

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