Application

Before you start

For information about the amendment process visit our website.

Planning Practice Note 46: Strategic Assessment Guidelines should be considered prior to completing this form.

You will need the following documents to submit this application:

- Explanatory report
- Instruction sheet
- Authored any ordinance changes in Keystone (if applicable)
- Map sheets (if applicable)
- Incorporated document(s) (if applicable)
- Background document(s) (if applicable)
- Draft permit (if applicable)
- Any other supporting documents

Fees may apply for this application - find out about fees for planning applications.

You need to pay or request a fee waiver before you submit. We accept Credit Card payments online and support EFT payments.

This application will automatically save as you enter information.

Amendment details

Amendment:	C179basc
Amendment title	PI Sporting Precinct
Amendment description	This amendment proposes to rezone land in Cowes from the Farming Zone (FZ) to Public Park and Recreation Zone (PPRZ) and remove the Public Acquisition Overlay (PAO) to facilitate the development of the Phillip Island Sporting Precinct.
Planning scheme	Bass Coast
Amendment classification	Exhibited
The amendment contains	Both
Does this amendment add or remove an incorporated document?	No
Is the amendment a combined planning permit application and planning scheme amendment?	No

Select one or more amendment category	Rezoning - Public Land
Does the amendment comply with the strategic assessment guidelines?	Yes
Provide the strategic assessment guideline checklist	PPN46-Strategic-Assessment-Guidelines-Checklist-April-2026 (1).docx
Does amendment documentation comply with ministerial direction on form and content of planning schemes, including any annexure?	Yes
Is an exemption from complying with a ministerial direction required?	No

Proponent and initiator details

Proponent

Proponent represented by

Affected land details

Upload a map file, list of properties or other land description details. If you have more that 10 locations you can provide information as an attachment.	Bass Coast C179basc znMap26 Exhibition.pdf Bass Coast C179basc d-paoMap26 Exhibition.pdf

Location

Location type	Street address
Unit number	
Street number	49
Street name	VENTNOR ROAD
Suburb	COWES
Postcode	3922

Affected party details

Does the amendment require ratification by Parliament (Green Wedge land or Strategy Plan)?	No
Does the amendment have an effect on registered restrictive convenants?	No
Does the proposed amendment affect Crown land?	No
Is there an affected Registered Aboriginal Party?	Yes
What is the affected Registered Aboriginal Party name?	Bunurong Land Council Aboriginal Corporation
Does this amendment affect area of aboriginal cultural sensitivity?	No
Does this amendment affect an area subject to Traditional Owner Agreement?	No
Does the Amendment affect the interests or operation of any government department or agency?	Yes
Enter the department/ agency name	Department of Transport and Planning
Has the department/ agency been consulted about the proposed amendment?	Yes
What was the outcome?	Recommendations on traffic management in surrounding area
Does the amendment affect a Declared Suburban Rail Loop planning area?	No

Supporting documents

Attach supporting documents relevant to your planning scheme amendment. Note: incoporated documents should be managed via the incorporated documents changes tool.

Upload an explanatory report	Explanatory-Report-C179.docx

Upload an instruction sheet	Instruction-sheet-C179.docx
Provide information on the Council resolution	15.07.26-council-meeting--minutes.pdf 15.07.26-council-meeting--agenda-with-attachments.pdf
Upload a map sheet or map file	Bass Coast C179basc d-paoMap26 Exhibition.pdf Bass Coast C179basc znMap26 Exhibition.pdf
Provide supporting documents	151847M PSI 49 Ventnor Rd Cowes.pdf EPA comments- word format.docx Council report, minutes or request for amendment Background documents that support the amendment Other documents to support the amendment application

Submit options

I am submitting this form for	Authorisation

Fees and payment

There are no fees or payments required for this amendment at this time.