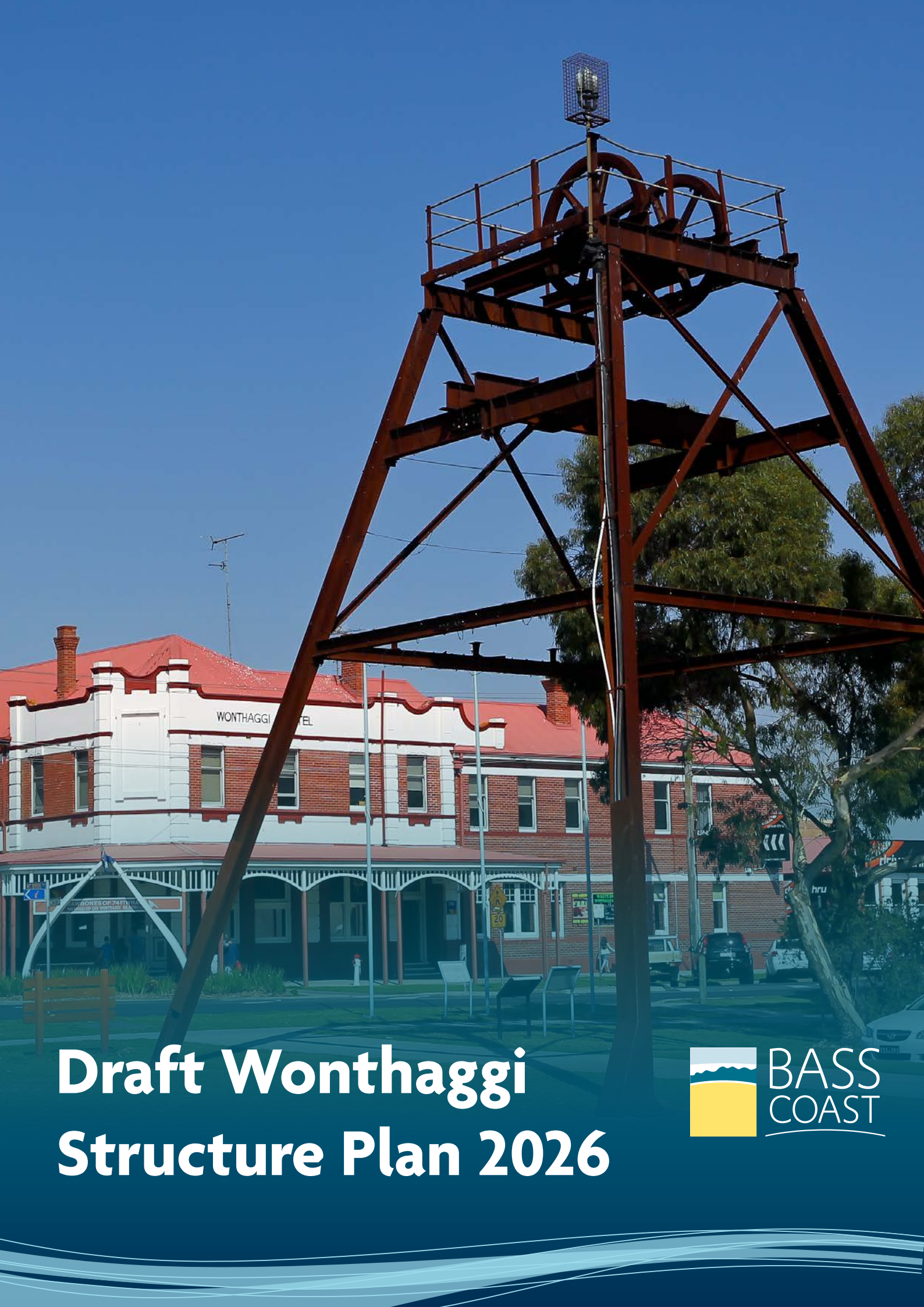




Draft Wonthaggi Structure Plan 2026



Acknowledgement of Country

We acknowledge the Bunurong as the Traditional Owners and Custodians of the lands and waters, and pay respect to their Elders past, present and emerging, for they hold the memories, the traditions, the culture and Lore. We celebrate the opportunity to embrace and empower the Aboriginal and/or Torres Strait Island Communities in their diversity. We will create opportunities for future recognition and respectful partnerships that will honour the Traditional Owners and Custodians, and Aboriginal and/or Torres Strait Islander Peoples.

Bass Coast Community Vision 2045

From its flowing hills to its wild unspoiled coastlines, the Bass Coast is a source of celebration for all who live in and visit the region. Our townships are vibrant, rich with culture and full of life, each with its own distinct character. Drawing on our creativity, innovation and resilience we've created a thriving and diverse economy that supports sustainable agriculture and industry. We live proudly on Bunurong Country, and build on learnings from our First Peoples and their knowledge. We coexist in harmony with our environment, and are prepared for future challenges and changes. We are the people of the Bass Coast. Experience our cultures and history, and contribute to our story.

Diversity and Inclusion

Bass Coast Shire Council is committed to providing communications and engagement that is welcoming, safe, accessible and inclusive for our community including First Nations, Culturally and Linguistically Diverse (CALD), Lesbian, Gay Bisexual, Transgender, Queer, Intersex and Asexual (LGBTQIA+) peoples, people with disability and of all ages.

Child Safe Statement

Bass Coast Shire Council is committed to the safety and wellbeing of children. We support and respect all children, as well as our staff, contractors and volunteers. Our organisation is committed to preventing child abuse by identifying risks early and intervening to address these risks.



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Part 1: Setting the scene

The Wonthaggi Structure Plan (Structure Plan) provides a clear strategic framework for guiding the township's future growth and development. Wonthaggi is the largest urban centre in Bass Coast Shire and has a role to provide potential to accommodate future population growth.

The Bass Coast Statement of Planning Policy (SPP) classifies Wonthaggi as a Regional Service Centre set within the declared Bass Coast Distinctive Area and Landscape. Consistent with this classification, Wonthaggi 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 surrounding settlements.

The Structure Plan supersedes the existing Wonthaggi Structure Plan prepared in 2018. The Structure Plan provides clear guidance to ensure future development is well-coordinated, environmentally sustainable, and aligned with existing and future community needs.



1.1 Project overview

1.1.1 What is a structure plan?

A Structure Plan is a guide for how a local area should develop and improve over time. In Victoria, local government is required to plan for at least 15 years of land supply. As a result, Structure Plans generally have a forward focus of at least 15 years and plan for future population growth and community needs. They typically comprise strategic objectives, strategies and actions to guide land use and development outcomes. This Structure Plan sets a vision to guide growth and development in Wonthaggi for the next 15 years. The objective of the Structure Plan is to provide a sound strategic basis to inform future planning scheme amendments that guide future development and land use management for Wonthaggi. The Structure Plan comprises the following three parts:

Part 1: Setting the scene

Introduces the township of Wonthaggi and outlines the process undertaken to prepare the Structure Plan. It provides an overview of the township's context, summarised by three key types of influences shaping Wonthaggi's future: policy, spatial and community influence. Together, these influences have informed the strategic objectives that reflect the aspirations of the community and development of a shared vision for managing change over time outlined in Part 2.

Part 2: Strategic Objectives

Sets out the long-term vision for Wonthaggi, providing a clear strategic framework to guide the township's growth and development, depicted in an overarching Framework Plan. It establishes four Strategic Objectives that respond to Wonthaggi's unique character, opportunities, and challenges:

- Rich Cultural Identity, Character, and Liveability
- An Adaptive and Inclusive Settlement Pattern
- Protected and Enhanced Natural Systems and Landscape Values
- An Integrated and Prosperous Economy



These objectives outline the intended outcomes for the township of Wonthaggi and are supported by strategies that translate specific planning outcomes, paired with practical actions that outline how the vision will be delivered.

Part 3: Implementation

Outlines the tools and actions required to implement the Structure Plan and realise the long-term vision for Wonthaggi.

This includes proposed zoning changes to support the preferred land use outcomes, identifies projects that can stimulate and guide early investment, and establishes a framework to monitor and review progress over time.

This will ensure the Structure Plan is not only visionary but also deliverable, providing Council and stakeholders with a clear pathway for coordinated and responsive implementation.



1.1.2 Context

Population

Wonthaggi is identified at clause 02.03 of the Bass Coast Planning Scheme as the municipality's 'Regional centre', and in the Bass Coast SPP as the municipality's 'Regional service centre'. Alongside Cowes, San Remo, and Inverloch, it is expected to accommodate the majority of future urban growth in the municipality.

According to 2021 Census data, the population of Wonthaggi was 9,155 people, representing 22.4% of the Bass Coast region (including South Dudley, North Wonthaggi and St Clair which are at least partially included in the existing settlement boundary.) The median age in Wonthaggi was 43 years, with a notable proportion of retirement-aged residents. The projected resident population is expected to grow by over 78%, reaching more than 16,000 residents by 2036. For the Bass Coast Shire, the total population is also seeing high expansion patterns driven by interstate and metropolitan migration.

Environment

Wonthaggi is valued for its rich history, unique landscape, and coastal character. The State Coal Mine above-ground heritage site and the surrounding ocean beaches of the Yallock-Bulluk Marine and Coastal Park are significant attractions to the Wonthaggi area. The local native heathlands and coastal waterways are important natural features that contribute to the region's environmental assets. Wonthaggi is surrounded by agricultural land and natural landscapes, presenting opportunities to accommodate growth within designated areas consistent with Bass Coast Shire's characteristics; natural assets, proximity to Melbourne, and its role as the main source of employment within the Shire.

Traditional Owners

Wonthaggi is located on the lands of the Bunurong people. Bunurong Country commences from the Werribee River east around Port Phillip Bay, the Mornington Peninsula, Western Port, and the South Gippsland coastline to Wilsons Promontory. Inland, the Bunurong boundaries are defined by the watersheds that flow into Port Phillip, Western Port, and the Bass Strait coastline. Today, the interests

of the Bunurong people are advocated through the [Bunurong Land Council Aboriginal Corporation (BLCAC)]

Wonthaggi is located on the traditional lands of the Bunurong and Boonwurrung [AC1.1]peoples, whose continuing connection to Country, waters, cultural practices and knowledge systems must be recognised in the planning of the town. Future planning should support Traditional Owner engagement, cultural heritage protection and opportunities for caring for Country.

Built form

Wonthaggi's urban form is strongly shaped by its establishment as a State Coal Mine town in the early twentieth century. Its grid streets, civic buildings, workers' housing, industrial remnants, mine sites and community institutions are central to its identity. The State Coal Mine and related heritage places provide a tangible link to the town's labour history, migration stories, social infrastructure and role in supplying energy to Victoria.

Over time, Wonthaggi has shifted from a mining settlement to the major service, employment, health, education, retail and civic centre for Bass Coast. Its role now extends beyond the township to surrounding coastal and rural communities, Phillip Island and south-west Gippsland. This transition requires careful planning so that growth strengthens Wonthaggi's regional role without eroding its heritage, landscape setting or local character.

1.1.3 Township Boundary

The township boundary was established in the Wonthaggi Structure Plan 2018 (and further refined in the Northeast Precinct Structure Plan), which introduced a major residential growth front to the northeast of the township and employment land to the east.

Land supply and demand

The Bass Coast Housing Strategy undertook a residential land supply for the entire shire to determine a 15-year land supply. In conjunction with the analysis underpinning the WNEPSP, it was found that Wonthaggi has sufficient land supply for approx. 40 years based on current demand profiles. To complement this, the State Government's Housing Capacity (HCAP) modelling identifies that Bass Coast has a housing capacity of 11,000 over the 19,250 set for the municipality.

The Bass Coast Industrial Land Use Strategy (2024) identified a need for significant expansion of industrial land particularly in Wonthaggi. The plan identified two potential expansion areas in Wonthaggi. A third area in South Dudley was previously identified for investigation with no land -use specified. These areas have been discussed further in the Background Report and Part 2 of this Structure Plan.

Accordingly, this updated Structure Plan proposes a minor adjustment to the north-west boundary, aligning it more closely with existing industrial uses along White Road.

A commercial land supply analysis has identified a slight shortfall of land over the next 15 years.

Proposed Strategic Settlement Boundary

The strategic settlement boundary outlines the designated perimeter for urban expansion, directing land use, future infrastructure provision and future rezoning initiatives. By restricting development to within a spatial area, placing a strategic settlement boundary around Wonthaggi:

- Is consistent with the Bass Coast Statement of Planning Policy
- Encourages methodical and sustainable growth,
- Safeguards local ecosystems and significant landscapes, and
- offers clear direction for local government, private developers, and residents alike.



1.2.4 Bass Coast Statement of Planning Policy

The Distinctive Areas and Landscapes program protects Victorian regions with high natural, cultural, and economic value from urban growth pressures. The SPP creates a 50-year strategic framework. It establishes binding objectives for Bass Coast Shire Council and responsible public entities across land use, housing, landscape, biodiversity, and coastal management.

Within this framework, Wonthaggi is designated as the regional service centre and the only settlement identified for substantial and incremental housing change. 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. The town serves as the Shire's hub for employment, education, and health services due to its high service capacity and lower landscape sensitivity compared to restricted coastal settlements.

The settlement boundary was reviewed as part of the preparation of the Bass Coast Statement of Planning Policy. The SPP directs that a Protected Settlement Boundary will be applied to Wonthaggi but the location is subject to further work. The Distinctive Areas and Landscapes Standing Advisory Committee accepted this approach in the draft SPP and directed that further strategic work should also consider land at Davison Place and Chisholm Road that was advocated for inclusion by landowners during the hearing.

The SPP introduces Protected Settlement Boundaries (PSB) to contain urban growth. While a PSB is recommended for Wonthaggi, the SPP directions that it will be informed by future strategic planning work undertaken in collaboration with traditional owners and other authorities. This structure plan is Council's contribution to the further work to finalise a boundary that must secure a 25-year land supply while avoiding environmental hazards, including land susceptible to historic coal mining subsidence.



1.2 Developing the Wonthaggi Structure Plan

The Structure Plan has been developed through a collaborative process, including workshops with Council officers, state government, key stakeholders, review of existing background material, and comprehensive community and stakeholder engagement.



1.2.1 Review and Background Reports

Two main documents underpin the preparation of the 2026 Wonthaggi Structure Plan:

- A report reviewing the 2018 Structure Plan and other related documents (Review Report)
- A report synthesising the review with information from new technical reports and consultation feedback to make recommended actions (Background Report)

The Review Report evaluated the implementation, performance, and ongoing relevance of the 2018 Structure Plan to establish a clear framework for an update that integrates current state and local policies, addresses emerging local issues, and identifies the technical studies required for implementation. The Review provided recommendation on what considerations the background report should analysis.

The Background Report provides the strategic analysis for the vision and strategic objectives set within the Structure Plan. The Wonthaggi Structure Plan Review Report should be relied upon for a more comprehensive understanding of the influences that have informed the Structure Plan.



In preparing the Background Report, consideration was given to:

- Existing strategic documents;
- Existing planning policy at a State, Regional and Local level;
- Consideration of the Bass Coast Statement of Planning Policy (SPP) and Wonthaggi North-East Precinct Structure Plan (WNEPSP)
- Technical inputs, including commercial land supply, land subsidence and stormwater assessments.
- Land supply analysis based on existing work:
 - Bass Coast Housing Strategy (HANC)
 - Bass Coast Industrial Land Use Strategy (BILUS)
 - Wonthaggi North-East Precinct Structure Plan (WNEPSP)
- A commercial land supply analysis was also undertaken which was a key input in understanding existing land supply for Wonthaggi.
- Existing planning scheme guidance notes and directions;
- Approved Development Plans and draft subdivision plans prepared by landowners;
- Plan based analysis including topography, natural features, existing infrastructure, and other relevant site attributes;
- Site visits of Wonthaggi and the surrounding area;
- Workshops with Council officers and DTP;
- Engagement with key stakeholders; and,
- Engagement with the community in relation to the future of Wonthaggi.

The Background Report provides a detailed overview of the above key considerations and includes:

- A methodology for the project
- Community influence on the project
- State, Regional and Local Policy influences
- Analysis of issues and opportunities broken down into the 7 themes for the project
- Assessment of a strategic settlement boundary
- Recommended implementation

The key findings and conclusions of the policy, spatial and community influences above including technical inputs are summarised in Part 1.4 of this Structure Plan.

1.2.2 Engagement

The Structure Plan was informed by engagement throughout the early phases of project. The engagement included the following:

- Discovery workshops with Council and DTP officers
- Targeted engagement with government agencies
- The establishment of the Wonthaggi Planning and Projects Community Reference Group, which met five times during the preparation of this document
- Public Community Engagement through Council's engagement platform "Engage Bass Coast" from 12 September to 20 November 2025
- A Drop-in information session held in October 2025
- A Walkshop (Walking Workshop) with Grade 6 students at Wonthaggi Primary School held in December 2025.

The purpose of the community engagement was to gain community insights of what Wonthaggi should look like and how it should grow, while preserving the area's unique character. The community feedback and responses are outlined in Part three of the Background Report and in Part 1.3.3 of this document.

1.3 Key Influences

The Background Report outlines the key influences in Wonthaggi that will shape future land use and development. These influences have been categorised into three overarching categories: policy, spatial, and community influences. A summary of the key influences is set out in the following:

1.3.1 State Government Policy Influences

State	Regional	Local
Plan for Victoria	Gippsland Regional Growth Plan 2014	Bass Coast Planning Scheme
Bass Coast Statement of Planning Policy		Bass Coast Council Plan 2026-2031
		Bass Coast Climate Change Action Plan 2020-2030
		Bass Coast Housing Strategy 2024
		Bass Coast Neighbourhood Character Study 2024
		Bass Coast Industrial Land Use Strategy (BILUS) 2024
		Bass Coast Affordable Housing Strategy 2023
		Wonthaggi North East Precinct Structure Plan
		Wonthaggi Structure Plan 2018
		Wonthaggi Activity Centre Plan 2021
		Wonthaggi Access and Movement 2021

Policy influences are the strategic frameworks, planning regulations and Bass Coast Shire policies that guide decision-making while ensuring alignment with broader regional and State planning objectives.

Bass Coast Statement of Planning Policy (SPP)

The Structure Plan aligns with the policy intent of Statements of Planning Policy (SPP) and the distinctive areas and landscapes framework by protecting valued non-urban breaks, rural landscapes, coastal and hinterland character, biodiversity corridors, heritage places and settlement identities.

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 SPP designates Wonthaggi as Regional Service Centre in the settlement hierarchy, recognising its role to support urban growth in the municipality. 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.

The Strategic Settlement Boundary set out in this plan responds to the framework of the SPP. Further work will be required with the guidance of State Government to realise the recommendation for a PSB.

Plan for Victoria

Plan for Victoria sets the state-wide vision for how Victoria will grow over time. It requires planning schemes to provide enough realistic capacity to deliver Victoria's target of 2.24 million additional homes by 2051, with growth directed to well-served locations close to jobs, shops, public transport, community facilities and infrastructure.

It sets a regional housing target of 19,250 dwellings by 2051 for Bass Coast Shire and places a clear obligation on council to ensure the planning framework identifies where additional housing capacity can be delivered.

Wonthaggi will play a major role in meeting housing targets for Bass Coast Shire through its designation as the Regional Service Centre.



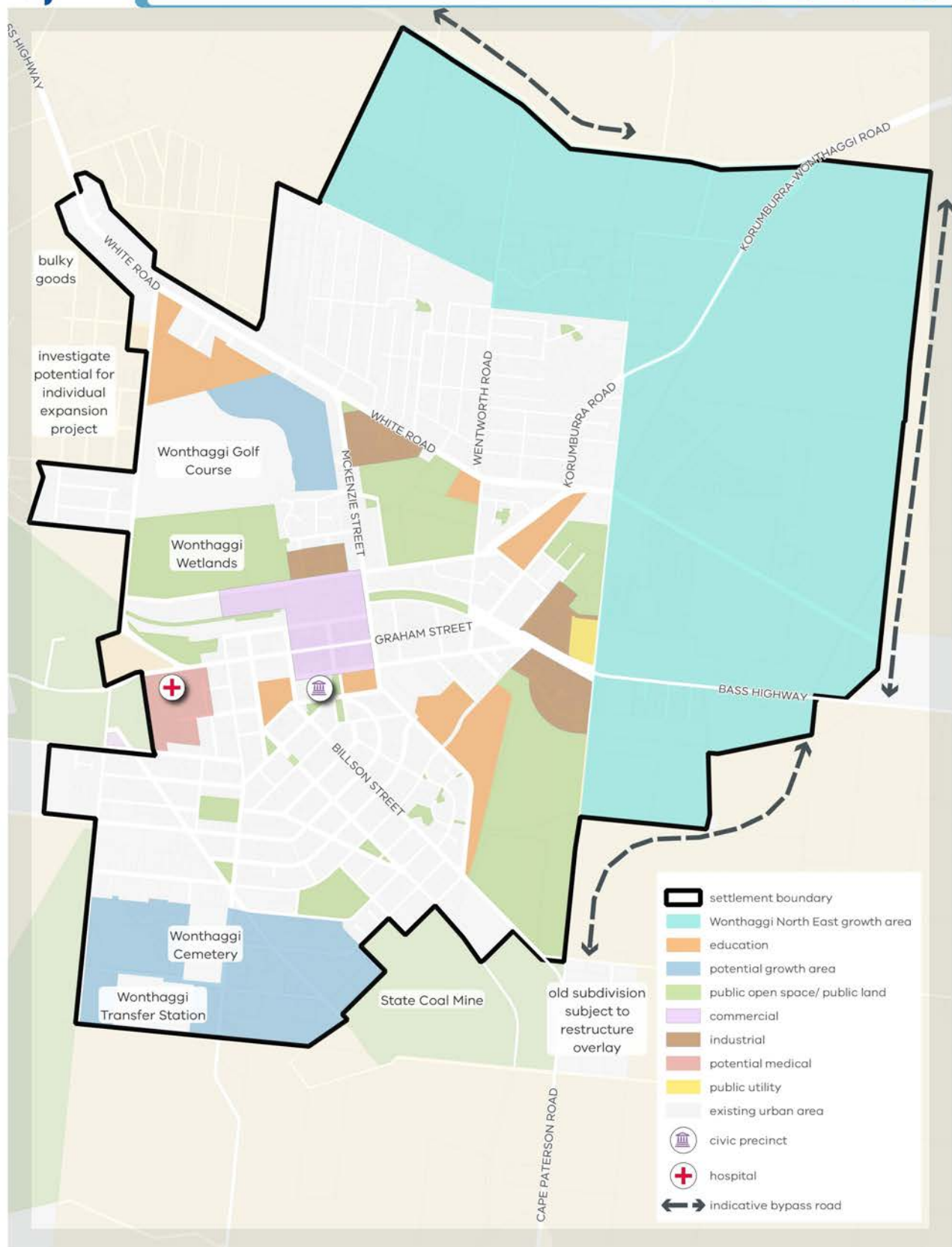
1.3.2 Local Government Policy Influences

Adopted Council policy seeks to prioritise urban growth (including housing and employment developments) within the existing settlement boundary, the Wonthaggi North East growth area, the activity centre and other well-served locations. For housing, the Bass Coast Housing Strategy outlines a framework for residential growth to support housing diversity, affordability, walkability, active transport, access to services, efficient infrastructure delivery and stronger local employment.

The Bass Coast Industrial Land Use Strategy and Economic Framework directs the enhancement of economic development and key industries central to Wonthaggi and the surrounding region. This includes health care & social assistance, agriculture, tourism and construction.

The Bass Coast Planning Scheme provides the strategic framework for Wonthaggi, including the Framework Plan embedded in Clause 11 of the Planning Policy Framework. Several Development Plan Overlays and the Wonthaggi North East Precinct Structure Plan (WNEPSP) apply to the township, though large areas within these overlays remain undeveloped, highlighting the importance of clear sequencing and infrastructure delivery to support future regional growth.





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Environmental constraints, both mapped overlays and broader factors such as landscape bushfire risk, flooding, land subsidence, and biodiversity will require careful management. A strong emphasis is also placed on protecting Wonthaggi's distinct coastal and rural character, as well as its landscape values. Local policy promotes climate-resilient, well-designed development in Wonthaggi that supports safety, community wellbeing, and access to open space.

Finally, strategic policy recognises the importance of partnering early with Traditional Owners and embedding this collaboration directly into both strategic planning processes and future implementation.

Land Use Supply and Demand Influences

Spatial influences include physical layout and land use patterns that shape how people interact with Wonthaggi, including zoning, transport networks, environmental constraints, and key infrastructure placement. A Land Supply and Demand Analysis was undertaken by Urban Enterprise to inform the preparation of emerging options for the Bass Coast Housing and Neighbourhood Character Strategy which have informed the Structure Plan. The analysis was undertaken to understand supply of appropriately zoned residential land for new dwellings across Bass Coast.

The Land Supply Analysis indicated that Wonthaggi has a significant supply of zoned residential land to meet its future housing needs and is estimated to have 40 years of land supply. As a result of the WNEPSP no further residential land supply needs to be considered in the 15 years supply.

While further expansion is not currently required, spatial analysis has identified potential opportunities for in-fill growth opportunities within Wonthaggi, should specific triggers such as increased population or revised housing targets emerge.

Adopted in 2024, the Bass Coast Industrial Land Use Strategy provides key directions for industrial development, land supply, built-form controls, and expansion areas. Between 2024 and 2036, demand is estimated at 26 ha to 36 ha of gross industrial land.

Key Recommendations from the report were to prioritise development within the Wonthaggi North East Growth Area, focus on meeting ongoing demand from Small to Medium Enterprises (SMEs) for lots under 1 ha, while preserving larger parcels for expanding construction, waste, and recycling sectors and ensure long-term precinct viability by maintaining easy accessibility and conflict-free operating environments.

Following a comparative analysis, a 20 hectare expansion area has been identified in South Dudley along the north-western boundary to allow for industrial expansion to support Wonthaggi and the region.

Commercial and employment land in Wonthaggi is primarily located centrally in a grid style central business district. The SPP identified a need to consider commercial land supply before applying a PSB for Wonthaggi. The SGS Economics Commercial Land Supply commissioned for the structure plan identifies a minor shortfall in commercial land over the following 15 years. Further expansion of commercial land is not required some rezoning opportunities has been identified should demand constraints emerge.

Wonthaggi is bounded to the south and west by publicly managed bushland reserves that serve as a natural barrier to urban expansion. These reserves ensure ecologically valuable land remains in public ownership and concentrates primary responsibility for bushfire risk management on public land managers.

Within the township boundary, key environmental sensitivities include endangered Ecological Vegetation Classes (EVCs) and potential habitats for threatened species. These exist alongside enduring natural features such as surrounding waterways that link into the Powlett, flat-to-undulating topography, native vegetation, and designated bushfire-prone areas that together define the town's spatial boundaries and environmental landscape.

Wonthaggi's sufficient distance from the coast minimises potential land-use conflicts associated with sensitive coastal environments, while the Victorian Desalination Plant is situated at a comfortable distance from residential and sensitive land uses to prevent land-use friction.

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). An updated assessment of the risk will influence a variation on the extent of the mapping is recommended in this plan.

The low scale built form current developed in Wonthaggi along with significant landscape values from the coast to the hinterland present both opportunities and constraints considered within the Structure Plan. In addition, several areas of Wonthaggi's existing movement network have been identified for improvement to enhance local connectivity. A number of strategic opportunities for the town's future have also emerged through this spatial analysis, which will be implemented through the strategies and actions of the Structure Plan.



Community Influences

Preliminary Consultation

Community priorities for Wonthaggi encompass the values, needs, and goals of local residents, businesses, and stakeholders. Gathered through public consultation, these insights capture the social, cultural, and economic vision for the area

Local feedback for the plan sets a clear priority to protect and elevate Wonthaggi's distinctive coastal charm while accommodating sensible, structured expansion that supports a high quality of life for all stages of life. Residents broadly champion celebrating the town's unique history and while seeking renewal to respond to community needs, provided it aligns with the town's existing scale and unique appeal. Introducing more varied housing options including higher-density living solutions within and bordering the commercial core is widely backed. The community deeply values a diverse housing market, showing a strong preference for smaller allotments that cater to downsizing seniors and evolving family dynamics.

Boosting pedestrian connectivity and active transport options is a top local priority. Residents are calling for better footpaths, secure pedestrian crossings, cycling networks, and traffic-slowing initiatives around high-use zones.

While locals recognise Wonthaggi's potential to thrive as a visitor hub through expanded commercial offerings and leisure facilities, they firmly oppose outer sprawl that threatens the town's core identity. Furthermore, modernising essential services remains a critical talking point particularly the aquatic facilities, library and a civic centre. Access to local further education and youth services were top consideration of submitters who wanted Wonthaggi to have opportunities for all residents.

Significant concerns were raised regarding utility capacities, particularly water pressure and sewerage systems, with a clear mandate that future developments must not outpace current infrastructure limits.

Preserving and upgrading natural and recreational spaces is highly important to the community, with specific emphasis placed on revitalising the Wonthaggi Wetlands Reserve and surrounding bushland reserves.

Ultimately, residents picture a highly accessible, energetic, and sustainable regional hub that progresses thoughtfully without sacrificing its natural heritage or local spirit.

Consultation on draft Plan ****

To be added once consultation is complete.

Developer input

Submissions or engagement occurred with three landowners seeking inclusion for their land in the Strategic Settlement Boundary. Their land was considered in the investigation area as a result of existing strategic work including BILUS and the SPP. Consideration of the need for their land was considered in the Background Report. It is considered this land is not suitable for inclusion in the Strategic Settlement Boundary recommended by this plan however future supply and demand scenarios may see their land reconsidered in future strategic work.



1.4 Summary of Influences

To deliver practical and highly targeted recommendations, the Wonthaggi SP has been anchored by a range of the core factors shaping the township.

The following overview consolidates the essential regulatory, spatial, and community dynamics detailed throughout the strategic review, highlighting the elements most vital to guiding Wonthaggi's long-term evolution. To ensure this information is highly readable and practical, these factors have been categorised by seven core themes.

Stemming directly from the empirical data and analysis established in the Background Report, these primary insights serve as the direct launchpad for Part 2 of this document and the four strategic directions.

1. Settlement and Land Use

- a. State planning objectives set a housing goal of 19,250 additional dwellings for Bass Coast Shire by 2051, positioning Wonthaggi to absorb the majority of this residential growth
- b. Infrastructure in the Wonthaggi North East -PSP area should be prioritised to ensure sequence of development
- c. Include provision of industrial expansion area to accommodate demand

2. Integrated Economy

- a. Encourage new uses and attract new investment into the central business district
- b. Promote Wonthaggi as a regional destination by promoting its unique identity, historic assets, and lifestyle amenities
- c. Engage with stakeholders to understand how to provide higher education opportunities which compliment current workforce demands

3. Built Environment, Heritage and Culture

- a. Expand heritage protections for buildings that have cultural heritage
- b. Design guidelines advocate for built form that creates an inviting, vibrant commercial heart.
- c. Meaningful collaboration with Traditional Owners and the integration of cultural heritage values play a growing role in enriching local community identity.

4. Open Space and Recreation

- a. Advocate for State and Federal support to redevelop the Bass Coast Aquatic Centre
- b. Understand open space offerings, strategically plan for and distribute inclusive and accessible assets across the settlement
- c. Upgrade and improve connections to existing open space

5. Natural Environment and Landscape Values

- a. Recommend a Strategic Settlement Boundary that protects natural asset
- b. Protect culturally significant landscapes
- c. Implement vegetation control measures

6. Connectivity and Integrated Transport

- a. Strategic policy and local feedback highlight how connected, multimodal transport networks directly enhance daily mobility, public safety, and community wellbeing.
- b. While the existing transport network poses accessibility hurdles, it also provides significant scope to strengthen linkages both within the township and to surrounding regions.
- c. State and local transport policy places strong emphasis on creating walkable neighbourhoods with convenient access to key services, particularly around central town precincts. In Wonthaggi, this includes leveraging underutilised bushland and reserve networks to expand active transport options.

7. Utilities and Community Infrastructure

- a. Arts, culture, and a thriving commercial core play a vital role in fostering a dynamic, resilient identity for the town.
- b. Utilities that reflect regional service centre status
- c. Prepare of stormwater infrastructure to support infill development

Part 2. Strategic Objectives

This section of the document outlines Wonthaggi's Vision Statement, Strategic Objectives, Strategies and Actions.

Overview

This section of the document outlines Wonthaggi's Vision Statement, Strategic Objectives, Strategies and Actions.

Vision Statement

The Vision Statement outlines the long-term aspirations for local development and land use across Wonthaggi, clearly defining the ultimate goals and objectives the community aims to fulfill. Complementing this, the Framework Plan serves as the primary spatial blueprint within the Structure Plan, explicitly mapping out the exact locations where future growth and transformation will occur while identifying unique areas and landscape that will be preserved and enhanced (as illustrated in Figure 4: Framework Plan).

Strategic Objectives

Strategic Objectives serve to operationalise distinct pillars of the overarching Vision, establishing the formal framework for subsequent policies and direct actions.

By defining these long-term priorities, the objectives guide future municipal decision-making. This ensures that Council, local stakeholders, and the broader community can strategically direct their focus and resources toward the areas of greatest need.

Wonthaggi's Strategic Objectives:

- Rich Cultural Identity, Character, and Liveability
- An Adaptive and Inclusive Settlement Pattern
- Protected and Enhanced Natural Systems and Landscape Values
- An Integrated and Prosperous Economy

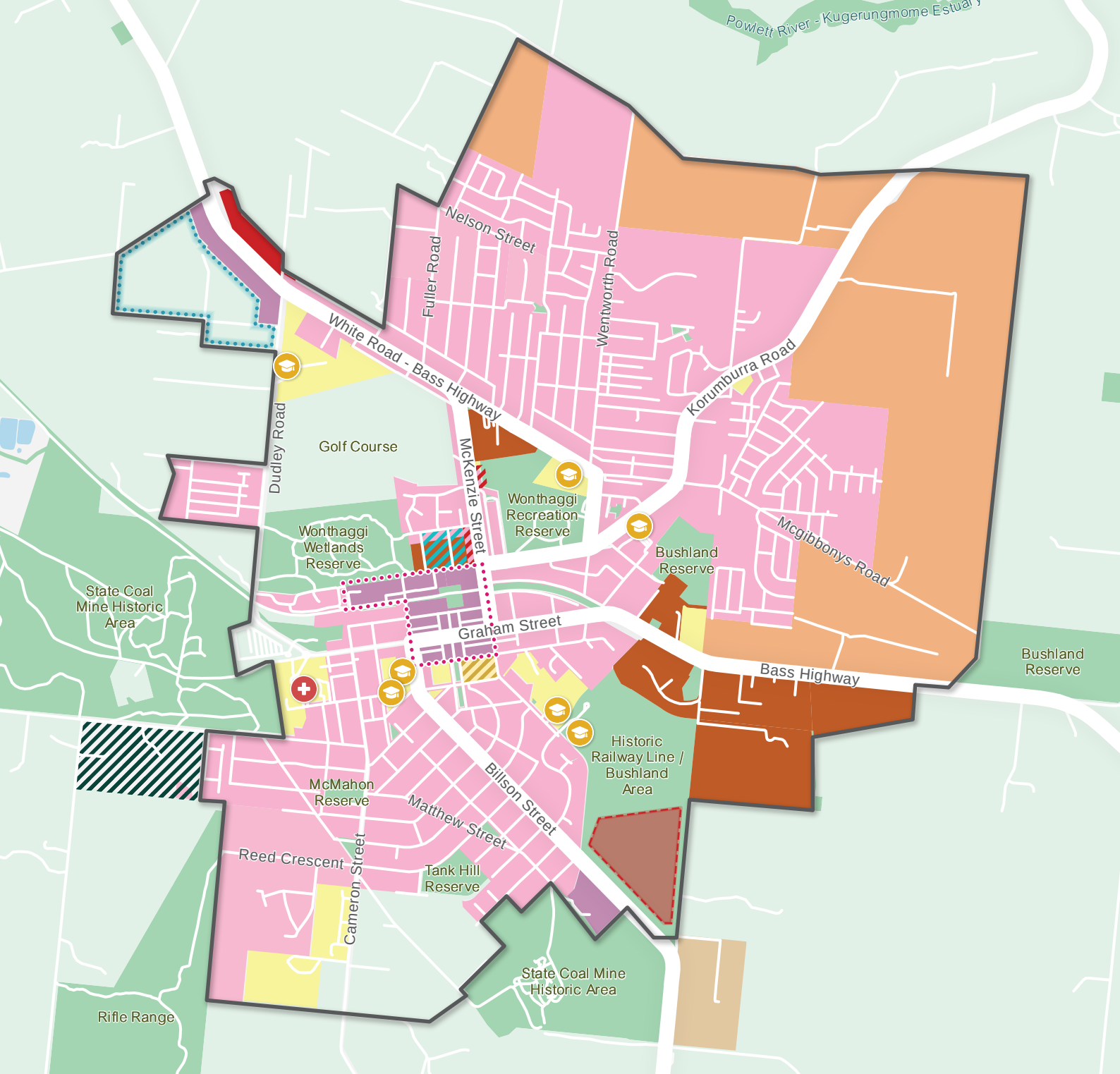
Implementation of the objectives will be achieved through strategic objectives that outline actions.

Part 3 Implementation will outline actions outlined in this section and underpin the type of action is outlined, which action will be responsible for delivery and a timeframe for delivery.

Some "gamechanger" actions will be identified as key to delivering objectives of this plan.

Vision Statement

To shape Wonthaggi into a resilient, thriving regional hub, one that embraces the prosperity of modern growth while empowering First Nations custodians and respecting our shared history. By weaving together economic opportunity, ecological abundance, and rich cultural networks, we will build a connected community that fosters lifelong learning and guarantees an unmatched quality of life for every generation.



Pillar 1: Rich Cultural Identity, Character, and Liveability

Wonthaggi's identity is shaped by its rich history, vibrant community life, and unique coastal and rural landscape. As the town grows, preserving and enhancing these defining traits is essential to maintaining high liveability for existing and future residents. This section establishes the strategic vision for safeguarding Wonthaggi's local character, heritage values, and open space networks. By fostering well-designed public spaces, celebrating cultural identity, and ensuring equitable access to community infrastructure, the Structure Plan aims to create a safe, inclusive, and connected environment where people of all ages can thrive.

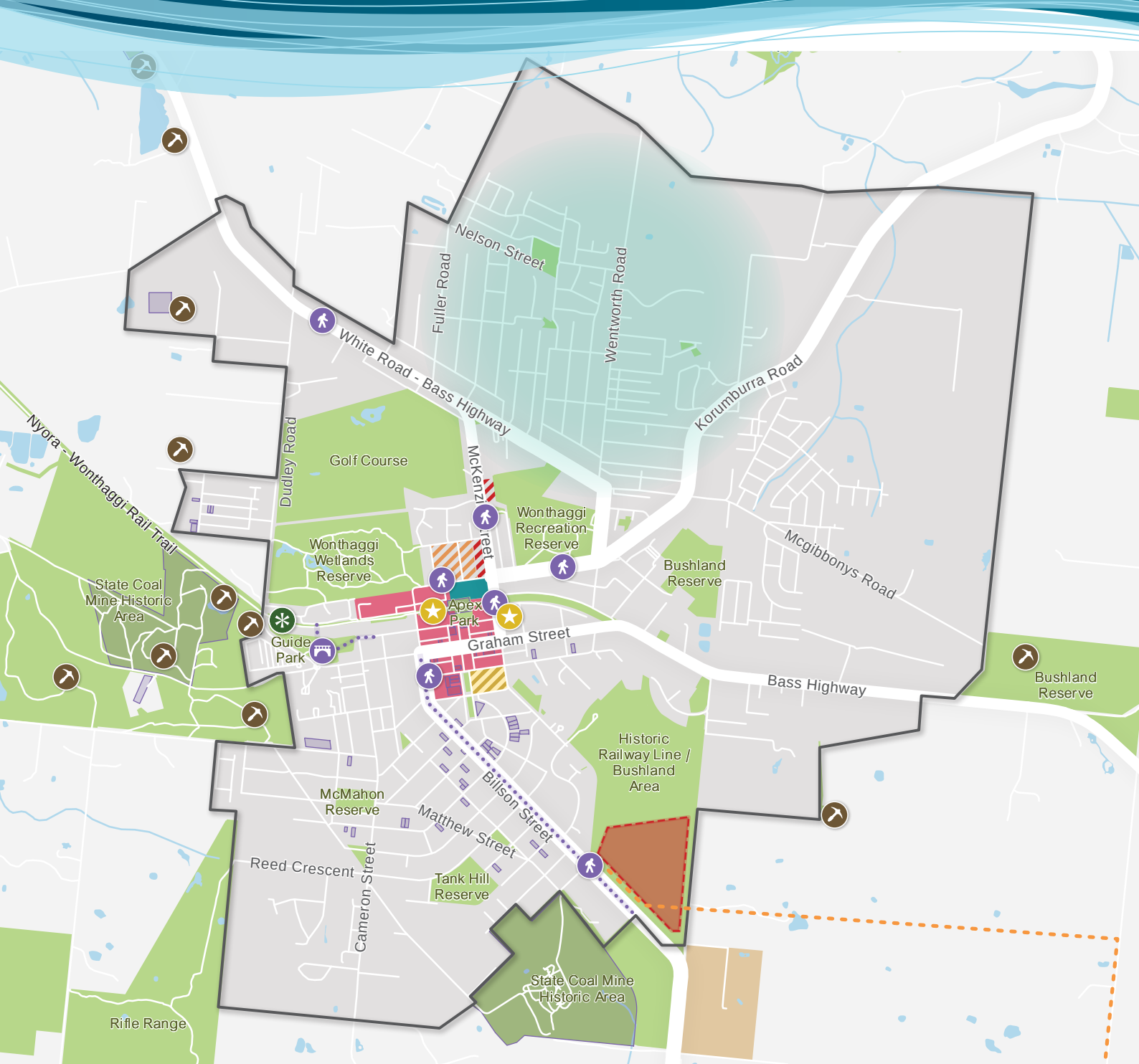
Objective

To reinforce Wonthaggi's identity as an historic coal-mining township and a thriving regional service hub, while enhancing the streetscape and design quality of the built environment. Empowering First Nations voices, celebrating the arts, and preserving local history to foster a deep sense of belonging.

Actions

Celebrate Local Culture and Identity			Protect, Adapt, and Enhance the Physical Fabric		Cultivate an Inclusive, Healthy, and Well-Connected Community Where Everyone Belongs
C-4	Collaborate with the Bunurong to plan initiatives for self-determination and access to country	C-8	Implement design controls in the CBD that promote high-quality built form	C-9	Deliver the Wonthaggi Access and Movement Plan
C-2	Develop a plan for a civic and cultural precinct on the High School Site	C-16	Progress a planning scheme amendment to protect heritage places in Wonthaggi.	C-9	Advocate for better integrated transport including more frequent public transport
P-1	Collaborate with the community to share the town's history	C-14	Deliver well planned, accessible and diverse public open space offerings	C-9	Connect key civic uses, recreation and environmental sites with better pedestrian infrastructure





Pillar 1: Rich Cultural Identity, Character, and Liveability

Legend

- Strategic Settlement Boundary
- Waterbody
- Park and open space
- Heritage areas
- Key attractions
- Mine shaft
- Wonthaggi to Inverloch Trail

Direction

- Pedestrian access required
- Pedestrian crossing required
- Pedestrian bridge
- Consider applying new design and heritage controls to the CBD
- Consider applying a specific design control on the corner of Korumburra and McKenzie Street
- Consider rezoning to Commercial Zone
- Consider rezoning to Mixed Use Zone
- Support redevelopment of former secondary college

- Key open space proposed
- Opportunities for additional public open space
- Investigate future civic uses
- Rural Living Zone outside the settlement boundary

0 0.5 1.0 km



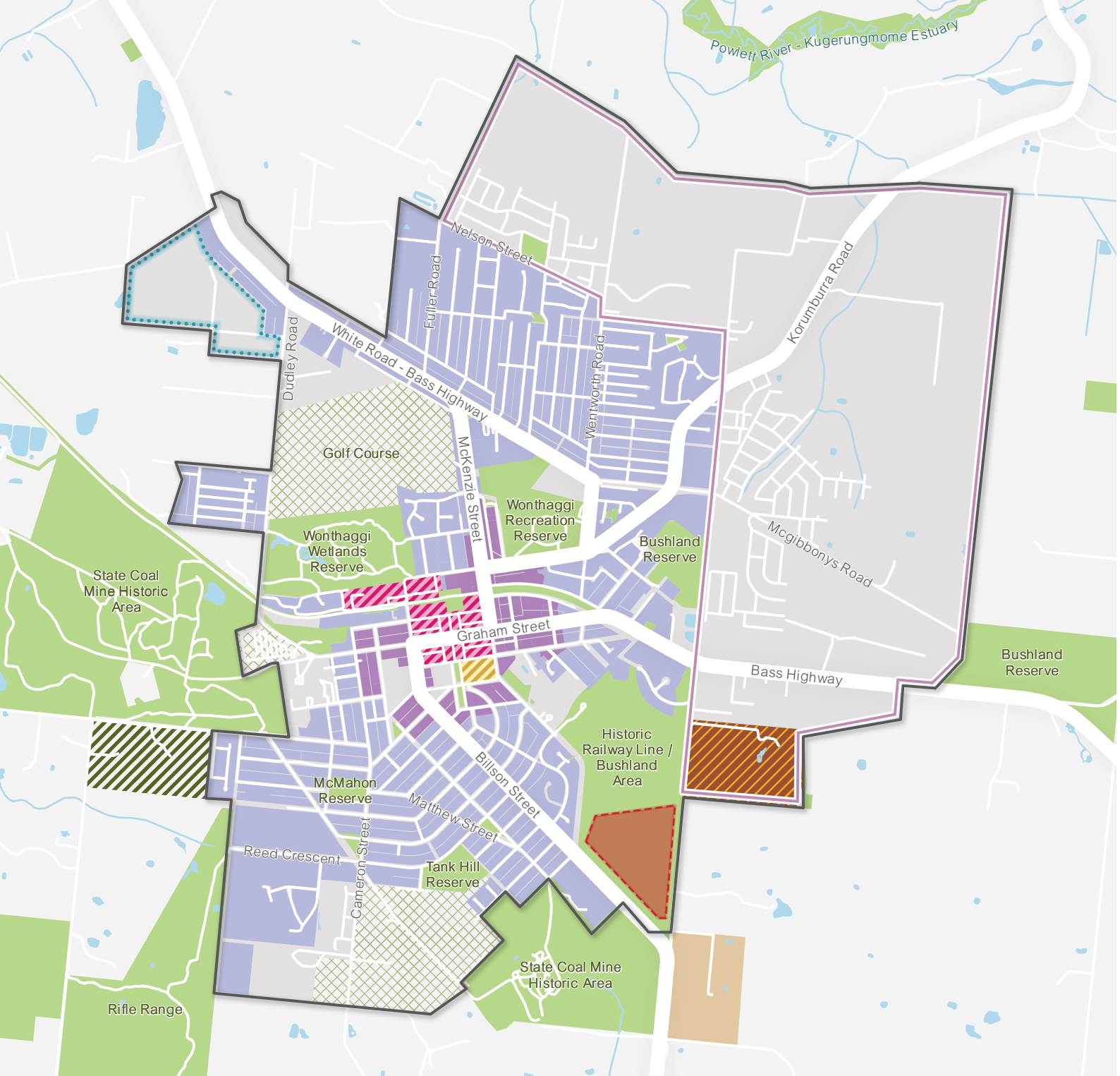
Pillar 2: An adaptive and inclusive settlement

Wonthaggi has a substantial supply of zoned residential land to accommodate future growth. While future population growth is expected to remain steady, development must be carefully managed to respect the town's unique coastal-rural character, environmental setting, and infrastructure capacity.

Key influences highlight the need to optimise existing zoned land and support diverse, affordable housing options including well-located infill and medium-density developments. New growth must align within the Wonthaggi North East Precinct Structure Plan or where available infrastructure exists. The proposed Strategic Settlement Boundary has navigated environmental constraints, particularly bushfire risk, land subsidence and local landscape values.

This strategic objective focuses on reinforcing Wonthaggi's compact urban structure and encouraging housing choices that support aging in place and local employment, while establishing a sustainable, feasible path for long-term regional growth.





Pillar 2: An Adaptive and Inclusive Settlement

Legend

- Strategic Settlement Boundary
- Waterbody
- Park and open space
- Wonthaggi North East Precinct Structure Plan area
- Substantial growth area
- Incremental growth area
- Non-urban zones

Direction

- Consider applying new design and heritage controls to the CBD
- Industrial expansion area to be included in SSB
- Industrial area included in the Settlement boundary
- Consider appropriate zoning of LDRZ area outside of the settlement boundary
- Support redevelopment of former secondary college
- Investigate future civic uses
- Rural Living Zone outside of the settlement boundary

0 0.5 1.0 km



Recommended Strategic Settlement Boundary

In accordance with Planning Practice Note 99, this Plan recommends extension of the Strategic Settlement Boundary of Wonthaggi in three locations:

- Carneys Road – to include industrial zoned land already within the PSP area within the settlement boundary
- Kirrak Road – to include land already within the PSP area within the boundary
- South Dudley Investigation Area – to provide at least a 20 hectare expansion of future Industrial land supply in line with demand set out in the Bass Coast Industrial Land Use Strategy 2024

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.

Objective:

To manage population growth through a balanced approach of targeted infill development and well-sequenced greenfield expansion, providing diverse, accessible housing options for an evolving demographic. By planning for health services, civic services, infrastructure and transport connectivity to enable residents of every age to thrive.

Actions

Prioritise Infrastructure Delivery to Unlock and Activate Key Development		Activation of public spaces		Champion Inclusive Growth and Diverse Housing Opportunities	
S-6	Expand the settlement boundary to include new industrial land	C-9	Deliver infrastructure and pedestrian upgrades to uplift the CBD	S-13	Better understand infill housing capacity in key areas of the established township
C-7	Support infrastructure delivery to increase housing to market	C-10	Deliver an upgraded aquatics centre	S-8	Implement the strategic settlement boundary
S-3	Manage and plan for stormwater mitigation	S-4	Plan for renewal of key commercial sites	C-7	Encourage housing diversity to meet needs of residents at all stages of life



Settlement Boundary Map

Legend

-  Strategic Settlement Boundary
-  Wonthaggi North East Precinct Structure Plan boundary
-  Waterbody
-  Beach
-  Park and open space
-  Rural Living Zone outside of the settlement boundary

Pillar 3: Proactive environmental stewardship

Wonthaggi's natural environment comprising native bushland reserves, coastal landscapes, waterways, and diverse ecosystems is central to the town's identity and resilience. As regional growth continues, a proactive approach to environmental management is essential to safeguard these ecological assets for future generations.

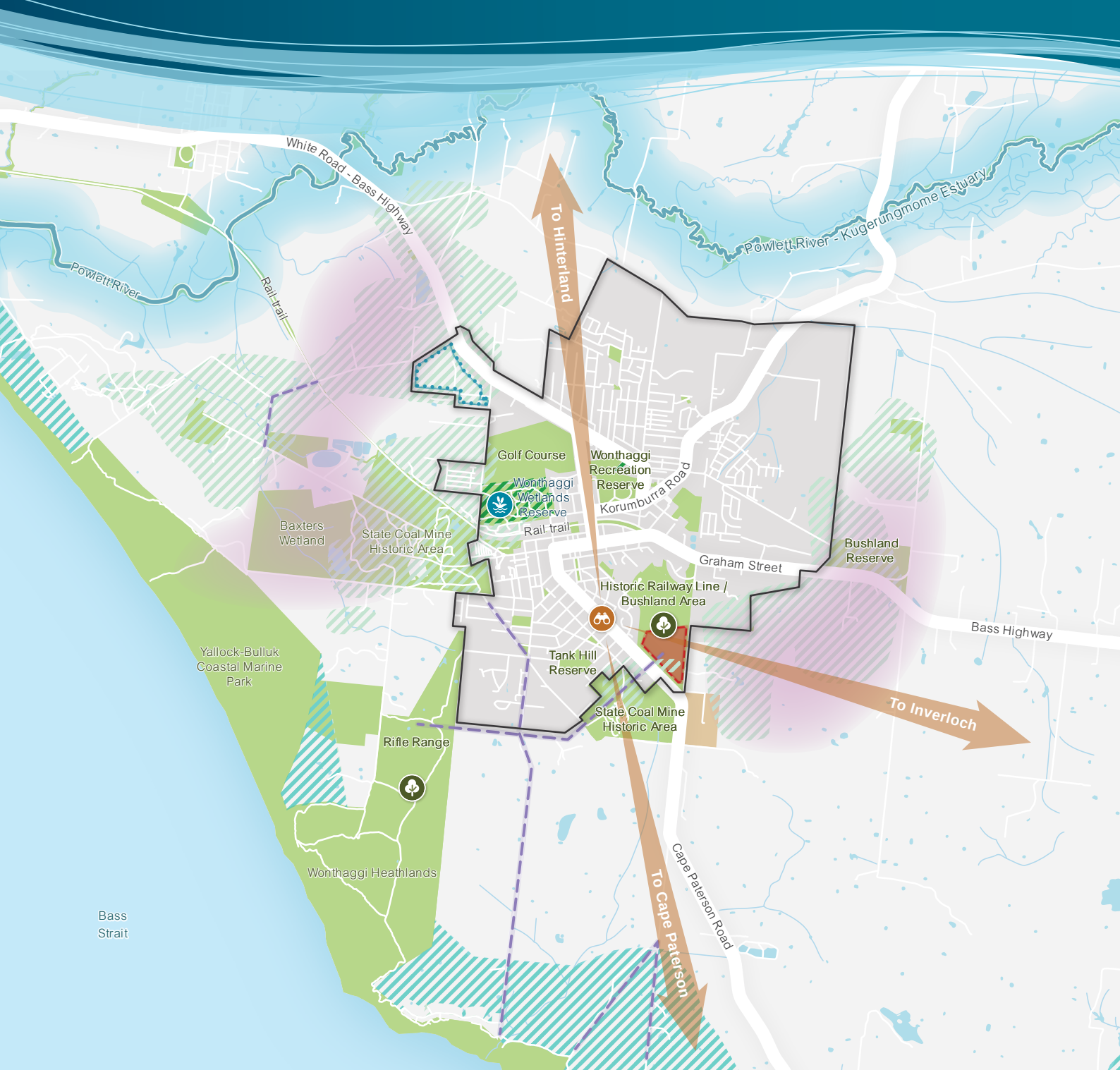
This section outlines the actions for balancing township growth with ecological protection, climate adaptation, and hazard management. By integrating environmental constraints such as bushfire risk, stormwater management and land subsidence directly into spatial planning, the Structure Plan ensures that development is climate-resilient and sustainably designed. Through strategic land management, habitat restoration, and collaborative partnerships with Traditional Owners and public land managers, Wonthaggi will continue to foster a thriving, protected natural landscape.

Objective

To protect local biodiversity, safeguard significant landscape vistas, and build environmental resilience against climate change by embedding conservation principles into the town's spatial layout. Enhancing ecological richness, cultural connections to Country by honouring First Nations knowledge and practises into land management.

Actions

	Canopy and ecological expansion		Envisioning the future		Managing risks and values
E-7	Investigate the opportunity for tree controls on private land for Wonthaggi	E-3	Support implementation of the SPP	E-5	Review the ESO4 mapping and background document
E-6	Develop a landscape strategy for public realm	E-1	Support the preparation of the Natural Environment Strategy	E-2	Support the delivery of the Climate Change Action Plan
P-3	Implement the design guidelines in the BILUS & WNEPSP	S-7	Explore ways to integrate Environmental Sustainable Design into development within the settlement in accordance with the SPP	C-4	Encourage housing diversity to meet needs of residents at all stages of life



Pillar 3: Proactive Environmental Stewardship

Legend

Strategic Settlement Boundary	Wonthaggi Bushland Reserve	Investigate future civic uses
Waterbody	Wonthaggi Wetlands Reserve	Significant Landscape Overlay
Park and open space	The Powlett River system	Vegetation Protection Overlay
Industriian expansion area	Land subsidence	Consider appropriate zoning to protect ecological values
	Highest point in Wonthaggi	Rural Living Zone outside of the settlement boundary
	Future link to Yallock-Bulluk	

0 0.5 1.0 1.5 km



Pillar 4: Integrated economic prosperity

Wonthaggi serves as the regional service centre and employment centre for the Bass Coast Shire and surrounding areas of Gippsland. Sustainable population growth relies on a resilient, diverse economy that supports local jobs, attracts strategic investment, and builds on the township's key industry sectors including healthcare and social assistance, retail and commercial services, construction, tourism, and regional agriculture.

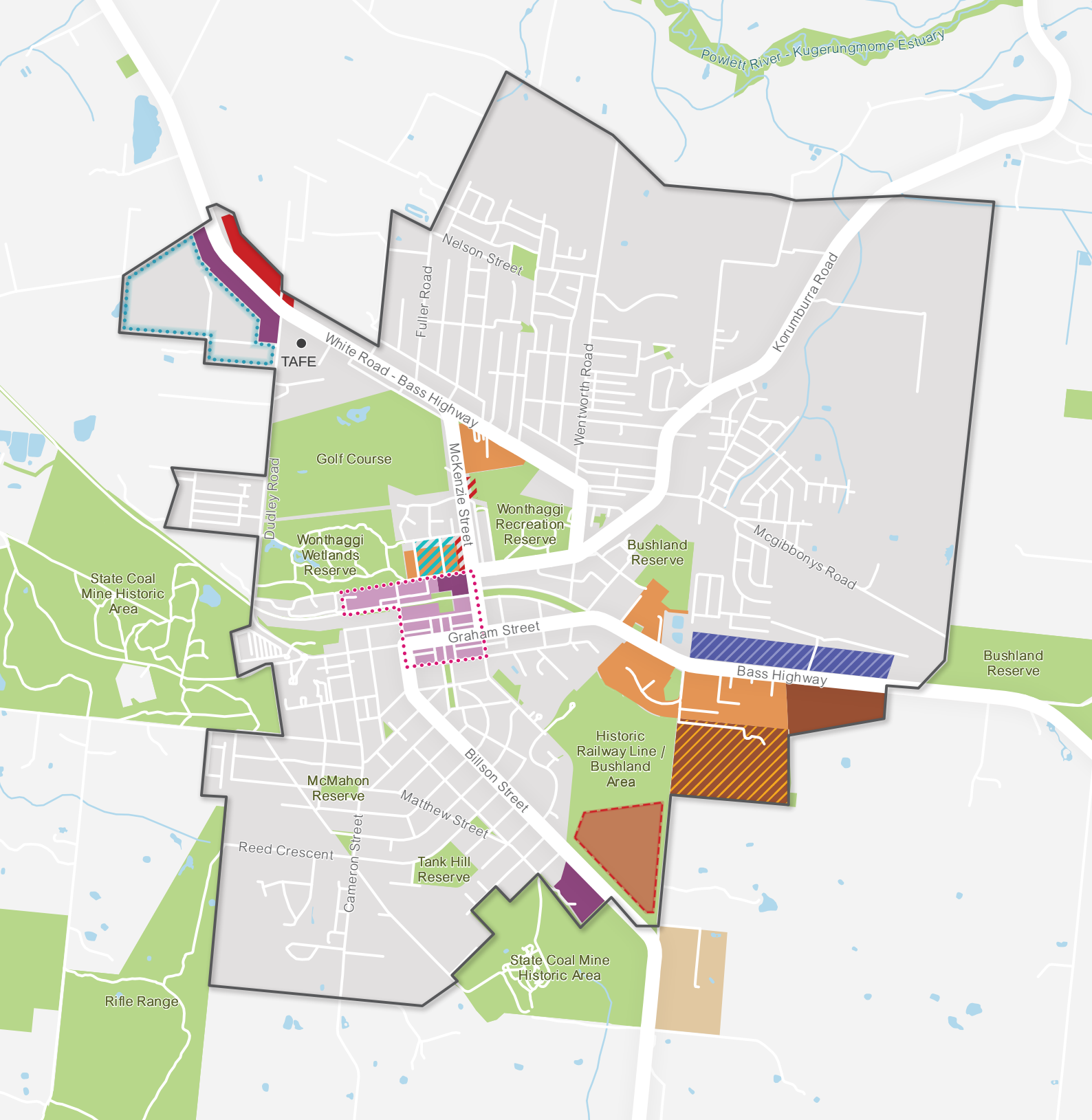
This section sets out actions for fostering long-term economic prosperity across Wonthaggi. The actions align with strategic guidance by consolidating commercial precincts, facilitating dedicated industrial land growth along key corridors, and enhancing town centre vitality. By aligning employment land release with major infrastructure delivery and regional transport links, the Structure Plan ensures Wonthaggi maintains a dynamic economic base that supports long-term job creation, local enterprise, and community self-reliance.

Objective:

To capitalise on Wonthaggi's position as a regional economic hub by securing a stable supply of commercial, industrial, and tourism-focused land that drives employment and business investment and invests in an education system that ensures a resilient and skilled workforce for every generation.

Actions

Embed lifelong learning opportunities			Ensure Investment attraction		Pride in place
C-3	Advocate for further education facilities and services	P-3	Support a supply of industrial estates with adequately sized lots for industrial needs	P-1	Undertake a Tourism Strategy that celebrates Wonthaggi's history
C-3	Renewal of education facilities including further education that supports local industry	P-4	Recommence the Traders Association to prioritise businesses in all tenancies	P-6	Renew Apex Park to activate the CBD to create interest and facilitate longer stays
P-1	Undertake an Employment Strategy for Wonthaggi	S-5	Transition the Cyclone Street area from an industrial to a commercial precinct	C-9	Deliver wayfinding improvements that connects recreational reserves, bushland with central Wonthaggi and encourages self-guided exploration of the settlement easier



Pillar 4: Integrated Economic Prosperity

Existing features

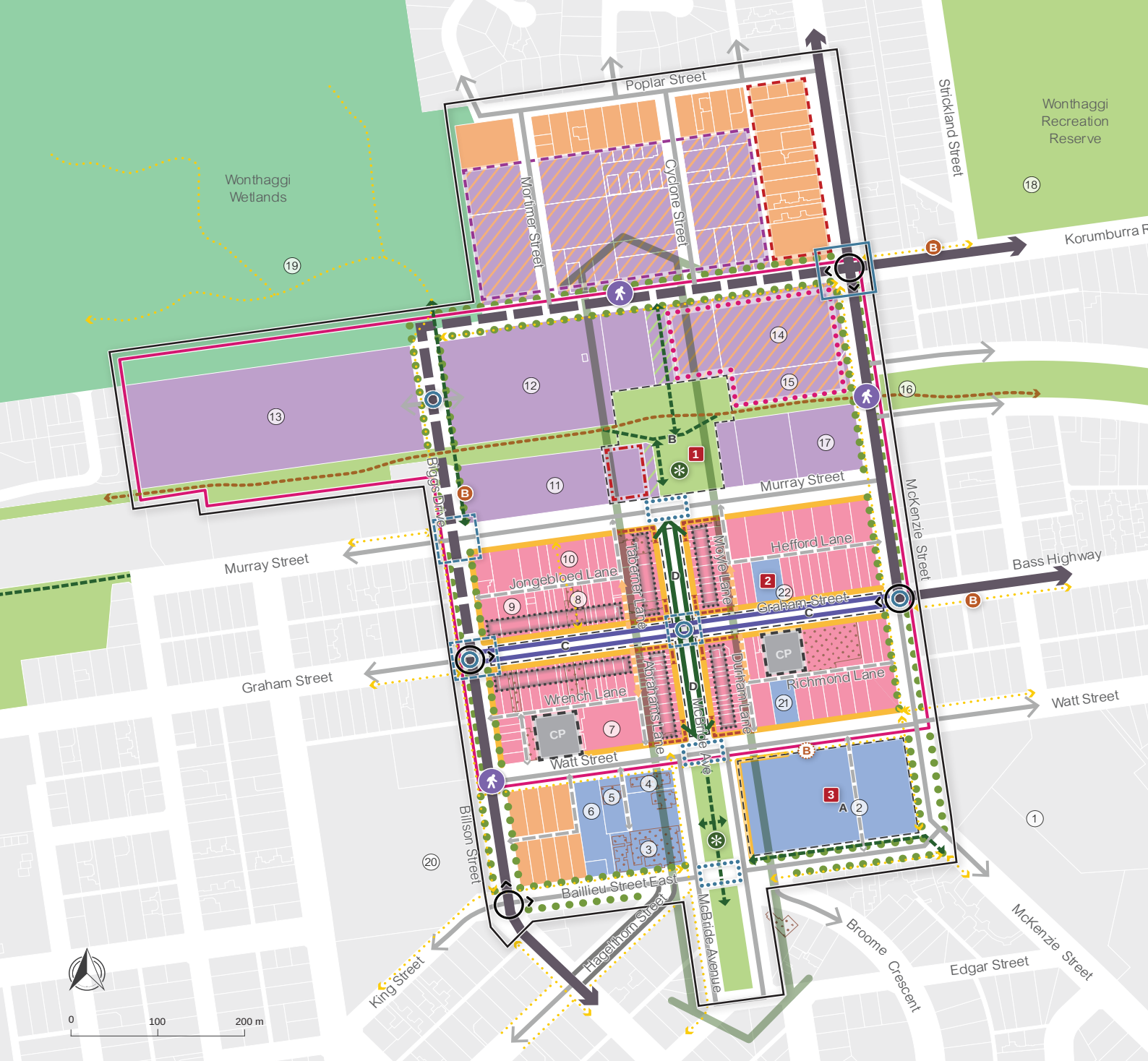
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|-------------------------------|---------------------|
| Strategic Settlement Boundary | Industrial 1 Zone |
| Waterbody | Industrial 3 Zone |
| Park and open space | PSP employment land |
| Central Business District | PSP industrial land |
| Mixed Use Zone | |
| Commercial 1 Zone | |
| Commercial 2 Zone | |

Directions

- | |
|---|
| Industrial expansion area |
| Consider rezoning to Commercial Zone |
| Consider rezoning to Mixed Use Zone |
| Investigate future civic uses |
| Rural Living Zone outside the settlement boundary |

0 0.5 1.0 km





Wonthaggi Town Centre

Legend

Study area

Land uses

- Residential intensification
- Proposed mixed use renewal area
- Explore rezoning to MUZ
- Investigate site for mixed use
- Retail core
- Explore rezoning to a commercial zone
- Civic / community use
- Large format retail
- Passive open space
- Proposed passive open space
- Conservation open space
- Explore multi-level car park
- Active frontage
- Heritage building

Movement

- Existing arterial roads
- Proposed Alternative Vehicle Route
- Graham Street - connector (former arterial)
- McBride Avenue - pedestrian priority
- Local road
- Shared laneway
- Proposed shared path
- Activated pedestrian laneway
- Nyora-Wonthaggi rail trail
- Existing footpaths
- Existing signalised intersection
- Intersections to be investigated
- Existing roundabout
- Proposed pedestrian priority intersection
- Pedestrian crossing required
- Existing bus stop
- Investigate possible bus interchange

Built form

- High quality built form
- Proposed shoptop development
- Apply design and height controls and protect heritage places in the CBD
- Explore design control for C2Z

Public realm

- North-South amenity corridor
- Gateways
- Landscape boulevard perimeter
- Recreation Node

Key direction

- 1 Improve Apex Park
- 2 Enhance the Union Theatre
- 3 Masterplan former school site, including civic and cultural uses

Key sites

- Wonthaggi Secondary College McBride Campus
- Apex Park & Woolworth Carpark
- Graham Street
- McBride Avenue

Significant uses

- 1 Proposed site for new secondary school
- 2 Wonthaggi Secondary College McBride Campus
- 3 Bass Coast Shire office
- 4 Town hall
- 5 District Magistrate
- 6 Police Station
- 7 Office uses
- 8 Wonthaggi Plaza building
- 9 IGA
- 10 Library
- 11 Woolworth
- 12 Big W
- 13 Shopping centre
- 14 Big box developments
- 15 Harvey Norman
- 16 Visitors information centre and art space Wonthaggi
- 17 ALDI
- 18 Wonthaggi Wetlands Reserve
- 19 Historic Bushlands
- 20 Primary School
- 21 CFA
- 22 Wonthaggi Union Community Arts Centre

Part 3. Implementation

Monitoring and Review

Plan Implementation and Monitoring

Tracking Progress and Review Cycles

Executing a Structure Plan requires a multi-faceted approach to delivery. To maintain alignment with broader municipal frameworks—such as the Council Plan and evolving regional policies—the Wonthaggi Structure Plan will undergo systematic, routine evaluations.

Successfully advancing these initiatives relies on continuous progress tracking and transparent reporting back to key stakeholders and the broader public. Council is committed to monitoring this roadmap to guarantee that local planning priorities are actively realised. These recurring assessments ensure the document dynamically mirrors the community's evolving aspirations for Wonthaggi, while adapting to the latest demographic, environmental, and economic data.

Investment and Capital Delivery

Securing the long-term vitality and appeal of Wonthaggi requires substantial financial commitment from both government bodies and private investors. Consequently, the Structure Plan explicitly outlines necessary short-, medium-, and long-term capital priorities.

Each of the four core Strategic Objectives contains a series of targeted, numbered directives for Council. The execution of these projects remains subject to securing adequate staffing resources and capital funding.

Action Categories

To achieve the town's long-term vision, the plan categorises its delivery mechanisms into four distinct streams:

- **Advocacy Initiatives:** Focus on conducting further feasibility studies or lobbying external authorities to support local interests.
- **Non-Statutory Initiatives:** Encompass detailed localised frameworks, strategies, studies or assessments to meet broader community goals.
- **Statutory Initiatives:** Comprise projects directly intended to update regulatory frameworks, such as formal Planning Scheme Amendments and land rezonings.
- **Infrastructure delivery:** Progress infrastructure and capital works projects that are already identified in existing Council strategies.

Planning Scheme Implementation

The Structure Plan will be a background document to be inserted into clause 72.08 of the Bass Coast Planning Scheme, providing the strategic justification needed to embed the updated Wonthaggi Framework Plan directly into clause 11.01-1L-02 (Wonthaggi).

Certain initiatives detailed within this plan are regulatory in nature, requiring formal Planning Scheme Amendments to take effect. These statutory mechanisms typically involve updating the Planning Policy Framework (PPF), executing land rezonings, or introducing specific planning overlays.

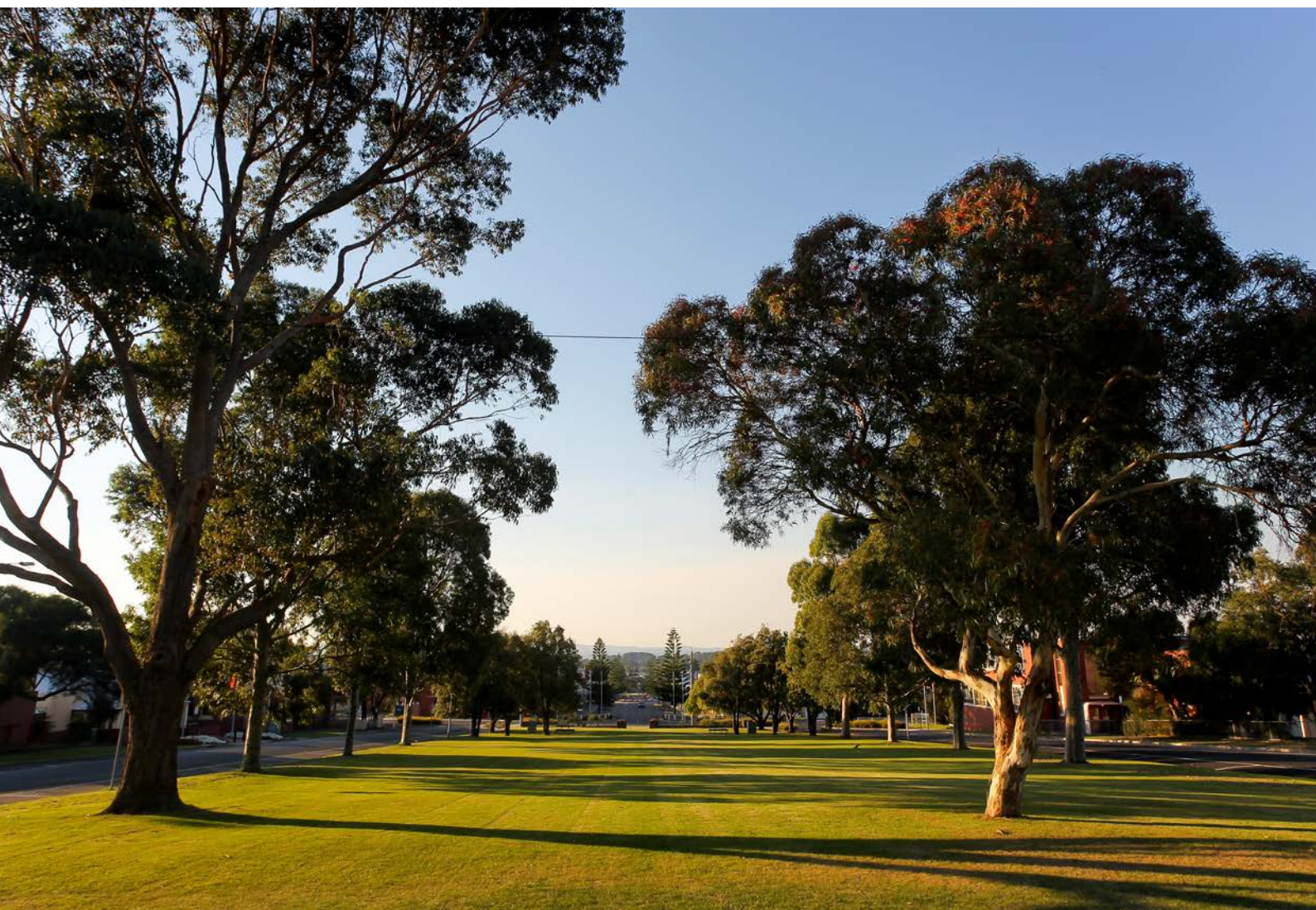
Budget for delivery

Funding Models and Resource Allocation

Realising the initiatives within a Structure Plan generally relies on a blended model of financial streams and delivery methods.

- **Municipal Funding:** Council can direct funding via its annual budget cycles or Capital Works Program to fund essential infrastructure renewals, public realm enhancements, and supplementary strategic studies.
- **Government Grants:** Funding from State and Federal programs provides vital support for major projects, particularly those centring on transport networks, housing initiatives, or regional economic development.
- **Private Sector Partnerships:** Collaborations with private developers, including formalised infrastructure agreements and planning scheme amendments, are critical for unlocking new growth and funding the service upgrades they require.
- **Strategic Advocacy:** Where direct funding is unavailable, Council will advocate to external authorities and agencies to secure the necessary financial backing or policy alignment particularly for shovel ready infrastructure.

To guarantee that public and private investments match actual population growth, infrastructure sequencing, and budgetary capacities, implementation will follow a phased and prioritised schedule.



Game Changer Projects

The following four strategic initiatives have been designated as “game changer” projects for Wonthaggi. They have been selected for their ability to unlock progress, enhance local liveability, and address critical infrastructure challenges, these transformative projects will act as catalysts for economic, social, and environmental progress across the settlement.



High School Redevelopment

Lead Agency: Joint project with State Government

Strategic Purpose: Reclaims a prominent, well loved, centrally located land asset to create a vibrant public hub for the local community, civic, arts and complementary uses. Execution of the project reliant on funding and advocacy.

Catalytic Impact: Transforms a major unoccupied site into an active destination that bridges urban gaps, provides essential community services, and reinforces town centre identity.



Refresh planning controls for the Wonthaggi CBD

Lead Agency: Council

Strategic Purpose: Modernises development and heritage controls across the commercial core to encourage economic investment and activation.

Catalytic Impact: Unlocks commercial capacity, supports job creation, and creates a clear, modern framework for mixed-use development, active streetscapes, and business expansion.

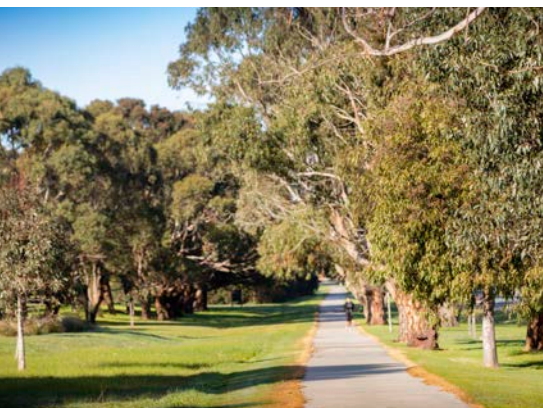


Delivery of a redeveloped aquatics facility

Lead Agency: Council led with financial support from state and federal governments

Strategic Purpose: Upgrades and expands a critical piece of regional health, social, and recreational infrastructure in a fiscally conservative manner.

Catalytic Impact: Delivers modern, inclusive sport and wellbeing facilities that cater to a growing population, promoting community connectivity and healthy lifestyles for all ages and is reflective of the regional service centre status of the settlement.



Improve active transport and stormwater infrastructure

Lead Agency: Council with funding support from state and federal governments

Strategic Purpose: Upgrades key footpaths, cycle pathways, stormwater mitigation and drainage networks across existing and future residential areas.

Catalytic Impact: Mitigate risks of infill development by addressing environmental constraints, while creating a safe, connected, and climate-resilient movement network across the entire township.

Project	Action ref	Action	Type	Responsibility	Delivery timeframe	Pillar	Theme
2	C-1	Support the implementation of the Integrated Transport Strategy, including: • Advocate for more frequent bus services • Investigate the relocation of the central Wonthaggi Bus Stop and explore the potential of a second bus top 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	Sustainable Transport and Movement Department	ongoing	Rich Cultural Identity Character and Liveability	Connectivity
3	C-2	Redevelop Former Secondary School Site: Progress mixed-use development (housing, retail, community facilities) as per WACP, leveraging its strategic location.	Non-Statutory Initiatives	Major Projects	ongoing	Rich Cultural Identity Character and Liveability	Utilities & community infrastructure
6	C-3	Investigate Further education facilities and opportunities: Engage with stakeholders and advocate for expanded further education facilities and offerings in Bass Coast	Non-Statutory Initiatives	Community Wellbeing and Culture and Economic Development	ongoing	Rich Cultural Identity Character and Liveability	Utilities & community infrastructure
	C-4	Seek out First Nations knowledge and influence: • Work with the Bunurong to plan initiatives to for better access to country for cultural practices and land management. • Progress a shire wide Cultural Values Study	Advocacy	All Council Departments with Bunurong Land Council Aboriginal Corporation	ongoing	Rich Cultural Identity Character and Liveability	Natural Environment & Landscape Values
	C-5	Support the Healthy Communities Plan: Support the outcomes of the BC Healthy Communities Plan	Non-Statutory Initiatives	Community Wellbeing and Culture	ongoing	Rich Cultural Identity Character and Liveability	Open Space & Recreation
	C-6	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	Economic Development	ongoing	Rich Cultural Identity Character and Liveability	Utilities & community infrastructure

Project	Action ref	Action	Type	Responsibility	Delivery timeframe	Pillar	Theme
	C-7	Support housing diversity and affordability: Work with relevant authorities to ensure implementation of the Bass Coast Social and Affordable Housing Strategy	Advocacy	Strategic Planning and Department of Transport & Planning	ongoing	Rich Cultural Identity Character and Liveability	Built environment, Heritage & Culture
1	C-8	Implement CBD Urban Design Controls outlined in the Wonthaggi Activity Centre Plan (WACP) Apply the Design and Development Overlays and active frontage requirements recommended in the WACP to enhance streetscapes and ensure high-quality development. This should include guidance for the car park adjoining Apex Park. Controls should also recognise key sites of local identity such as the Union Theatre. Ensure that it embeds respect for songlines and culturally valuable views	Statutory Initiatives	Strategic Planning Department	short term	Rich Cultural Identity Character and Liveability	Built environment, Heritage & Culture
2	C-9	Support the delivery of recommendations from the Wonthaggi Access and Movement Study 2020, Wonthaggi Activity Centre Plan 2021 and Bass Coast Pathway Plan 2017 that will implement improved Pedestrian and Cycling Improvements links between education, health, and CBD precincts to support community integration, including: - Plan for the development of a dedicated Bus Terminal - Enhance connections to the Bass Coast Rail Trail, to promote active transport. - Enhance McBride Avenue and Graham Street with crossings and bike lanes - provide pedestrian link from rail trail to Guide Park - Guide Park to Murray St - Connect Wonthaggi South to CBD with dedicated bike lanes Deliver Pedestrian crossings at the following locations: - Bilison St - McKenzie St (rail trail) - Cape Paterson Rd (Cape View / -Coal Mine link to Inverloch Wonthaggi trail) - Watt St (support movement from -Bilison St Primary to CBD) - Wentworth Rd & Korumburra rd	Infrastructure Delivery	Sustainable Transport and Movement Department	short term	Rich Cultural Identity Character and Liveability	Connectivity

Project	Action ref	Action	Type	Responsibility	Delivery timeframe	Pillar	Theme
3	C-10	Deliver the Bass Coast Aquatic Strategy: Support the delivery of the Bass Coast Aquatics strategy and advocacy for the project	Advocacy	Major Projects	short term	Rich Cultural Identity Character and Liveability	Open Space & Recreation
	C-11	Renew The Union Theatre: Prepare and implement a staged renewal and accessibility plan addressing entry and foyer access, internal movement, visitor and performer amenities, hearing augmentation, signage, event access, service reliability and operational continuity	Infrastructure Delivery	Cultural Venues	Short term	Rich Cultural Identity Character and Liveability	Built environment, Heritage & Culture
3	C-11	Deliver a new purpose built arts, cultural & civic hub for Wonthaggi: Plan for a new public library, cultural and Artspace in Wonthaggi	Non-Statutory Initiatives	Major Projects	short term	Rich Cultural Identity Character and Liveability	Utilities & community infrastructure
4	C-12	Support the Wonthaggi Active Youth Space: Expand Wonthaggi Skate Park into a youth precinct as part of the delivery of the Wonthaggi Active Youth Space (WAYS)	Infrastructure Delivery	Recreation Department	short term	Rich Cultural Identity Character and Liveability	Open Space & Recreation
4	C-13	Develop a Public Open Space Strategy: development of a shire-wide public open space strategy (which is linked to an update BioLinks Strategy that will be implemented into the BCPS).	Non-Statutory Initiatives		short term	Rich Cultural Identity Character and Liveability	Open Space & Recreation
	C-14	Implement the Neighbourhood Character Study: 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	Strategic Planning Department	short term	Rich Cultural Identity Character and Liveability	Built environment, Heritage & Culture
	C-15	Preserve Wonthaggi's Heritage Buildings: - Measure the ongoing loss through lack of protection - Undertake a Wonthaggi Heritage Gap Study and Planning Scheme Amendment to protect remaining heritage sites as per the 2018 Structure Plan and 2020 heritage framework which lists Wonthaggi as a very high priority based on development pressure and loss of fabric.	Statutory Initiatives	Strategic Planning Department	short term	Rich Cultural Identity Character and Liveability	Built environment, Heritage & Culture

Project	Action ref	Action	Type	Responsibility	Delivery timeframe	Pillar	Theme
2	C-16	Refresh the Tracks and Trails Strategy to include new connections: • 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	Sustainable Transport and Movement Department	medium term	Rich Cultural Identity Character and Liveability	Open Space & Recreation
3	C-17	Prioritise & support the delivery of the Wonthaggi North East PSP Infrastructure: Collaborate with South Gippsland Water and the Victorian Planning Authority to deliver infrastructure for WNEPSP industrial land to enable development. Prioritise water, sewerage, and road upgrades to enable development.	Infrastructure Delivery	VPA, SGW, Growth Areas	medium term	Rich Cultural Identity Character and Liveability	Utilities & community infrastructure
4	C-18	Deliver of Public Open Space Upgrades in Wonthaggi: Support the ongoing deliver of adopted recreation projects include: • Mountain Bike Facility at West Area Road and connection to Rail Trail • Stormwater Harvesting at Wonthaggi Recreation Reserve Continue upgrades per Active Bass Coast, Play space Strategy, WACP and subsequent plans and strategies and the inclusion of • McMahon's Reserve Cricket • Rib Crt Park	Infrastructure Delivery	Recreation Department	medium term	Rich Cultural Identity Character and Liveability	Open Space & Recreation
4	C-19	Masterplan the 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	Infrastructure Maintenance, Sustainable Environment	medium term	Rich Cultural Identity Character and Liveability	Open Space & Recreation

Project	Action ref	Action	Type	Responsibility	Delivery timeframe	Pillar	Theme
2	C-21	Support an alternative freight route for Wonthaggi: Support the development of a bypass road generally in the indicative location shown in the Wonthaggi Strategic Framework Plan.	Advocacy	Department of Transport & Planning & Sustainable Transport and Movement Department	long term	Rich Cultural Identity Character and Liveability	Connectivity
4	C-22	Progress the Dino Trail - Gondwana Gardens Masterplan: Commence the master planning of 300 Graham St Wonthaggi for the delivery of Gondwana Gardens or similar	Statutory Initiatives	Strategic Planning Department, Economic Development and Recreation Department	long term	Rich Cultural Identity Character and Liveability	O+A2:G58pen Space & Recreation
3	s-1	Advocate for funding for delivery of infrastructure in the Wonthaggi North East PSP: State and Federal government grants	Advocacy	Growth Areas	ongoing	An Adaptive and Inclusive Settlement Pattern	Utilities & community infrastructure
3	s-2	Monitor the rollout of the Wonthaggi North East PSP: Review land take up in Wonthaggi North East to determine long term land supply needs.	Non-Statutory Initiatives	Growth Areas, Strategic Planning, Economic Development, VPA, DTP	ongoing	An Adaptive and Inclusive Settlement Pattern	Settlement & Land Use
3	s-3	Deliver Stormwater Management Improvements in target areas in Wonthaggi: • Work to monitor environmental risk • Upgrade open drains to formal kerb and channel to enable infill development • Implement Wonthaggi SWMS Coombes work • Implement recommended mitigation measures	Infrastructure Delivery	Infrastructure Services, Development Services and Strategic Planning	ongoing	An Adaptive and Inclusive Settlement Pattern	Utilities & community infrastructure

Project	Action ref	Action	Type	Responsibility	Delivery timeframe	Pillar	Theme
1	s-4	Introduce a Development Plan Overlay for Commercial 2 Zone land on corner McKenzie & Korumburra Rd The control will: • Encourage street activation • Interface with the Rail Trail • Provide pedestrian linkages activated buildings	Statutory Initiatives	Strategic Planning Department	short term	An Adaptive and Inclusive Settlement Pattern	Built environment, Heritage & Culture
1	s-5	Rezone the Cyclone Street Industrial Precinct to support emerging industries Rezone Cyclone St precinct to the Commercial 3 Zone in accordance with the BILLUS	Statutory Initiatives	Strategic Planning Department	short term	An Adaptive and Inclusive Settlement Pattern	Integrated Economy
1	s-6	Update the Wonthaggi Framework Plan in the Bass Coast Planning Scheme Update 11.01-1L-02 (Wonthaggi)	Statutory Initiatives	Strategic Planning Department	short term	An Adaptive and Inclusive Settlement Pattern	Settlement & Land Use
	s-7	Investigate Environmental Sustainable Design Policy for private development: Investigate options for incorporating ESD design guidelines into developments within settlements in accordance with Strategy 13.7 of the SPP	Non-Statutory Initiatives	Strategic Planning and Department of Transport & Planning	Short term	An Adaptive and Inclusive Settlement Pattern	Built environment, Heritage & Culture
1	s-8	Finalise Wonthaggi's Strategic Settlement Boundary: Determine what land is suitable to be included in the Wonthaggi Strategic Settlement Boundary, to allow for sufficient housing, commercial and industrial land supply.	Non-Statutory Initiatives	Strategic Planning Department	Short term	An Adaptive and Inclusive Settlement Pattern	Settlement & Land Use
1	s-9	Unlock New industrial land in North-West Wonthaggi: Rezone the South Dudley Precinct for Industrial Uses	Statutory Initiatives	Strategic Planning Department	medium term	An Adaptive and Inclusive Settlement Pattern	Integrated Economy

Project	Action ref	Action	Type	Responsibility	Delivery timeframe	Pillar	Theme
	s-10	Investigate the future of the Wonthaggi Caravan Park Investigate whether the continued use of this site is appropriate having regard to the identified risks	Non-Statutory Initiatives	Strategic Planning Department	Medium term	An Adaptive and Inclusive Settlement Pattern	Settlement & Land Use
	s-11	Rezone Grass Tree Court for Rural Living Rezone the Grass Tree Court Investigation area to the Rural Living Zone to recognise its non-urban use.	Statutory Initiatives	Strategic Planning Department	medium term	An Adaptive and Inclusive Settlement Pattern	Settlement & Land Use
	s-12	Unlock Residential Infill in Wonthaggi North's Low Density 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	Strategic Planning Department	long term	An Adaptive and Inclusive Settlement Pattern	Settlement & Land Use
	s-13	Rezone Substantial Change Areas Investigate the long-term rezoning of sites designated for substantial change	Statutory Initiatives	Strategic Planning Department	Long term	An Adaptive and Inclusive Settlement Pattern	Settlement & Land Use
	s-14	Determine the Future of the Wonthaggi Golf Course Continue to support future infill development on the Golf Course site subject to constraints	Statutory Initiatives	Strategic Planning Department	Long term	An Adaptive and Inclusive Settlement Pattern	Settlement & Land Use
3	s-15	Develop a regional stormwater strategy and developer contributions plan for Western Wonthaggi: Develop a regional strategy and development contributions plan for the West Wonthaggi catchment to manage stormwater impacts. Ongoing infill development and future growth pressures will increase impacts on downstream land and environment. This regional strategy should be based on Option D in the Stormwater Management Strategy and include a long term planning horizon.	Infrastructure Delivery	Infrastructure Services, Development Services and Strategic Planning	Long term	An Adaptive and Inclusive Settlement Pattern	Utilities & community infrastructure

Project	Action ref	Action	Type	Responsibility	Delivery timeframe	Pillar	Theme
	s-16	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	Strategic Planning Department	long term	An Adaptive and Inclusive Settlement Pattern	Settlement & Land Use
	E-1	Support an updated Natural Environment Strategy that includes: - Restoration and enhancement of the natural environment - Promotes access to natural environment in conjunction with water authorities	Non-Statutory Initiatives	Sustainable Environment	ongoing	Protected and Enhanced Natural Systems and Landscape Values	Natural Environment & Landscape Values
	E-2	Support the Deliver of the Climate Change Action Plan: Support the delivery of the Climate Change Action Plan	Non-Statutory Initiatives	Sustainable Environment	ongoing	Protected and Enhanced Natural Systems and Landscape Values	Natural Environment & Landscape Values
	E-3	Support Ongoing Implementation of the Bass Coast Statement of Planning Policy: Monitor and support implementation of the Bass Coast Statement of Planning Policy	Advocacy	Strategic Planning	ongoing	Protected and Enhanced Natural Systems and Landscape Values	Natural Environment & Landscape Values
	E-4	Update the Bass Coast Biolinks Plan: Support an updated Bio-links plan that can be integrated into planning decisions that protect and enhance Wonthaggi's heathland reserves.	Non-Statutory Initiatives	Sustainable Environment	short term	Protected and Enhanced Natural Systems and Landscape Values	Natural Environment & Landscape Values
5	E-5	Update Land Subsidence Controls with the latest hazard information Following an updated subsidence study in Kilcunda, undertake an amendment to update the ESO4	Statutory Initiatives	Strategic Planning Department	Medium term	Protected and Enhanced Natural Systems	Natural Environment & Landscape Values
	E-6	Develop An Urban Landscaping Strategy: Enhance streetscapes and public spaces, as per Wonthaggi Activity Centre Plan and Urban Forest Strategy, to improve aesthetics, increase canopy cover and reduce heat island effects.	Non-Statutory Initiatives	Development Services, Growth Areas, Strategic Planning, Sustainable Environment & Infrastructure Management	further investigation	Protected and Enhanced Natural Systems and Landscape Values	Built environment, Heritage & Culture

Project	Action ref	Action	Type	Responsibility	Delivery timeframe	Pillar	Theme
	E-7	Protect Vegetation on private land through the planning scheme: Undertake an amendment to introduce a Vegetation Protection Overlay for Wonthaggi	Statutory Initiatives	Strategic Planning Department	medium term	Protected and Enhanced Natural Systems and Landscape Values	Natural Environment & Landscape Values
	E-8	Review the Environmental Significance Overlay Schedule 1 In alignment with the Planning Scheme Review, review the ESO1 near Wonthaggi	Statutory Initiatives	Strategic Planning Department	Long term	Protected and Enhanced Natural Systems	Natural Environment & Landscape Values
6	P-1	Prepare a tourism and employment strategy for Wonthaggi Collaborate with business and industry to ensure an adequate supply of employment and a healthy visitor economy	Non-Statutory Initiatives	Economic Development	medium term	An Integrated and Prosperous Economy	Integrated Economy
6	P-2	Collaborate with the State Coal Mine: Build relationship with the State Coal Mine to investigate opportunities for local open space and community gathering spaces	Advocacy	Economic Development Department and DEECA	ongoing	An Integrated and Prosperous Economy	Integrated Economy
6	P-3	Implement the Bass Coast Industrial Land Use Strategy: - Implement (non-statutory) actions in the Bass Coast Industrial Land Use Strategy - Work with landowners to bring industrial land to market	Non-Statutory Initiatives	Economic Development	ongoing	An Integrated and Prosperous Economy	Integrated Economy
6	P-4	Support the recommencement of the Wonthaggi Traders Association Collaborate with Wonthaggi traders and industry to organise and advocate for their needs	Non-Statutory Initiatives	Economic Development	ongoing	An Integrated and Prosperous Economy	Integrated Economy
1	P-5	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	Strategic Planning Department	Short Term	An Integrated and Prosperous Economy	Integrated Economy
	P-6	Elevate Apex Park as a key feature of the CBD in accordance with the WACP: Progress further work to realise the opportunities for Apex Park in the CBD for local residents and visitors to enjoy in line with the Wonthaggi Activity Centre Plan.	Non-Statutory Initiatives	Economic Development, Strategic Planning and Recreation	Medium Term	An Integrated and Prosperous Economy	Open Space & Recreation

Implementation Program by Projects	Actions to be included in the tranche	Urgency	Funding required
1. Implement the Wonthaggi Structure Plan 2026 into the Planning Scheme	C-8, S-4, S-5, S-6, S-8, S-9, P-5	High Lodge for Authorisation in 2027	Implementation budget required for exhibition and planning panels
2. Connectivity Upgrades	C-1, C-9, C-16, C-21	Ongoing Incremental implementation and upgrades of infrastructure	Varied local and state funding support for infrastructure
3. Advocacy for infrastructure	C-2, C-10, C-11, C-17, S-1, S-2, S-3, S-15,	High Progress master planning and civil design for “shovel-readiness”	Infrastructure delivery via Council revenue, grants advocacy and DCP if in WNEPSP
4. Public Open Space Upgrades	C-12, C-13, C-18, C-19, C-22,	Ongoing Incremental implementation and upgrades of infrastructure	Varied local and state funding support
5. Land subsidence	E-5	Medium Consideration of Kilcunda Study	Implementation budget
6. Jobs and tourism	C-3, P-1, P-2, P-3, P4	Ongoing Some immediate actions with ongoing strategic activities	Varied local and state funding support