via the Bass Highway; and b) pedestrian/cycling movement in Wonthaggi CBD, between open spaces, and between precincts.

At present the transport network through Wonthaggi is not well defined and is convoluted as the Bass Highway passes through the town. There is significant car dominance in the CBD, due to narrow width of the Bass Highway and its passage through the town. Wonthaggi is expected to experience significant congestion at intersections on VicRoads managed roads through Wonthaggi within 15 years, especially at the Graham Street/McKenzie Street intersection.

Work is currently underway at Korumburra-Wonthaggi Road /Bass Highway (McKenzie Street) intersection for traffic signalisation and road widening (GTA 2016).

There are limited defined pedestrian links between the streets as well as within the various uses in the CBD (GTA 2016). The pedestrian priority routes identified from the application of the Smart Roads Approach provides a useful basis to increase the number of pedestrian crossing and improved pedestrian safety.

The increasing population of Wonthaggi, especially the ageing population and growth of residential areas in the north east is expected to increase the demand for both public and community transport services.

More details on key issues and constraints related to the movement and transport in Wonthaggi are presented in **Appendix I, section 7**.

4.6.2 Existing Strategies

Specific to the Infrastructure, the Bass Coast Planning Scheme (at Clause 21.07-2) outlines the following strategies that remain relevant:

- *Planning for a bypass road generally in the location shown in the Wonthaggi Strategic Framework Plan.*
- *Encouraging the location of a transport interchange within or immediately adjacent to the Wonthaggi CBD.*

4.6.3 Actions

The alternate options to bypass the town are being considered as part of the Wonthaggi North East Precinct Structure Plan (WNEPSP). The Structure Plan recommendations are anticipated to improve pedestrian/cycling safety and enhance linkages between open spaces and support the cycling corridor.

Key actions recommended include:

- Continue advocating to VicRoads to upgrade Graham Street/McKenzie intersection and other problem intersections identified during the preparation of the Wonthaggi North East Precinct Structure Plan (WNEPSP);
- Investigate the implementation of Priority Pedestrian Network (PPN) routes for improving pedestrian safety and streetscape upgrades;
- Integrate the Wonthaggi North East Growth Area with Wonthaggi by providing vehicular, pedestrian and cycling linkages;
- Work with VicRoads to identify pedestrian safety improvements that could be implemented to allow for the crossing of Graham Street;
- Further investigate appropriate siting of the Wonthaggi bypass road and continue advocacy to VicRoads for the project to be investigated and commenced;
- Support the implementation of the proposed Principle Bicycle Network (PBN) Strategic Cycling Corridor that links Wonthaggi and Inverloch, as part of the *Aspirational Network Pathways Plan 2016*;
- Investigate the following as part of the Wonthaggi Activity Centre Plan:
 - Function and feasibility of the public transport interchange location (located near the intersection of Biggs Drive and Murray Street);
 - Identify and consider safe pedestrian crossings at key locations along the Bass Highway;
 - Car parking options in the CBD;

- Where a signalised pedestrian crossing is not achievable in the short-term, consider proven design solutions, e.g. median refuge, installation of kerb extension, application of different colours to demarcate pedestrian crossing;

The final summary of recommendations is included in the Implementation Plan presented in **Section 6**.

4.7 Community Infrastructure

Objective: Strengthen the role of Wonthaggi as the regional centre providing health and education services

4.7.1 Overview

Wonthaggi provides a mix of social and community facilities related to the needs of the population, serving as a health and educational hub and providing services to its neighbouring settlements. It houses a well-resourced library, major sports and recreational facilities and arts centre.

The Wonthaggi Union Community Arts Centre is currently being refurbished and is Bass Coast's major entertainment venue; catering for cinema, live performance and community events. The Wonthaggi North East Precinct Structure Plan (WNEPSP) has identified a location for a community hub and allocated 0.30 ha of land for the Local Community Facilities in the Wonthaggi North East Growth Area.

The current Wonthaggi Hospital that serves Bass Coast is below the sub regional status. According to the BCH Clinical Services Plan, given the overall size of the sub-regional population, there is a requirement to develop Wonthaggi Hospital as a sub-regional service.

The existing secondary educational facilities were identified by Council's Advocacy Strategy – *Representing our community: shaping our future (2017)* as “woefully inadequate and substandard.” In 2017 the State Government announced that a new Secondary College would be built. The school will replace the current McBride Avenue (senior secondary college) campus.

More details on issues and opportunities are presented in the **Appendix I, section 8**.

4.7.2 Existing Strategies

The Bass Coast Planning Scheme (at Clause 21.02) identifies Wonthaggi as the regional centre, and defines Wonthaggi as:



Figure 4.5: Proposed site for the relocation of the educational precinct

“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”

Specific to the community infrastructure, the Bass Coast Planning Scheme (at Clause 21.07-2) outlines the following relevant strategies:

- *Encourage the relocation of the Wonthaggi Secondary School from the CBD.*
- *Encourage the establishment of a university campus within the township.*
- *Encourage medical and specialist services to locate in close proximity to the Wonthaggi Hospital.*

Wonthaggi North East Area

- o *Providing new open spaces, sports, and recreational facilities in emerging urban growth areas.*

4.7.3 Actions

The Structure Plan will focus on achieving good planning outcomes during the planning and implementation of the new school site and the hospital and other ancillary services. Key actions recommended are:

- Facilitate/support appropriate provision of convenience facilities in new growth areas and existing residential areas experiencing increasing densification. This is included as part of the Wonthaggi North East Precinct Structure Plan;
- Advocate for transfer of the currently state owned McBride Avenue Secondary College Campus to Council, which will be vacant after the completion of the new secondary campus in McKenzie Street, Wonthaggi. Consider the recommendations of the Bass Coast Cultural Precinct Business Plan 2011 as part of the investigation, as well as feasibility of applying a Development Plan Overlay (DPO) on the existing McBride Avenue (senior secondary college) site after the relocation of the school to the new site;
- Work together with the Bass Coast Health (BCH) to discuss co-location of health and ancillary services in one medical precinct;
- Ensure that Wonthaggi residents are provided with community services and facilities which ‘fit’ with the townships demographics or are of regional centre standard;
- Encourage co-location of primary schools to the new secondary school site to better plan as an activity node with open spaces and community facilities;

The final summary of recommendations is included in the Implementation Plan presented in **Section 6**.

5. Structure Plan Implementation

The Wonthaggi Structure Plan is 'policy neutral' with no actions requiring a planning scheme amendment. The Wonthaggi Structure Plan outlined a series of actions that will serve to enhance the character, image and role of the township as a regional centre.

Changes in the township will unfold over a long time period and the needs and aspirations of the community will change over time. Therefore, the Structure Plan must be flexible enough to adapt to changing social, economic and environmental factors. Continued monitoring and evaluation of the Structure Plan is needed to be undertaken by the Council to ensure that it remains relevant to current practice and community expectations.

6. Implementation Plan

Settlement and Housing

Action	Site	Recommendation	Lead Agency	Time frame
R-1	Wonthaggi North East Growth Area	Implement the Wonthaggi North East Precinct Structure Plan (WNEPSP) through a Council led planning scheme amendment	Bass Coast Shire Council and individual land owners	Ongoing
R-2	'Infill' Residential Development Opportunities	Support rezoning of land within close proximity to the Wonthaggi CBD (Infill development) to General Residential Zone (GRZ)	Bass Coast Shire Council and individual land owners	Short-Medium Term
R-3	Wonthaggi South	Investigate the possibility to rezone land in the Farming Zone (FZ) to Low Density Residential Zone (LDRZ) in the land in Wonthaggi South	Bass Coast Shire Council and individual land owners	Short-Medium Term
R-4	Wonthaggi North	Investigate the potential to develop land in Wonthaggi North from existing Low Density Residential Zone (LDRZ) to General Residential Zone (GRZ)	Bass Coast Shire Council and individual land owners	Short-Medium Term
R-5	Wonthaggi	Support rezoning land within Wonthaggi settlement boundary in an appropriate location to appropriate densities, whilst recognising development constraints	Bass Coast Shire Council	Short-Medium Term
R-6	Wonthaggi	Encourage the delivery of housing which is responsive to an aging population, supports accommodation for people with disability, and social housing in appropriate locations	Bass Coast Shire Council	Medium-Long Term

Economic Development

Ref.	Site	Actions	Lead Agency	Timeframe
C-1	Mixed use and Commercial Township Gateways from North West	Develop design guidelines for industrial approaches including North West (MUZ) and Miners rest (INIZ)	Bass Coast Shire Council	Short-Medium Term
C-2	Wonthaggi Central Industrial Area	Investigate the future use of land in Wonthaggi Central Industrial Area (INIZ) and Miners Rest to ensure that future planning applications are in line with the design guidelines for industrial areas	Bass Coast Shire Council and individual land owners	Short-Medium Term
C-3	Inverloch Road Industrial Precinct	Support the findings and recommendation from Urban Enterprise (2017) in their report, <i>Industrial and Commercial Land Assessment Report 2017</i> in relation to consolidation of industrial precinct (Inverloch Road); and facilitate new infrastructure and subdivision of major development sites to make them suitable for businesses (Inverloch Road Precinct)	Bass Coast Shire Council	Medium-Long Term
C-4	Wonthaggi CBD expansion	As part of the Wonthaggi Activity Centre Project investigate the appropriate use and controls of the following sites in the Wonthaggi CBD: - Possibility to relocate car yards / auto outlets, particularly in the vicinity of the Bass Highway (White Road). - Suitability to apply the CIZ to land adjoining the northern verge of Korumburra Road and west of Billson Street. - Suitability to site an office precinct within the Wonthaggi CBD, particularly the site bound by Watt Street, the Civic Precinct and Billson Street.	Bass Coast Shire Council and individual land owners	Short-Medium Term

Built Environment and Character

Ref.	Site	Actions	Lead Agency	Timeframe
B-1	Residential areas of Wonthaggi	Investigate the possibility of undertaking dedicated neighbourhood character studies to parts of town with distinctive character to enable better protection, as per the recommendations in the <i>Township Character Study 2014</i>	Bass Coast Shire Council	Short-Term
B-2	Wonthaggi wide	Investigate buildings which feature heritage significance, that are not currently protected by the Heritage Overlay	Bass Coast Shire Council Victorian Heritage Register	Short-Term
B-3	Residential areas of Wonthaggi	Investigate the feasibility of integrating generous landscaping at residential gateways/nodes and to enhance these areas as attractive edges to the settlement	Bass Coast Shire Council	Medium-Long Term
B-4	Mixed use and Commercial Township Gateways	Develop a landscaping scheme for entry points that frame and distinguish these gateways, and investigate relocation of signage as appropriate. The entry points include the Mixed Use and C2Z development (North West) located on Bass Highway at the entry to the town from the west and the Miners Rest site	Bass Coast Shire Council	Short-Medium Term
B-5	Wonthaggi wide	Investigate appropriate planning and design controls where subdivision potential exists and that would contribute to improved public realm outcomes	Bass Coast Shire Council	Medium-Long Term
B-6	Wonthaggi CBD	As part of the Wonthaggi Activity Centre Plan investigate the following: - Investigate appropriate planning and design controls for the CBD; - Investigate feasibility of developing built form controls; - Advocate for landlords and traders to undertake aesthetic improvements and upgrades to existing shopfronts	Bass Coast Shire Council	Short-Medium Term

Public Open Spaces and Recreation

Ref.	Site	Actions	Lead Agency	Timeframe
OS-1	Priority Play Spaces in Wonthaggi	Implement the <i>Playspace Strategy 2017</i> that supports the renewal, expansion and improvement of priority playspaces in Wonthaggi including the redevelopment of the Guide Park to a Regional standard	Bass Coast Shire Council	Short Term
OS-2	Wonthaggi North	Investigate further the need for open spaces north of White Rd, given the Wonthaggi North East Precinct Structure Plan (WNEPSP) has identified appropriate public open spaces for the future growth to the north of the town	Bass Coast Shire Council and individual land owners	Medium Term
OS-3	Wonthaggi wide	Support the findings from SARNA that recommends the development of a new green field site for soccer and cricket to allow for population growth and ensure sports fields meet current standards	Bass Coast Shire Council	Medium Term
OS-4	Wonthaggi wide	Support the need to have open space nodes rather than pocket parks during the future application of the Development Plan Overlay (DPO), especially in new residential areas	Bass Coast Shire Council	Medium Term
OS-5	Wonthaggi North East	Investigate connectivity from future Wonthaggi residential areas to the rail trail and proposed off-road shared pathway between Wonthaggi and Inverloch	Bass Coast Shire Council	Medium Term
OS-7	Wonthaggi CBD	Investigate the following as part of the Wonthaggi Activity Centre Plan: - Advocate for a pedestrian/cycle link between the town centre and the emerging educational precinct; - Investigate the potential of a pedestrian/cycling, north/south linkage between the Guide Park and the rail trail; - Consider creative ways to link existing open space assets with other uses	Bass Coast Shire Council, Businesses	Short-Medium Term
OS-8	Ecological Investigation Area	Investigate the location of any ecological investigation areas with significant native vegetation present for appropriate protection	Bass Coast Shire Council, Department of Environment Land Water and Planning, West Gippsland Catchment Management Authority	Medium-Long Term

Connectivity

Ref.	Site	Actions	Lead Agency	Timeframe
T-1	Problematic intersections throughout Wonthaggi	Continue advocating to VicRoads to upgrade Graham Street/McKenzie Street problematic intersections	Bass Coast Shire Council	Ongoing
T-2	Wonthaggi Township	Investigate the implementation of Priority Pedestrian Network (PPN) routes for improving pedestrian safety and streetscape upgrades	Bass Coast Shire Council and/or VicRoads	Short-Medium Term
T-3	Wonthaggi North East Growth Area	Integrate the Wonthaggi North East Growth Area with Wonthaggi by providing vehicular, pedestrian and cycling linkages	Bass Coast Shire Council and/or VicRoads	Medium-Long Term
T-4	Graham Street crossing	Work with VicRoads to identify improvements that could be implemented to allow for the safe crossing on Graham Street	Bass Coast Shire Council and/or VicRoads	Short-Medium Term
T-5	Bass Highway bypass	Further investigate appropriate siting of the Wonthaggi bypass road and continue advocacy to VicRoads for the project to be investigated and commenced	Bass Coast Shire Council	Medium-Long Term
T-6	Wonthaggi-Inverloch cycling corridor	Support the implementation of the proposed Principle Bicycle Network (PBN) Strategic Cycling Corridor that links Wonthaggi and Inverloch, as part of the <i>Aspirational Network Pathways Plan 2016</i>	Bass Coast Shire Council	Medium-Long Term
T-7	Wonthaggi CBD	Investigate the following as part of the Wonthaggi Activity Centre Plan: - Function and feasibility of the public transport interchange location (located near the intersection of Biggs Drive and Murray Street); - Identification and consideration of safe pedestrian crossing cross the Bass Highway; - Car parking options in the CBD;	Bass Coast Shire Council	Medium-Long Term

Community Infrastructure

Ref.	Site	Actions	Lead Agency	Timeframe
C-1	Wonthaggi North Growth Area	Facilitate/support appropriate provision of convenience facilities in new growth areas and existing residential experiencing increasing densification. This is included as part of the Wonthaggi North East Precinct Structure Plan	Bass Coast Shire Council	Ongoing
C-2	Wonthaggi Secondary School, corner of Baillieu and McKenzie Street	Advocate for transfer of the currently state owned McBride Avenue Secondary College Campus to Council, which will be vacant after the completion of the new secondary campus in McKenzie Street, Wonthaggi. Consider the recommendations of the Bass Coast Cultural Precinct Business Plan 2011 as part of the investigation, as well as feasibility of applying a Development Plan Overlay (DPO) on the existing McBride Avenue (senior secondary college) site after the relocation of the school to the new site;	Bass Coast Shire Council Department of Education and Training	Short-Medium Term
C-3	Wonthaggi Secondary School, corner of Baillieu and McKenzie Street	Consider the feasibility of applying a Development Plan Overlay (DPO) on the existing McBride (senior secondary college campus) after the relocation of the school to the new campus	Department of Education and Training Bass Coast Shire Council	Short-Medium Term
C-4	Medical Precinct	Work with the Bass Coast Health (BCH) to discuss co-location of health and ancillary services in one medical precinct	Bass Coast Shire Council Bass Coast Health (BCH)	Short-Medium Term
C-5	Wonthaggi wide	Ensure that Wonthaggi residents are provided with community services and facilities which 'fit' with the townships demographics and meet a regional centre standard	Bass Coast Shire Council	Ongoing
C-6	New Educational Precinct site	Encourage co-location of other schools to the new secondary school to better plan as an activity node with open spaces and community facilities	Bass Coast Shire Council Department of Education and Training	Medium Term