Wonthaggi Structure Plan

April 2018

BASS COAST

Acknowledgements

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

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

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1. Introduction

1.1. Background

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

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

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

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

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

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

Community Input

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

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

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

1.2. Study Area

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

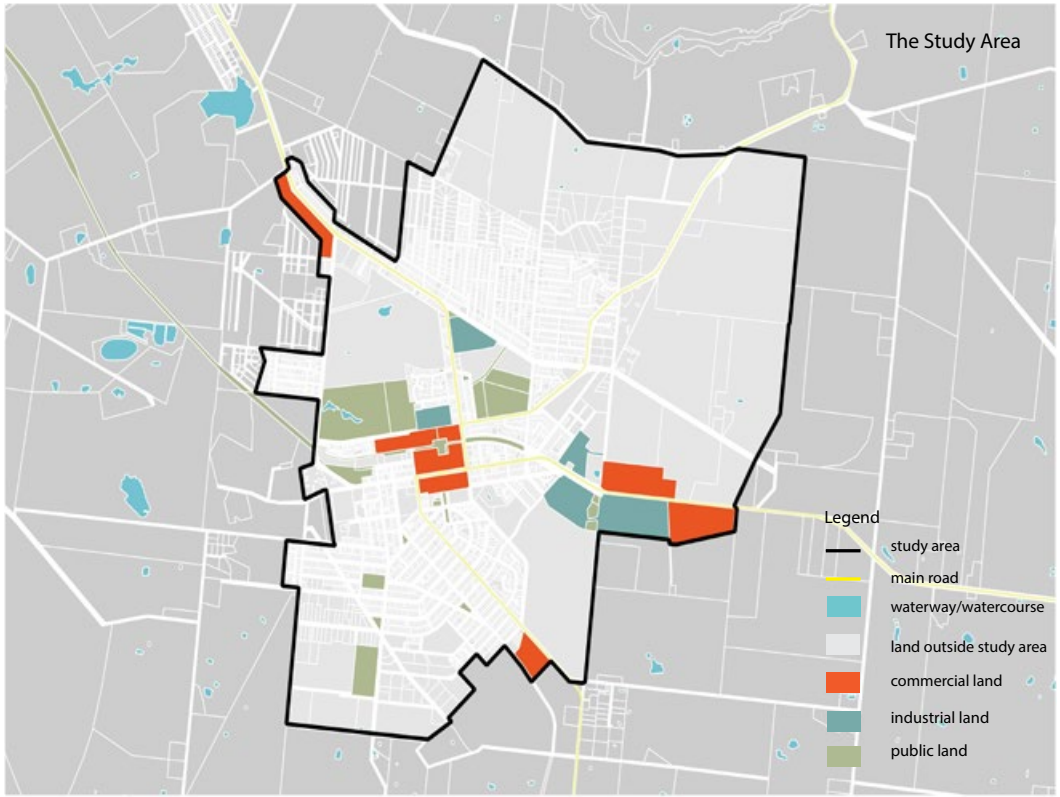


Figure 1.1 The Study Area

Wonthaggi today:

- Approximately 135 kilometres to the south east of Melbourne, following the main transit corridor, the Bass Highway.
- The largest town within Bass Coast Shire and the municipality's regional centre.
- The town has the employment, shopping and business environment of a Regional Centre, with multiple supermarkets, national chain store retail and independent traders.
- Construction of a new State secondary school campus to replace an existing campus has recently been announced and planning is underway. There is also three primary schools, as well as early education (including childcare) services.
- Has major sporting and recreational facilities, including the Rail Trail which acts as a connection from Wonthaggi to Phillip Island and into South Gippsland.
- The Study area includes the Wonthaggi North East Growth Area, which will provide for the long term 30-50 year growth of the town, anticipated to be around 4,500 dwellings and 70 hectares of employment land.

1.3. What is a Structure Plan?

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

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

1.4. How will the Structure Plan be useful?

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

The Wonthaggi Community:

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

Business Owners and the Developers:

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

Bass Coast Shire Council:

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

1.5. How is the Structure Plan to be read?

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

Table 1 Report Structure

Sections	Content
Introduction	Study Area Introduction to the Structure Plan
The Place	Regional context Overview of Wonthaggi's development
The People	Population growth and forecast Demographics and household structure
The Plan	The Vision Strategies and actions proposed by themes: • Settlement and Housing • Economic Development • Built Environment and Character • Public Open Spaces, Recreation and Environment • Connectivity • Community Infrastructure • Physical Infrastructure
Implementation Plan	Summary of the actions, including the responsibilities and time-frame for implementation
Appendix 1: Existing conditions, issues and opportunities	Evidence base for the policy directions of the *Wonthaggi Structure Plan 2018*. Presents the key issues and opportunities related to settlement and housing, economic development, built environment and character, public open spaces, recreation, environment, connectivity, physical and community infrastructure that will shape the future for Wonthaggi.

2. The Place

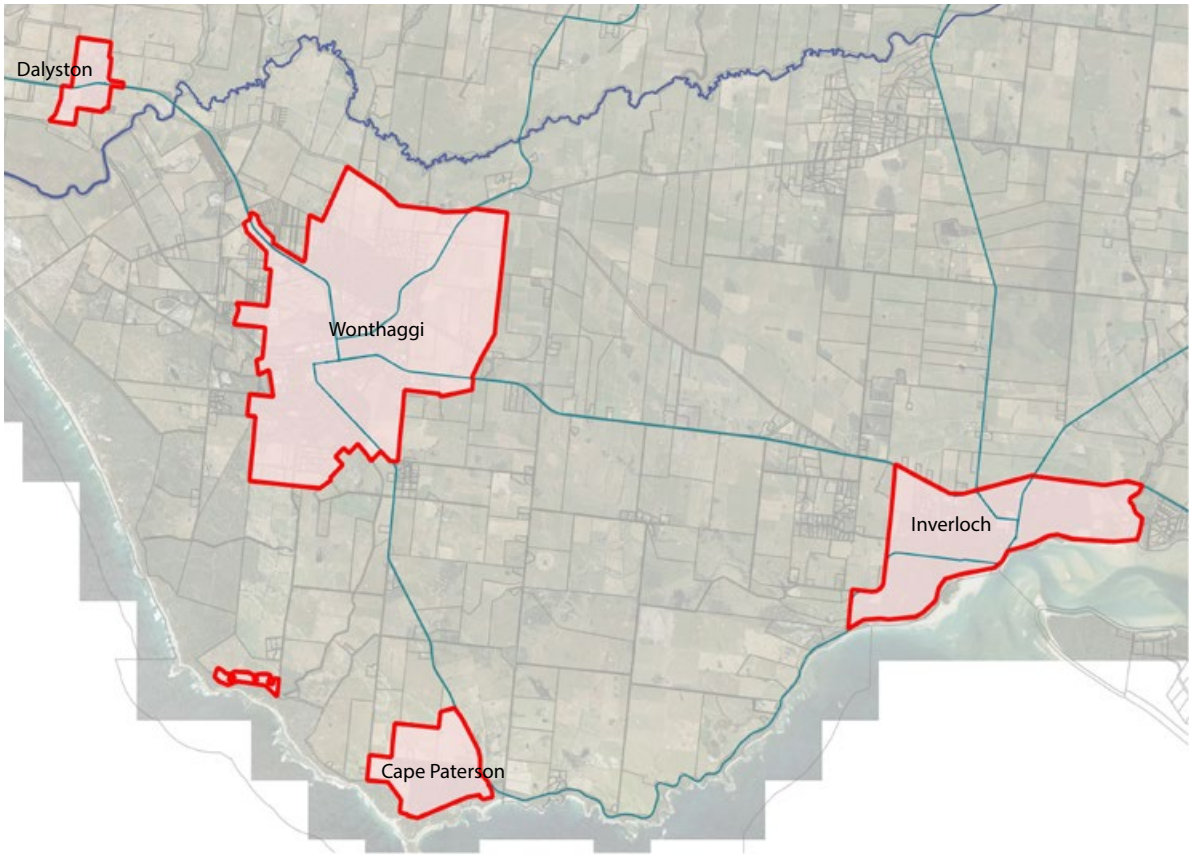


Figure 1.2 Regional Context

2.1. Regional Context

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

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

> *'Peri-urban towns can provide an affordable and attractive alternative to metropolitan living. However, strategies need to be developed for the timely delivery of state and local infrastructure to support growth and protect their significant amenity.*
>
> *Most importantly, development in peri-urban areas must also be in keeping with local character, attractiveness and amenity. Growth boundaries should be established for each town to avoid urban sprawl and protect agricultural land and environmental assets' (Plan Melbourne 2017-2050)*

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

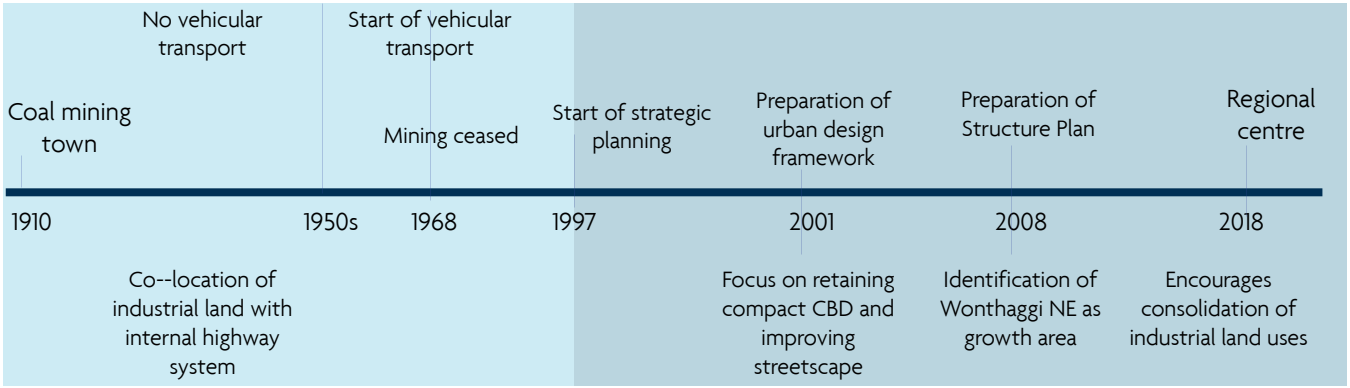
2.2. Overview of Wonthaggi's Development

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

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

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

Figure 2.1 Key Milestones in Wonthaggi's Development



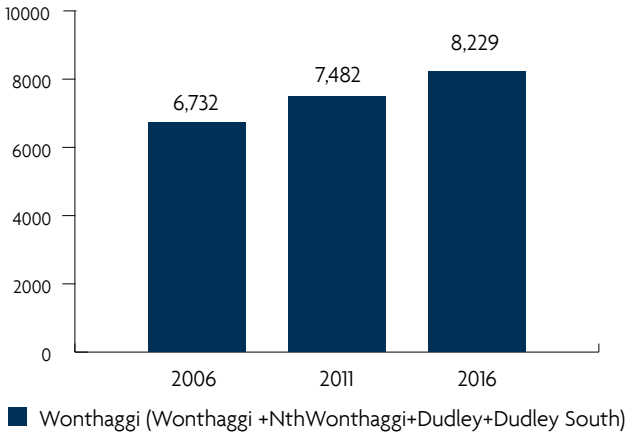
3. The People

3.1. Population Growth

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

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

Figure 3.1 Wonthaggi Population Growth* (2006-16)



Source: ABS 2016

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

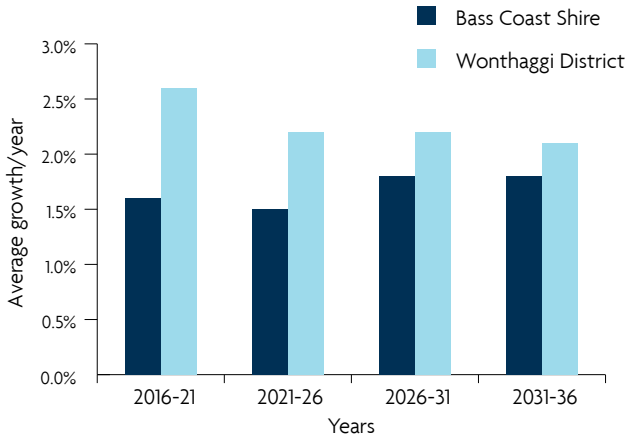
3.2. Future Population Growth Scenario

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

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

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

Figure 3.2 Average Annual Population Growth Rate



Source: .id consulting 2017

Table 3.1 Forecast Population Growth

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

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

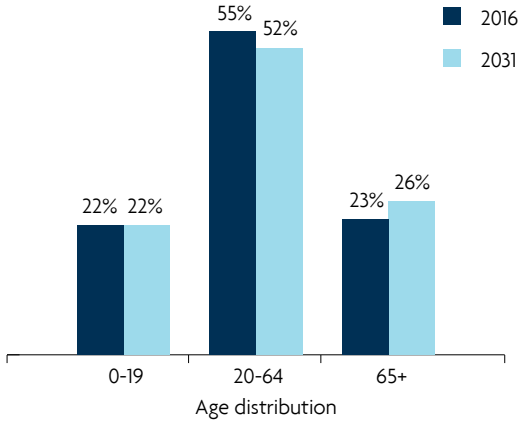
*** Estimated population growth for Wonthaggi (i.e. Wonthaggi, Wonthaggi North and South Dudley) is based on the average population forecasts from 2016-36 prepared by id consulting for Wonthaggi North and Wonthaggi District.*

3.3. Demographic Change

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

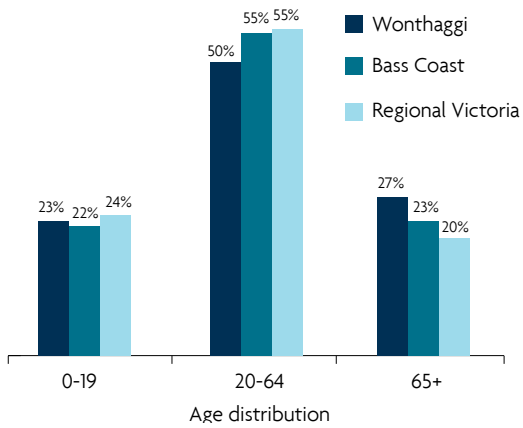
The population of Wonthaggi on average is significantly older than that of regional Victoria in general. In comparison to both regional Victoria and Bass Coast Shire, Wonthaggi has a significantly larger proportion of people aged above 65 years (Figure 3.4).

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



Source: VIF, 2016

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



Source: ABS 2017

4. The Plan

4.1. The Vision

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

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

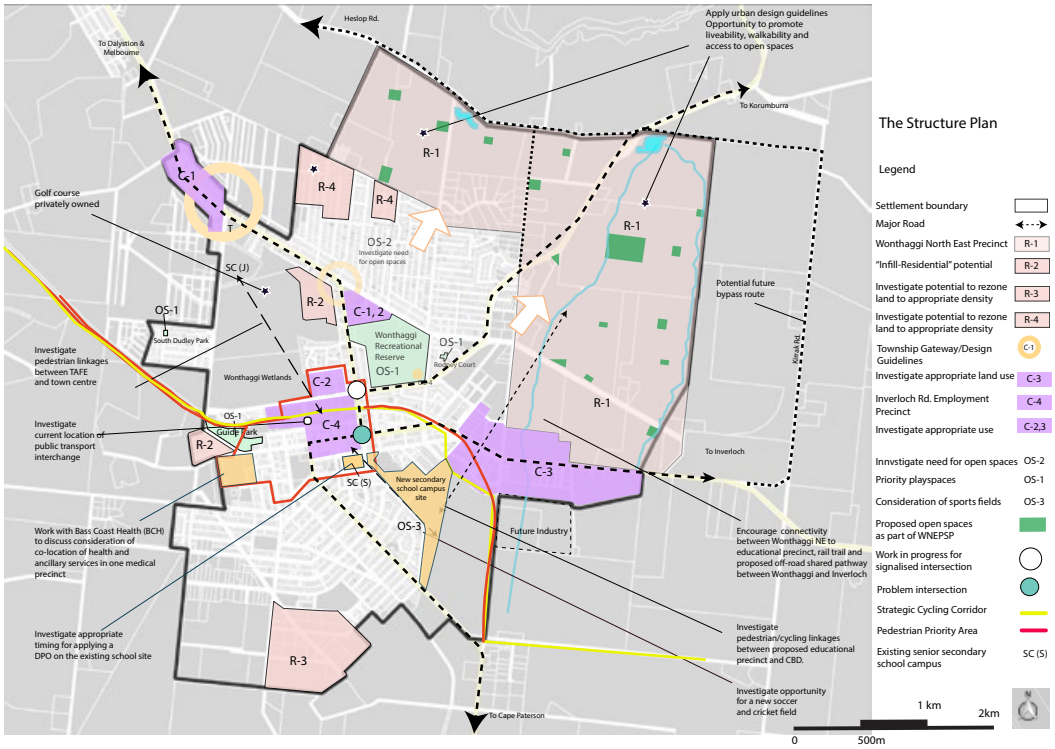
- *Supports the ongoing development of Wonthaggi as the Regional Centre for south west Gippsland;*
- *Encourages Physical Activity;*
- *Facilitates Community Interaction; and*
- *Respects the Environment.'*

Achieving the Vision

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

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

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



4.2. Settlement and Housing

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

4.2.1. Overview

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

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

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

In comparison to regional Victoria, the population of Bass Coast Shire has a higher number of one person and two person households. The average household size is decreasing in Wonthaggi. The Victoria in Future(VIF) data on households for 'Wonthaggi District' states that the average household size decreased from 2.20 in 2011, to 2.18 in 2016 and is expected to further reduce to 2.17 by 2031.

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

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

More details on current status and key issues and opportunities related to Settlement and Housing is presented in Appendix 1, section 3.

4.2.2. Existing Strategies

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

Settlement

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

Land use

- *Encourage infill residential development in close proximity to the Wonthaggi CBD.*
- *Encourage medium density development of under-utilised sites within core areas of the town.*

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

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

4.2.3. Actions

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

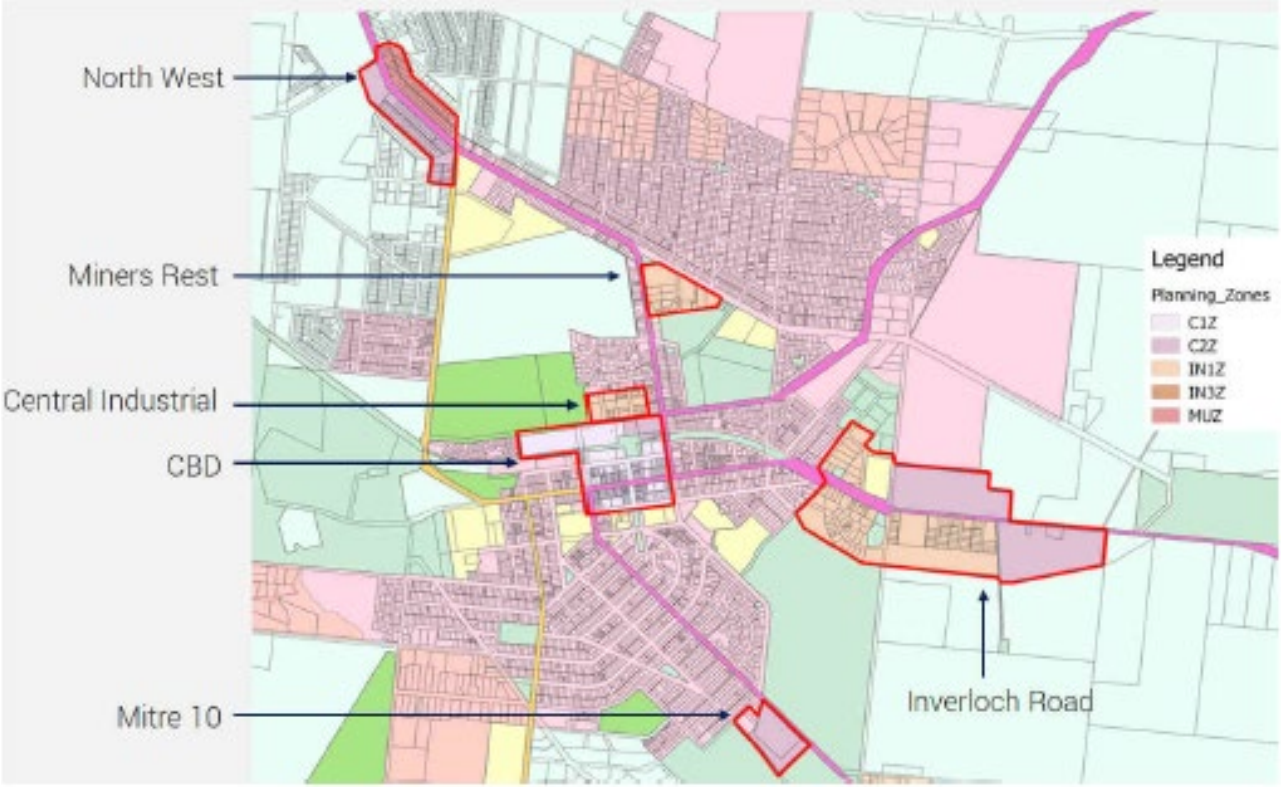
Key actions recommended include:

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

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

4.3. Economic Development

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



Source: Planning Maps Online, 2017.

Figure 4.2 Employment precincts in Wonthaggi

4.3.1. Overview

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

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

Industrial Development

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

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

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

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

Commercial Development

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

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

- There is approximately 44,000 m^2 of core retail floor space in Wonthaggi, all of which is located in the CBD;
- Wonthaggi North East Growth Area is expected to increase the population of the town to in excess of 13,000 residents by 2036, an additional 6,500 m^2 of retail floor space and local convenience hubs to serve the new residential areas;
- Wonthaggi is expected to support a demand for an additional 26,000-33,000 m^2 of retail floor space by 2036.

More details on current status, key issues and opportunities related to industrial and commercial land use is presented in Appendix 1, section 4. Land use for commercial and industrial enterprise is provided for in the existing commercial areas, with the towns expansion focussed on the Wonthaggi North East Growth Area.

4.3.2 Existing Strategies

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

Industrial

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

Commercial Development

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

4.3.3. Actions

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

The follow actions are recommended:

Industrial Development

- Develop design guidelines for industrial approaches and gateways, including North West (MUZ) and Miners Rest (IN1Z); *(Map Ref. C-1)*
- Investigate the future use of land in Wonthaggi Central Industrial Area and Miners Rest to ensure that future planning applications are in line with the design guidelines for industrial areas; *(Map Ref. C-2)*
- Support the findings and recommendations from Urban Enterprise (2017) in their report, Industrial and *Commercial Land Assessment Report 2017* to: *(Map Ref. C-3)*
    - Consolidate the industrial precinct (Inverloch Road) located to the south of Inverloch Road and bound by the proposed bypass road;
    - Facilitate new infrastructure and subdivision of major development sites to make them suitable for businesses (Inverloch Road Precinct).

Commercial Development

- As part of the Wonthaggi Activity Centre Project investigate the appropriate use and controls of the following sites in the Wonthaggi CBD *(Map Ref. C-4)*:
    - Possibility to relocate car yards / auto outlets to, particularly in the vicinity of the Bass Highway (White Road);
    - Suitability to apply the C1Z 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.

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

4.4. Built Environment and Character

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

4.4.1. Overview

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

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

Several notable heritage buildings are located in the town centre and some occupy prominent corners. There are 85 sites that feature heritage significance, that are currently not protected by the Heritage Overlay. Details on these sites are presented in Appendix 1, section 5.

4.4.2. Existing Strategies

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

- *Encouraging future development in Wonthaggi to incorporate design elements that:*
  - *Encourage physical activity;*
  - *Provide neighbourhood nodes located at the centre of walkable catchments;*
  - *Facilitate community interaction;*
  - *Respect the environment; and*
  - *Support the ongoing development of Wonthaggi as the Regional Centre for south west Gippsland.*
- *Within the mixed use area at the western entrance of Wonthaggi north of White Road;*
  - *Encourage the consolidation of lots to facilitate development that fronts White Road, not Murray Street. Where possible service access to these lots should be from Murray Street.*
- *Within the Wonthaggi commercial area:*
  - *Maintaining the compact nature of the Wonthaggi Commercial Activity Centre.*
  - *Investigate an open space link from Murray Street to Korumburra Road to provide a continuous north – south pedestrian space through Wonthaggi.*

4.4.3. Actions

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

The following actions are proposed:

- Investigate the possibility of undertaking dedicated neighbourhood character studies to parts of town with distinctive character to enable better protection, as per the recommendations in the *Township Character Study 2014*;
- Investigate buildings which feature heritage significance, that are not currently protected by the Heritage Overlay;
- Investigate the feasibility of integrating generous landscaping at key gateways/nodes and to enhance these areas as attractive edges to the settlement;
- Develop a landscaping scheme for entry points that frame and distinguish these gateways, and investigate relocation of signage as appropriate. The entry points include the Mixed Use and C2Z

development (North West) located on Bass Highway at the entry to the town from the west and the Miners Rest site;

- Investigate appropriate planning and design controls where subdivision potential exists and that would contribute to improved public realm outcomes;
- As part of the Wonthaggi Activity Centre Plan investigate the following:
    - Appropriate planning and design controls for the CBD;
    - Feasibility of developing built form controls;
    - Feasibility for landlords and traders to undertake aesthetic improvements and upgrades to existing shopfronts.

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

4.5. Public Open Space, Recreation and Environment

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

Wonthaggi Recreation Reserve

4.5.1. Overview

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

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

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

Table 4.1 High priority playspace areas

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

Source: Playspace Strategy 2017

The maximum provision of leisure and recreation opportunities for the local community and visitors is encouraged within Wonthaggi. This principle is supported through the *Playspace Strategy 2017*, *Bass Coast Open Space Plan 2008* and *Sports and Recreation Needs Assessment (SARNA) 2016*. More details on the existing status, issues and opportunities are presented in Appendix 1, section 6.

4.5.2. Existing Strategies

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

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

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

4.5.3. Actions

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

- Investigate further the need for open spaces north of White Road, given the Wonthaggi North East Precinct Structure Plan (WNEPSP) has identified appropriate public open spaces for the future growth to the north of the town; *(Map Ref-OS-2);*
- Support the need to have open space nodes rather than pocket parks during the future application of the Development Plan Overlay (DPO), especially in new residential areas;
- Support the findings from SARNA that recommends the development of a new green field site for soccer and cricket to allow for population growth and ensure sports fields meet current standards; *(Map Ref-OS-3);*
- Investigate connectivity from future Wonthaggi residential areas to the rail trail and proposed off-road shared pathway between Wonthaggi and Inverloch; *(Map Ref-OS-5) ; and*

- 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; and
    - Consider creative ways to link existing open space assets with other uses. For example, interpretive signage could link the existing Guide Park with a more natural/ artistic/ sculptural playspace in Apex Park through a pedestrian corridor;
- Investigate the location of any ecological investigation areas with significant native vegetation present for appropriate protection.

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

4.6. Connectivity

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

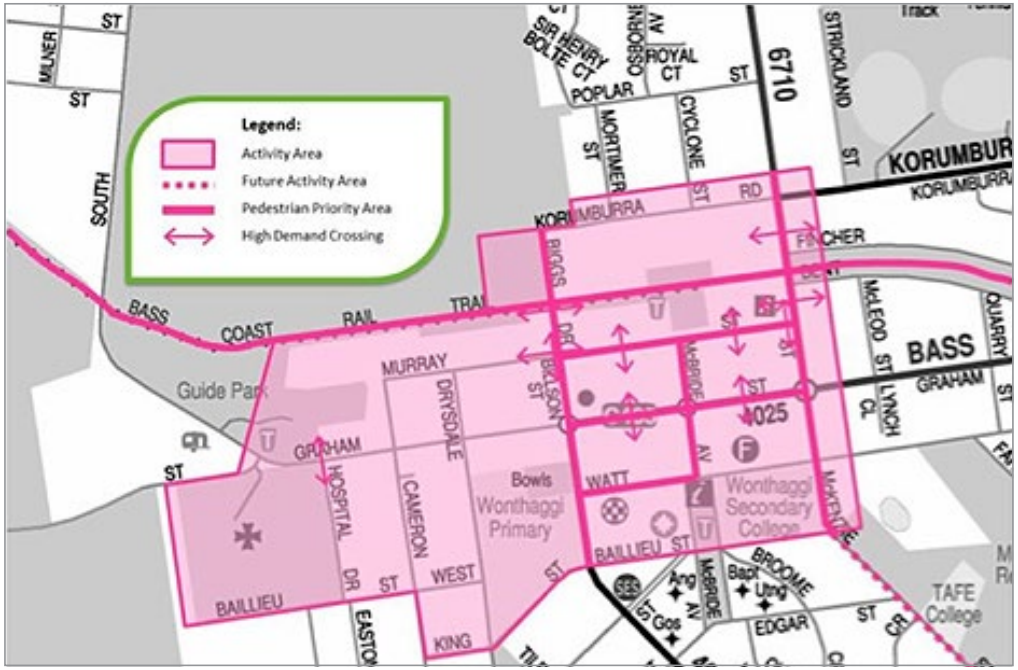


Figure 4.4 Pedestrian Priority Areas in Wonthaggi Town Centre (Smart Road 2016)

4.6.1. Overview

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

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

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

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

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

More details on key issues and constraints related to the movement and transport in Wonthaggi are presented in Appendix 1, section 7.

4.6.2. Existing Strategies

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

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

4.6.3. Actions

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

Key actions recommended include:

- Continue advocating to VicRoads to upgrade Graham Street/McKenzie intersection and other problem intersections identified during the preparation of the Wonthaggi North East Precinct Structure Plan (WNEPSP);
- Investigate the implementation of Priority Pedestrian Network (PPN) routes for improving pedestrian safety and streetscape upgrades;
- Integrate the Wonthaggi North East Growth Area with Wonthaggi by providing vehicular, pedestrian and cycling linkages;
- Work with VicRoads to identify pedestrian safety improvements that could be implemented to allow for the crossing of Graham Street;
- Further investigate appropriate siting of the Wonthaggi bypass road and continue advocacy to VicRoads for the project to be investigated and commenced;
- Support the implementation of the proposed Principle Bicycle Network (PBN) Strategic Cycling Corridor that links Wonthaggi and Inverloch, as part of the *Aspirational Network Pathways Plan 2016*;
- Investigate the following as part of the Wonthaggi Activity Centre Plan:
  - Function and feasibility of the public transport interchange location (located near the intersection of Biggs Drive and Murray Street);
  - Identify and consideration safe pedestrian crossings at key locations along the Bass Highway;
  - Car parking options in the CBD;
  - Where a signalised pedestrian crossing is not achievable in the short-term, consider proven design solutions, e.g. median refuge, installation of kerb extension, application of different colours to demarcate pedestrian crossing;

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

4.7. Community Infrastructure

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

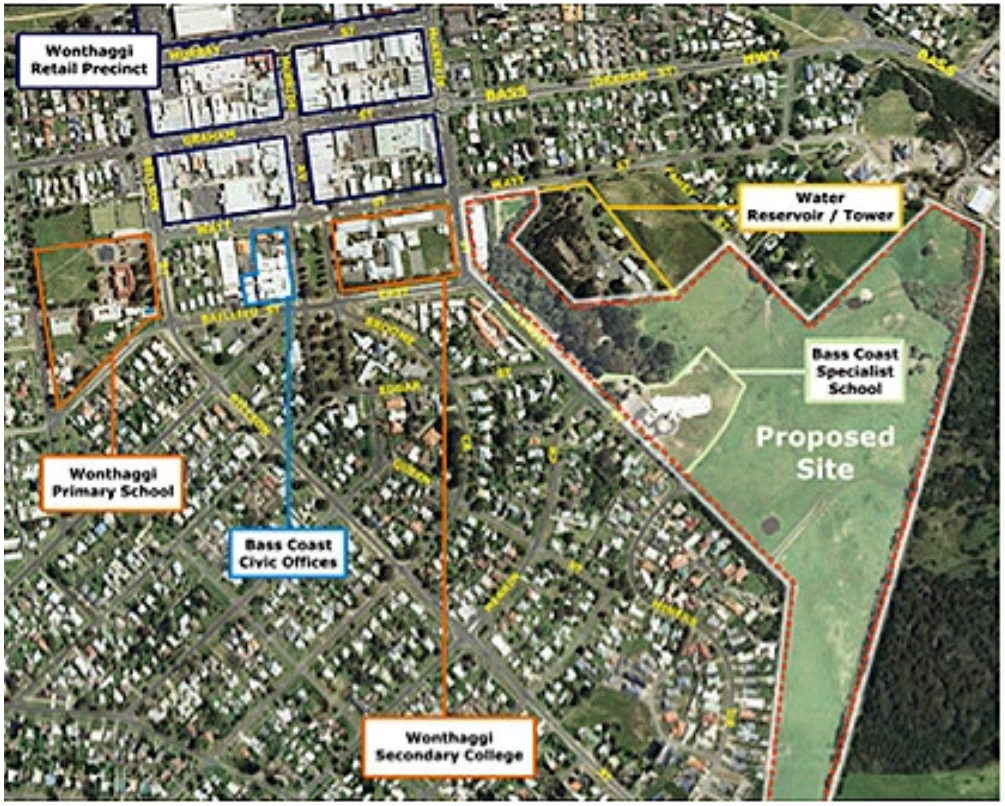


Figure 4.5 Proposed site for the relocation of the educational precinct

4.7.1. Overview

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

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

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

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

More details on issues and opportunities are presented in the Appendix 1, section 8.

4.7.2. Existing Strategies

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

> *"A settlement with large, diverse population and housing base with all essential services, including education, hospitals and interchange points for public transport. Large employment bases with strong connections with surrounding settlements"*

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

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

Wonthaggi North East Area

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

4.7.3. Actions

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

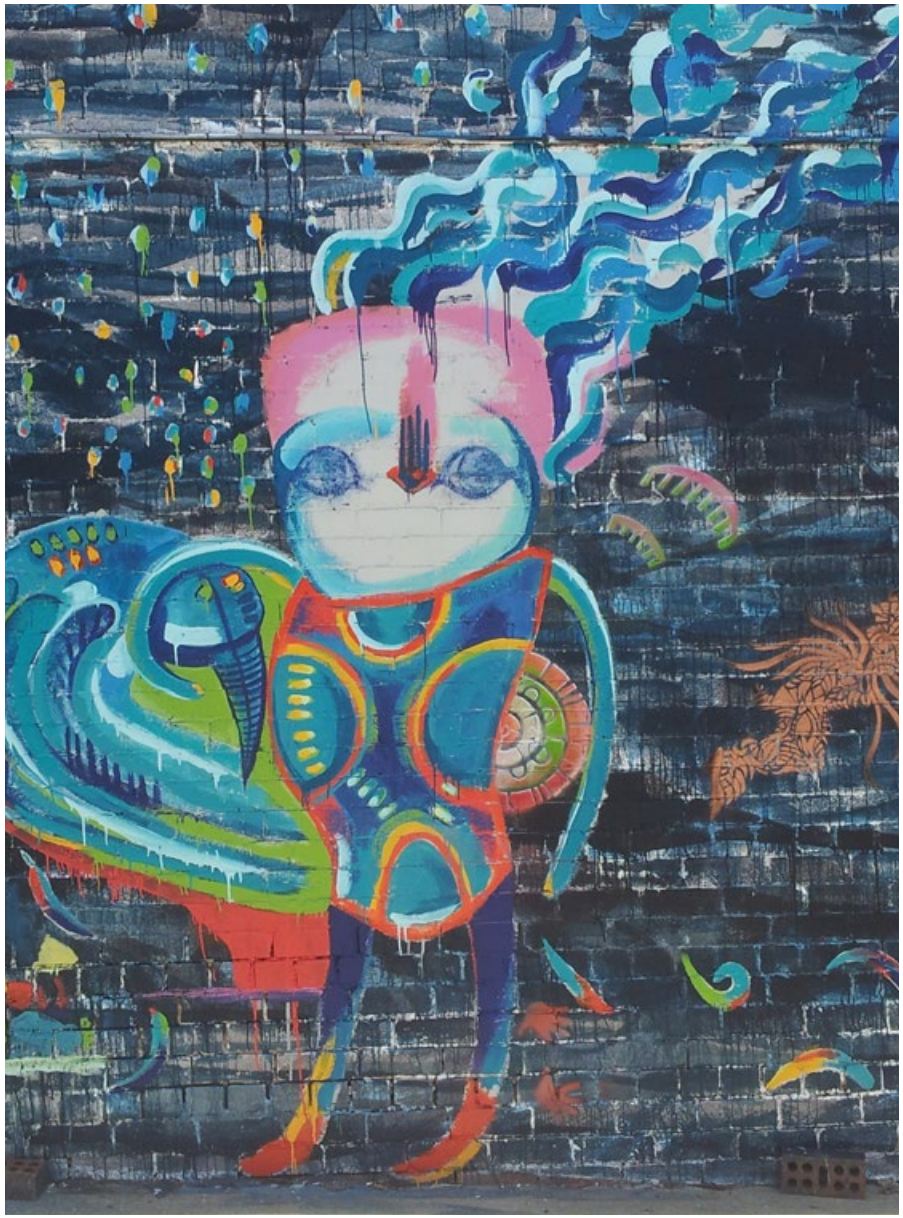
- Facilitate/support appropriate provision of convenience facilities in new growth areas and existing residential areas experiencing increasing densification. This is included as part of the Wonthaggi North East Precinct Structure Plan;
- Advocate for transfer of the currently state owned McBride Avenue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

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

5. Structure Plan Implementation

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

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



6. Implementation Plan

General

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 (IN1Z).	Bass Coast Shire Council	Short-Medium Term
C-2	Wonthaggi Central Industrial Area	Investigate the future use of land in Wonthaggi Central Industrial Area (IN1Z) 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, *Industrial and Commercial Land Assessment Report 2017* 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 C1Z to land adjoining the northern verge of Korumburra Road and west of Billson Street; and - 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 *Township Character Study 2014.*	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; and - 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 *Playspace Strategy 2017* 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 Road, 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; and - 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 *Aspirational Network Pathways Plan 2016.*	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; and - 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

Wonthaggi Structure Plan

April 2018

Appendix 1

Key Issues and Opportunities

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1. Introduction

The Wonthaggi Structure Plan will set out a 20 year strategic framework to consider the potential future growth options and public realm upgrades for Wonthaggi. It will seek to guide the current and future function and aesthetic of Wonthaggi.

This paper forms an evidence basis that will inform the development of the *Wonthaggi Structure Plan 2018*. It provides:

- an overview of policy context and direction;
- population and demographic trends;
- existing conditions related to settlement and housing, employment, public open spaces, connectivity, community infrastructure; and
- key issues and opportunities for future land use and development.

2. Planning and Policy

2.1. Overview

A range of State Government and Bass Coast Shire Council polices will inform the development of the *Wonthaggi Structure Plan 2018*, as collectively they provide a clear vision for the use, development and protection of land in the study area.

The strategic framework that shapes the planning scheme includes the State Planning Policy Framework (SPPF) and the Local Planning Policy Framework (LPPF). In addition to the policy framework, the planning controls that guide the development of the study area include Land Use Zoning, Overlays, Particular and General Provisions.

In turn, the Structure Plan will sit as a reference document within the Bass Coast Planning Scheme (the Scheme), with key policy directions that guide the future physical form of the town being incorporated into the Municipal Strategic Statement (a key component of the Local Planning Policy Framework).

The other key factors and projects that will shape the future of Wonthaggi are:

- Population and demographic forecasts
- *Bass Coast Residential Land Supply and Demand Assessment* (completed every 2 years, most recent being in 2016)
- *Wonthaggi North East Precinct Structure Plan* (WNEPSP) 2017
- *Future Wonthaggi Focus Group Report* (2016)

There have been significant changes in the SPPF since the *Wonthaggi/Dalyston Structure Plan 2008* was prepared. *Plan Melbourne 2017* and *Gippsland Regional Growth Plan 2014* have both identified Wonthaggi as a regional centre and encouraged growth. Locally, there has been a new Council Plan (2007-21) that strongly aligns with state and regional directions, encouraging development of Wonthaggi as a regional centre.

2.2. State Planning Policy Framework

The following state level policies introduced in the Bass Coast Planning Scheme are relevant for Wonthaggi's future strategic direction of growth:

2.2.1. Plan Melbourne

Plan Melbourne 2017 sets out the State's strategic vision for population and employment growth in the city of Melbourne and state of Victoria through to 2050. *Plan Melbourne* was initially prepared in 2013 with the recommendations incorporated into the Planning Scheme in 2014. Since that time the Strategy has been 'refreshed' with the outcomes of this review incorporated into the Planning Scheme in March 2017.

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

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

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

> *"Peri-urban towns can provide an affordable and attractive alternative to metropolitan living. However, strategies need to be developed for the timely delivery of state and local infrastructure to support growth and protect their significant amenity.*
>
> *Most importantly, development in peri-urban areas must also be in keeping with local character, attractiveness and amenity. Growth boundaries should be established for each town to avoid urban sprawl and protect agricultural land and environmental assets."*

2.2.2. Gippsland Regional Growth Plan

The Gippsland Regional Growth Plan (GRGP) is the regional planning response to the policy directions of Plan Melbourne. The GRGP was incorporated into the Bass Coast Planning Scheme in 2014. It focuses on four key planning principles, as follows:

- *Strengthen economic resilience by growing a more diverse economy;*

- *Promote a healthy environment by valuing environmental and heritage assets;*
- *Develop sustainable communities through a settlement framework of major urban centres;*
- *Delivery of timely and accessible infrastructure to meet regional needs.*

The GRGP designates Wonthaggi as a regional centre and proactively encourages opportunities for major-scale growth and development (Figure 2.1). It encourages preparation of land use strategies and structure plans to accommodate growth over the next 20-30 years. It is noted that GRGP identifies an objective to strengthen sub regional networks between towns through integrated planning and service delivery.

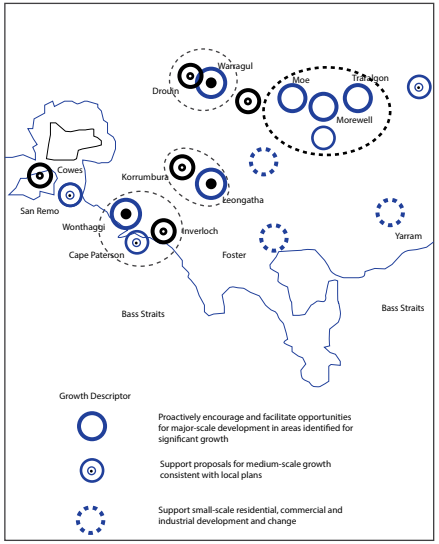


Figure 2.1 Gippsland Regional Growth Plan – Future Directions for Settlement

2.2.3. State Planning Policy Framework

The following clauses are relevant for the Wonthaggi Structure Plan in varying degrees:

Clauses	Objectives
Clause 11.02 Urban growth	Seeks to ensure that a sufficient supply of land is available for urban growth (15 years at a municipal level) and that the growth is provided in a sustainable manner. It states the following strategies: - *Planning for urban growth should consider:* o *Opportunities for the consolidation, redevelopment and intensification of existing urban areas.* o *Neighbourhood character and landscape considerations.* o *The limits of land capability and natural hazards and environmental quality.* o *Service limitations and the costs of providing infrastructure. Monitor development trends and land supply and demand for housing and industry.* - *Maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry.* - *Restrict low-density rural residential development that would compromise future development at higher densities.*
Clause 11.03 Activity centres	Seeks to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres. It states the following strategies: - *Undertake strategic planning for the use and development of land in and around the activity centres.* - *Provide a focus for business, shopping, working, leisure and community facilities, and* - *Improve the social, economic and environmental performance and amenity of activity centres.*

Clause 11.04 Open space	Seeks to assist in the creation of a diverse and integrated network of public open space commensurate with the needs of the community. It emphasise the importance of quality and distribution of open spaces and protection of significant conservation areas. Strategy related to open space networks states: *Ensure that open space network:* - *Are linked through the provision of walking and cycle trails and rights of way.* - *Are integrated with open space from abutting subdivisions.* - *Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest, as well as maintaining public accessibility on public land immediately adjoining waterways and coasts.*
Clause 11.07 Regional planning	Seeks to develop regions and settlements which have a strong identity, are prosperous and are environmentally sustainable. It encourages growth and development of distinctive and diverse regional settlements by: - *Encouraging high-quality urban and architectural design which respects the heritage, character and identity of each settlement.* - *Ensuring development respects and enhances the scenic amenity, landscape features and view corridors of each settlement.*

Clause 11.10 A A diversified economy	Seeks to strengthen economic resilience by creating vibrant and prosperous town centres that are clearly defined and provide commercial and service activities that respond to changing population and market conditions. It states the following strategies relevant to Wonthaggi: - *Create vibrant and prosperous town centres that are clearly defined and provide commercial and service activities that respond to changing population and market conditions.* - *Support diverse employment opportunities, including growth in healthcare, retail and professional and technical services.* - *Support the development of industry sectors with strong prospects for increased employment, particularly knowledge industries, tourism, professional services and industries focussed on growing Asian and other international markets.* - *Facilitate tourism development in existing urban settlements to maximise access to infrastructure, services and labour and to minimise impacts on the environment and exposure to natural hazards.*
Clause 15.01 Urban design	Seeks to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity. Key strategies relevant to Wonthaggi include: - *Promote good urban design to make the environment more liveable and attractive.* - *Ensure new development or redevelopment contributes to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability.* - *Require development to respond to its context in terms of urban character, cultural heritage, natural features, surrounding landscape and climate.* - *Ensure transport corridors integrate land use planning, urban design and transport planning and are developed and managed with particular attention to urban design aspects.*

2.3. Local Planning Policy Framework and Directions

2.3.1. Municipal Strategic Statement (MSS)

The Municipal Strategic Statement (MSS) is contained within the Clause 21 of the Bass Coast Planning Scheme and furthers the objectives of planning in Victoria to the extent that they are applicable to the Bass Coast Shire.

It does this through a concise statement of key strategic planning, land use and development objectives, and identifies strategies for achieving these. This then informs the application of zones, overlays and particular provisions in the Scheme.

Key relevant policies include:

Clauses	Objectives
Clause 21.02 Settlement	Identifies Wonthaggi as the regional centre, and defines Wonthaggi as: "*A settlement with large, diverse population and housing base with all essential services, including education, hospitals and interchange points for public transport. Large employment bases with strong connections with surrounding settlements.*"
Clause 21.03 Economic development	Identifies Wonthaggi as the regional centre, and states: "*Wonthaggi is the region's main centre for administrative, retail, commercial, industrial and community facilities, serving communities as far away as Grantville and Phillip Island. It provides for a range of health practitioners, retail and office services, schools, community facilities (library, court house) and municipal offices.*"
Clause 21.05-4 Design and built form	Relevant objective states: "*To achieve a high standard of architecture and urban design for built form and public spaces throughout the municipality.*"
Clause 21.07 High growth regional centre	Refers to the Wonthaggi Strategic Framework Plan that establishes a clear direction for the future physical form of Wonthaggi in that it identifies the preferred location for the various forms of land uses within the township (Figure 2.2). Key references from the clause most relevant to consider in the structure plan include: - *Plan for urban growth within the settlement boundary.* - *Reinforce Wonthaggi's role as the major service centre for Bass Coast Shire and the township where major development should occur.*

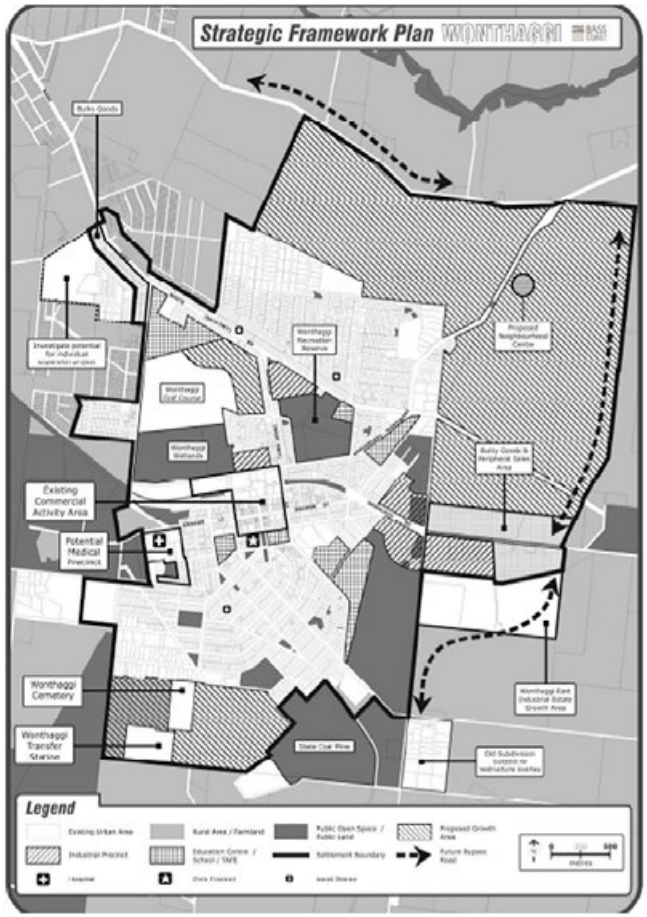


Figure 2.2 Wonthaggi Strategic Framework Plan (Clause 21.07)

	- *Encourage residential growth to the north and east of Wonthaggi.* - *Encourage a consolidated industrial precinct to the south of Inverloch Road.* - *Encourage the consolidation of the Commercial 1 Zone and relocate non-commercial use into more appropriate areas.* - *Encourage infill residential development in close proximity to the Wonthaggi CBD* - *Encourage medium density development of under-utilised sites within core areas of the town.* - *Encourage the relocation of the Wonthaggi Secondary School from the CBD.*

2.3.2. Planning Controls

Planning Zones

The majority of residential land within Wonthaggi is zoned as General Residential Zone (GRZ), with some lots zoned Low Density Residential (LDRZ) towards the outskirts of Wonthaggi. Wonthaggi North East Growth Area has significant land zoned as Farming Zone (FZ). Figure 2.3 and 2.4 present the relevant planning controls in place in Wonthaggi.

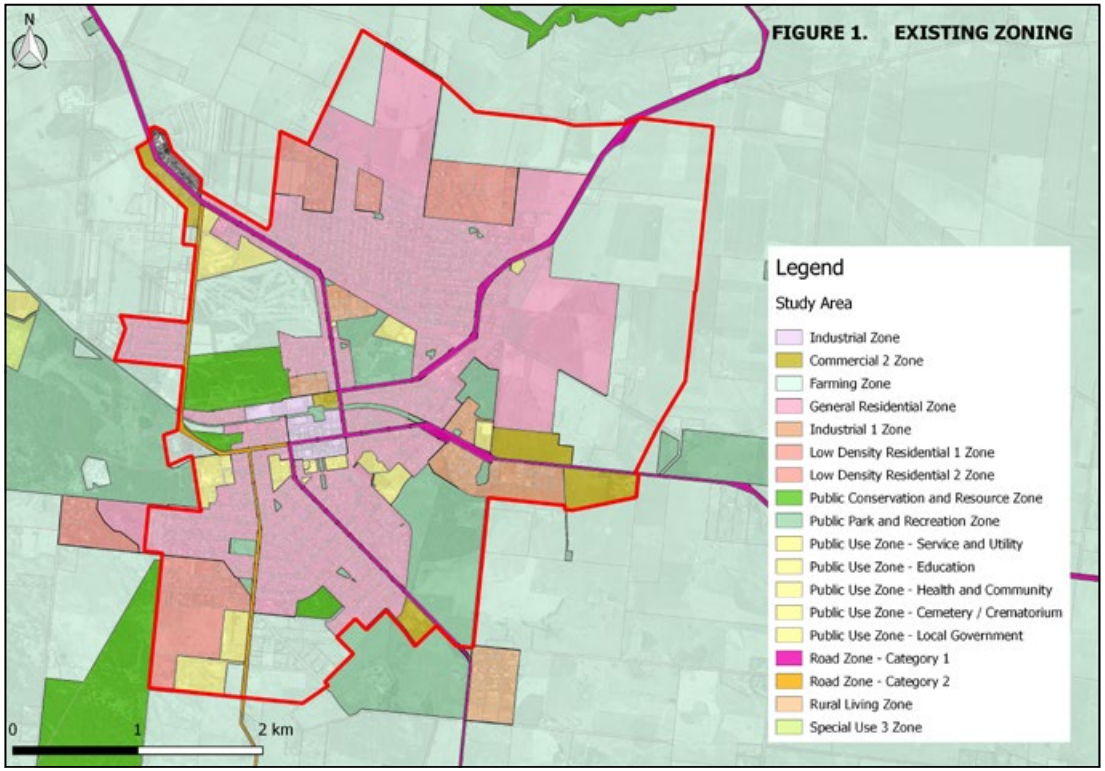
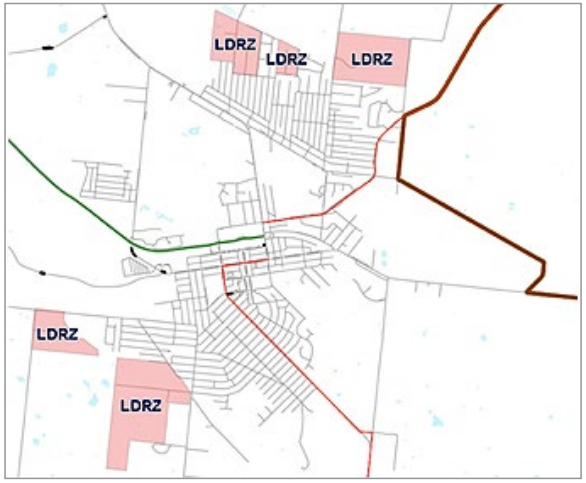
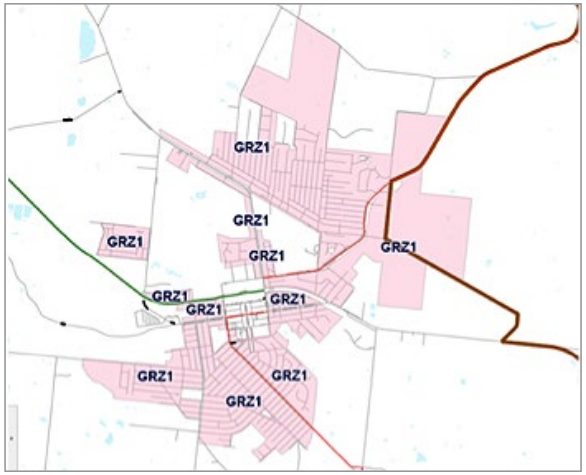


Figure 2.3 Zoning map



GRZ spatial distribution



LDRZ spatial distribution

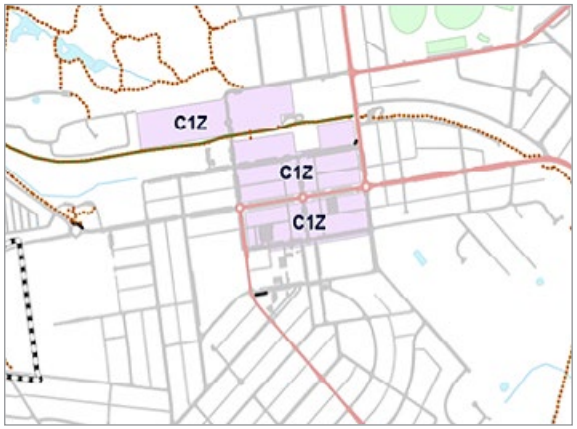
Land dedicated for open space and/or recreation is zoned as Public Conservation and Resource Zone (PCRZ) and the Public Park and Recreation Zone (PPRZ). Industrial 1 Zone (IN1Z) is zoned to accommodate for manufacturing industry, the storage and distribution of goods and associated uses in a manner that does not affect the safety and amenity of local communities.

INI spatial distribution

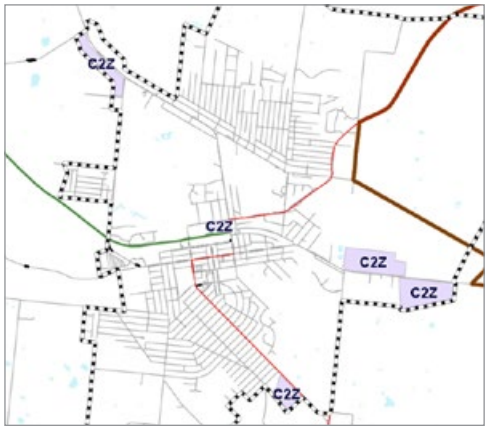
MUZ spatial distribution

Mixed Use Zone (MUZ) provides for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality. It encourages the provision of high density housing, encourages development that responds to the existing or preferred neighbourhood character and facilitates the use, development and redevelopment of land. The current MUZ area in Wonthaggi is at the entrance of Wonthaggi from Melbourne and is predominantly residential, with exception of car dealerships.

The purpose of Commercial 1 Zone (C1Z) is to create a vibrant mixed use commercial centre for retail, office, business, entertainment and community uses. It also promotes residential uses at densities that complement the role and scale of the commercial centre. It is mainly confined to the town centre and also supports mixed uses.



C1Z spatial distribution



C2Z spatial distribution

Commercial 2 Zone (C2Z) is zoned to encourage predominantly offices, appropriate manufacturing and industries, bulky goods retailing, retail uses and associated business and commercial services.

Planning Overlays

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

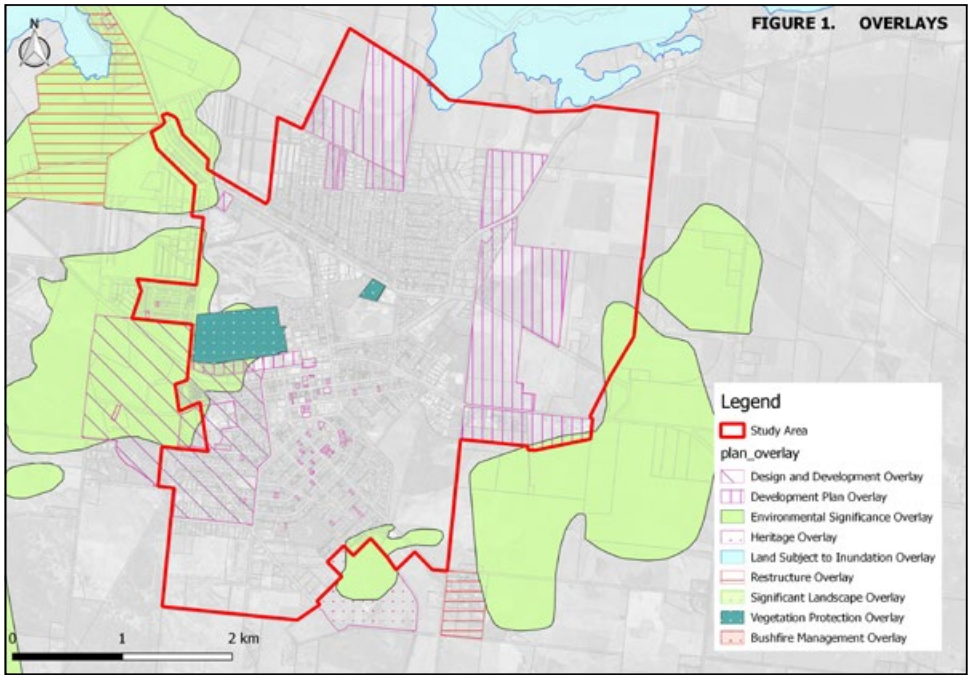


Figure 2.4 Planning Overlays in Wonthaggi

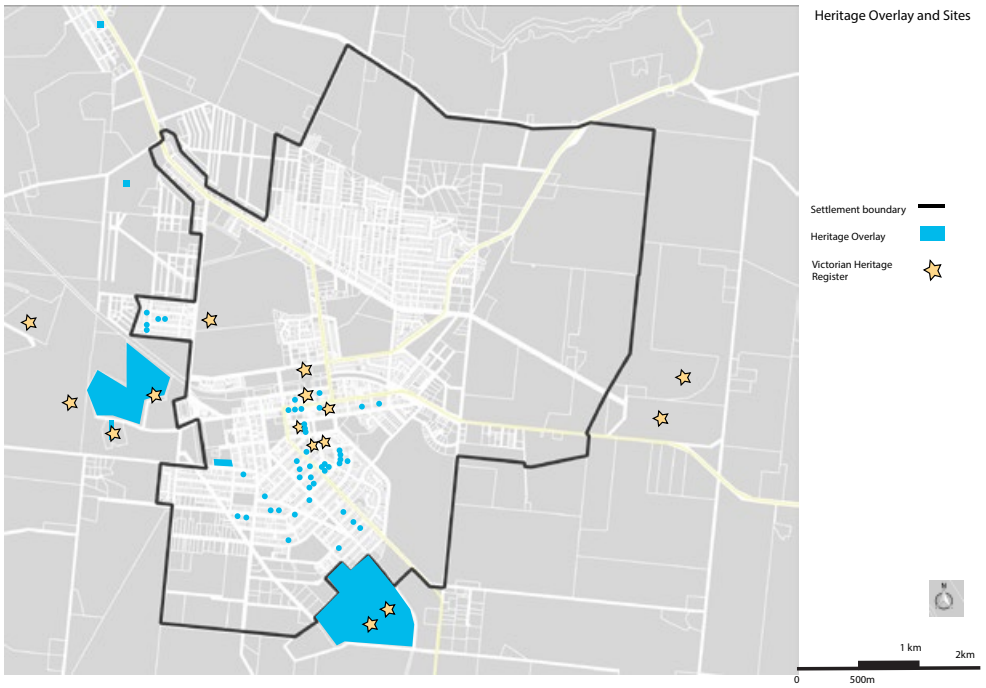


Figure 2.5 Heritage Overlay and Sites in Wonthaggi

DPO 21 requires that Development Plans must generally be in accordance with the Wonthaggi North East Growth Area Concept Plan. The DPO 20 affects the three sites on Wentworth Road, Vicars Avenue and South Dudley Road, while the DPO 9 affects the site located at the corner of Korumburra Road and Biggs Drive.

Wonthaggi houses 63 heritage sites that are protected by the Heritage Overlay (Figure 2.5).There are 16 sites on the Victorian Heritage Register in Wonthaggi (http://vhd.heritagecouncil.vic.gov.au/). The Heritage Overlay recognises (with the assistance local policy) that these places provide tangible links with the past.

2.3.3. Planning Scheme Changes

Land use and development in Bass Coast is regulated by the Bass Coast Planning Scheme. A series of Planning Scheme Amendments were undertaken since the adoption of *Wonthaggi/Dalyston Structure Plan 2008*. Table 2.1 and 2.2 present the list and nature of amendments at the state and local level since the completion of *2008 Wonthaggi Dalyston Structure Plan* relevant to Wonthaggi:

Table 2.1 State Level Amendments

No. (year)	Amendment area
VC 110 (2017)	Introduced reformed residential zones.
VC 134 (2017)	Introduced Plan Melbourne 2017-2050 into Planning Schemes across Victoria.
VC 100 (2013)	Resulted in updating of all existing commercial and industrial zones across Bass Coast (Amendment C141 – 2014).
V8 (2013)	Resulted in the subsequent transition of Residential 1 Zoned land to General Residential Zone (GRZ) across Wonthaggi (Amendment C141 – 2014).

Table 2.2 Local Level Amendment

No. (year)	Amendment area
C 147 (2017)	Public open space contribution for sub-division of 3 or more lots in residential commercial and mixed land use.
C140 (2017)	Introduced the Bass Coast Rural Land Use Strategy into the Planning Scheme. The Rural Land Use Strategy comprised updated planning policy direction for all rural areas of the municipality, including the land located between Wonthaggi and Dalyston.
C138 (2014)	Rezoned land at 72 – 90 Billson Street, Wonthaggi from Farming Zone to Commercial 2 Zone to reflect the established uses of the site (including Capeview Mitre 10, Coldon Homes etc.).
C133 (2013)	Implemented the findings of the Bass Coast Planning Scheme Review (2011).
C116 (2011)	Rezoned land at Bass Highway, Wonthaggi from Farming Zone to Business 4 Zone and Industrial 1 Zone.
C126 (2013)	Rezoned land at 12 Korumburra Road, Wonthaggi from Business 4 Zone to Business 1 Zone to facilitate the development of a bottle shop (Dan Murphy's site).
C113 (2010)	Rezoning of land within the Wonthaggi North East Growth Area from Farming Zone to Residential 1 Zone.
C102 (2009)	Rezoned land at South Dudley Road, Wonthaggi from Farming Zone to Residential 1 Zone. The subject site has subsequently been subdivided and is being developed for residential uses.
C101 (2010)	Rezoned land at Vicars Avenue, Wonthaggi from Low Density Residential Zone to Residential 1 Zone.
C100 (2011)	Rezoned land at Bass Highway (White Road), Wonthaggi from Farming Zone to Mixed Use Zone and Business 4 Zone.
C94 (2009)	Rezoned land at Wentworth Road, Wonthaggi from Low Density Residential Zone to Residential 1 Zone.
C64 (2016)	Applied heritage controls to significant heritage places in Wonthaggi.

2.4. Shaping a Better Bass Coast Shire Council Plan 2017-21

Bass Coast is one of the fastest growing municipalities in regional Victoria that offers a unique and affordable lifestyle in beautiful natural surrounds. The *Bass Coast Shire Council Plan 2017-21* reinforced the importance of Wonthaggi as a regional centre. The Plan includes a strategic indicator to develop a strategic vision/plan for Wonthaggi as a regional centre and highlight the opportunities offered as a regional rural town.

Feedback from the community has informed key themes that will shape the policy direction of Council for the next four years, as follows:

- Advocacy - *representing the community*
- Economic Development - *expanding, attracting and retaining business and investment*
- Environment - *maintain and protect the natural environment*
- Governance - *responsive, open, transparent and financially sustainable*
- Health and Wellbeing - *a healthy and active community*
- Liveability - *enjoying the place we live*
- Our Character - *celebrating the uniqueness of our townships*

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

Themes	Priorities
Character	Strengthen the role of Wonthaggi as our regional centre Partnering with our community to protect and enhance the unique character of our townships, open spaces and rural landscape Manage the sensitivities of development and growth pressure Strengthen the form and function of Wonthaggi Town Centre
Liveability	Facilitate opportunities for multi-purpose facilities to improve access to recreation and sporting activities Ensure any road or drainage infrastructure projects consider safe and accessibility crossings for pedestrians Plan and provide and improve recreation and sporting facilities
Health and Well-being	Provide opportunities for involvement in healthy active lifestyles
Advocacy	Influence regional strategies on public transport to meet community needs Improve health and educational infrastructure and services in Bass Coast

3. Settlement and Housing

3.1. Context

Clause 16 of the Bass Coast Planning Scheme states that:

- *Planning should provide for housing diversity, and ensure efficient provision of supporting infrastructure.*
- *New housing should have access to services and be planning for long term sustainability, including walkability to activity centres, public transport, schools and open spaces.*
- *Planning for housing should include providing land for affordable housing.*

Clause 16 also states the objective; *promote a housing market that meets community needs.* The strategies stated to achieve the objective include:

- *Increase the supply of housing in existing urban areas by facilitating increasing housing yield in appropriate locations, including under-utilized land.*
- *Ensure housing developments are integrated with infrastructure and services.*
- *Facilitate the delivery of high quality social housing to meet the needs of Victorians.*
- *Ensure the planning system supports the appropriate quantity, quality and type of housing.*

3.2. Housing Market

3.2.1. Household Size

In comparison to regional Victoria, Bass Coast Shire has a higher number of one person and two person households. In 2016, 33 percent of households in Bass Coast Shire were one person households as compared to 29 percent in Regional Victoria.

The average household size in Bass Coast Shire has decreased in the last decade. According to the Census, the average household size in Bass Coast Shire decreased from 2.21 in 2011 to 2.17 in 2016. Victoria in Futures(VIF) data on households for Wonthaggi District states that the average household decreased from 2.20 in 2011, to 2.18 in 2016 and is expected to further reduce to 2.17 in 2031.

Table 3.1 Average Household Size Projects, Wonthaggi District*

Year	2016	2021	2026	2031
Estimated Resident Population (ERP)	22,476	25,463	28,323	31,091
Persons in Occupied Private Dwellings (POPD)	22,151	25,089	27,874	30,548
Average Household Size	2.18	2.18	2.18	2.17

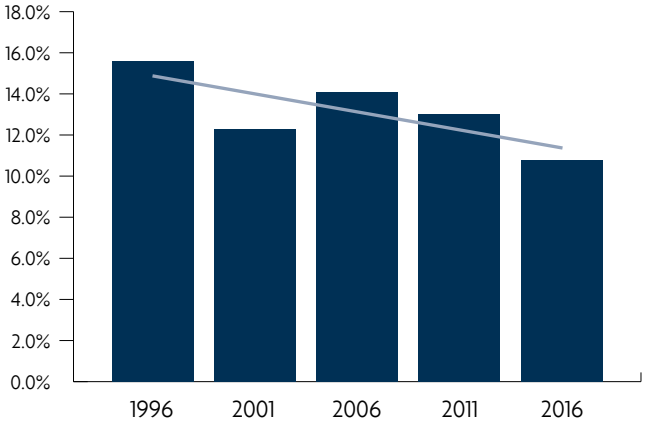
Source: VIF 2016
**Wonthaggi District includes Wonthaggi, Wonthaggi North, Cape Paterson and South Dudley*

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

3.2.2. Unoccupied Dwellings

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

Figure 3.1 Unoccupied dwelling in Wonthaggi (% total)



Source: ABS 1996-2016

3.2.3. Dwelling Typology

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

Table 3.2 Dwelling Typology in Wonthaggi, 2016

Type	North Wonthaggi		South Dudley		Wonthaggi		Total	
	No.	% Total	No.	% Total	No.	% Total	No.	% Total
Separate (detached) house	1203	96.50%	198	93.80%	2284	93.1%	3688	94.1%
Semi-detached, row or terrace house, townhouse etc. with one storey	42	3.40%	16	7.60%	127	5.2%	185	4.7%
Semi-detached, row or terrace house, townhouse etc. with two or more storeys	0	0.00%	0	0.00%	3	0.1%	3	0.08%
Flat or apartment in a one or two storey block	3	0.20%	0	0.00%	39	1.6%	42	1.07%
House or flat attached to a shop, office, etc.	0	0.00%	0	0.00%	3	0.1%	3	0.08%
Total	1247	100.00%	211	100.00%	2454	100.0%	3918	100.00%

Source, ABS 2016 (Enumerated)

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

Table 3.3 Change in Dwelling Typology in Wonthaggi*, 2001-2016

Type	2006		2011		2016		Change (2006-16)	
	No.	% to total	No.	% to total	No.	% to total	No.	%
Separate house	2966	90%	2959	82%	3688	94%	729	25%
Semi-detached	323	10%	299	8%	188	5%	-111	-37%
Flat or apartment in a one or two storey block	0	0%	329	9%	42	1%	-287	-87%
House or flat attached to a shop, office, etc.	3	0%	0	0%	3	0%	3	-
Total	3292	100%	3587	100%	3921	100%	334	9%

Source, ABS 2006, 2011, 2016 (Enumerated)
**includes Wonthaggi, North Wonthaggi and Dudley.*

3.2.4. Dwelling Growth and Forecast

Wonthaggi has experienced about 15% increase in the number of dwellings from 2011-16, with the addition of 334 dwellings. Significant dwellings growth is expected until 2036 with Wonthaggi one of the towns leading the growth. Of the total 8000 dwellings increase in Bass Coast Shire until 2036, Wonthaggi is expected to add about 2,500 new dwellings (.id consulting 2017).

Applying the anticipated trends on dwelling typology, it is expected that separate (detached) houses will be continue to be the predominant dwelling type and will comprise around 90 percent of the dwelling stock, followed by flats, units and apartment stock.

Table 3.4 Forecast Residential Development Growth, 2016 to 2036

Area	Increased no of Dwellings	% Increase
Bass Coast Shire	+8,038	+30.9
North Wonthaggi	+1,069	+84.6
Wonthaggi - South Dudley - Cape Paterson	+1,415	+35.9

Source: Population and household forecast, 2016 to 2036, prepared by .id consulting, November 2017, http://www.id.com.au

3.2.5. Rental Housing

Rental occupancy is relatively higher in Wonthaggi when compared with Regional Victoria. In 2016, 23% of Wonthaggi-Cape Paterson residents were renting their dwelling from a private landlord or estate agent compared to 19.8% in Regional VIC.

In 2016, the average rent was about $220 per week that is much lower than the average of $325 for Victoria (ABS, 2016). However, rental stress is high with 38.4 % households paying more than 30% of their usual gross weekly income on rent.

3.3. Residential Land Market

3.3.1. Land Demand

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

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

Table 3.5 Forecast occupancy, housing stock and associated land area

Year	Population	Occupancy rate	Occuppied dwellings	Unoccuppied dwellings	Total Dwelling stick	New Dwelling required	% at 550 sqm	No. at 550 sqm	Area (ha)	% at 250 sqm	No. at 250 sqm	Area (ha)	Total Area
2016	8,229	2.18	3594	437	4031		87%						
2026	11,537	2.18	5292	635	5927	1896	86%	1631	90	14%	266	7	96
2036	12,913	2.17	5951	714	6665	737	84%	619	34	16%	118	3	37

3.3.2. Vacant Land

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

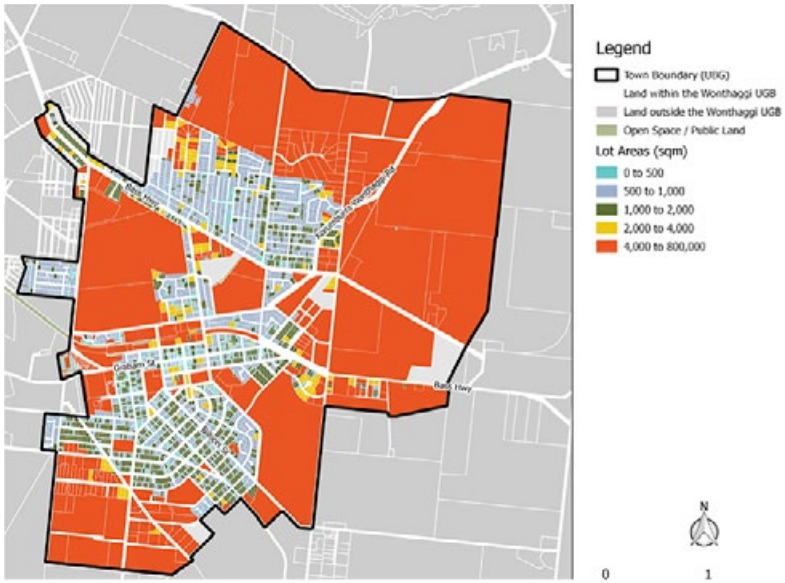


Figure 3.2 Lot sizes in Wonthaggi

Table 3.6 Vacant land in residential areas

Residential Zone	Vacant land (ha)	Average (sqm)
GRZ 1	25.62	763
LDRZ	6.92	4074
Total	32.54	

Table 3.7 Vacant land sizes in residential areas

	Lot size	0-300	301-500	500-700	701-1000	1001-2000	2001>	Grand Total
Zone	GRZ1	7	30	157	129	20	4	347
	LDRZ	-	-	-	-	-	7	7

3.3.3. Land Supply

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

Council has undertaken the Land Supply and Demand Assessment with the latest one completed in 2017. This identified the following:

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

3.4. Key Issues and Opportunities

The following is a summary of key issues and opportunities:

- There is a general preference in Wonthaggi for traditional forms of housing, i.e. separate (detached) houses; however, given that Wonthaggi has a high proportion of one or two member households and that the average household size is expected to stagnate to around 2.17, there is a need for smaller dwellings.
- Based on the population growth projections, occupancy rates and dwelling typology expected in the future, it is estimated that there is demand for 96 ha of land for residential housing until 2026.
- Land supply in the Wonthaggi North East Growth Area and from the existing vacant lots (zoned as GRZ or LDRZ) is adequate to meet the demand for residential land for the next 30-50 years.
- The implementation of the Wonthaggi North East Precinct Structure Plan (WNEPSP) will add an additional 10,000 residents through the availability of 4,500 lots over the next 30-40 years.
- Medium-density housing provides important contribution to housing supply especially single and dual occupancy. It provides an opportunity to support policies for such housing typology close to amenities and open spaces.

Table 3.8 Estimate residential supply for Wonthaggi*, Sept. 2017

Zones	No. of Vacant lots	Broadhectare lot Capacity	Total lots and capacity
General Residential Zone	347	1527	1874
Low Density Residential Zone	17	100	117
Total	364	1627	1991

Source: Bass Coast Shire Council 2017
**includes Wonthaggi, Wonthaggi North, South Dudley*

4. Economic Development

4.1. Context

State and regional policies identify Wonthaggi as a location that will experience increased population growth leading to additional demand for business land over time, including core retail, bulky goods and industrial land.

Clause 21-07-2 of the Bass Coast Planning Scheme, relevant to Wonthaggi states:

- *Encourage industrial precinct located to the south of Inverloch Road and bound by the proposed bypass road.*
- *Encourage the consolidation of the Commercial 1 Zone and relocate non-commercial use into more appropriate areas.*
- *Encourage industrial and associate uses to locate away from residential and recreational areas.*
- *Encourage co-location of bulky goods and peripheral sales along highway frontages identified in the Wonthaggi Framework Plan.*
- *Encourage consolidation of fragmented industrial uses in the urban core.*

Wonthaggi employs 32% of all employment in the Bass Coast Shire (ABS & Remplan 2017). It accommodates a significant proportion of the Shire's employment within sectors generally requiring industrial land such as Wholesale Trade (42%) and Transport, Postal and Warehousing (37%).

In preparation of the Wonthaggi North East Precinct Structure Plan (WNEPSP), *Industrial and Commercial Land Assessment Report 2017* was prepared by Urban Enterprise. The report included a detailed industrial and commercial assessment for all of Wonthaggi. It projected the following for Wonthaggi by 2036:

- Wonthaggi is expected to accommodate 305 additional jobs, out of the total of 1,650 additional jobs in Bass Coast Shire;
- Industrial sector to accommodate 205 additional jobs in Wonthaggi;
- Wonthaggi will be able to support a demand for an additional 26,000 – 33,000 m² of retail floor space;
- Wonthaggi North East Growth Area could support up to 10,000 residents when completed. The North East Growth Area could support 3 small village hubs of about 1500 m² retail area;
- Demand for bulky goods is expected to support an additional 11,000 m² of floor space over the next 20 years.

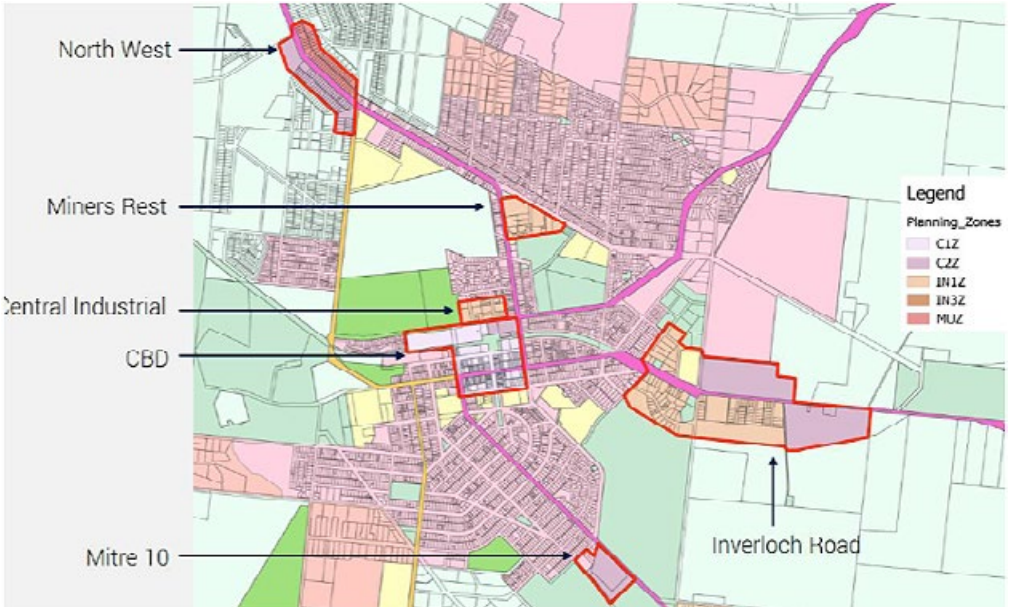


Figure 4.1 Employment Precincts in Wonthaggi

4.2. Existing Industrial and Commercial Land

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

Precincts	Zone	Key Issue
Central Industrial Adjacent to the town centre along Korumburra Road	IN1Z, C1Z, C2Z	One of the long-established industrial locations in the town, it was previously identified to be rezoned. A number of the industrial firms are or have been under pressure to contain their activities due to their proximity to nearby residential areas (which have developed subsequent to their industrial activity).
Miners Rest (Wonthaggi North) Junction of White Road/ McKenzie Street	IN1Z	Planning permits have been issued recently on this site. Given its strategic gateway location it lacks visual appeal. Investigation to rezone and/or apply landscaping treatment needs to be considered.

North-West Along White Road between South Dudley Road and Lower Powlett Road.	C2Z and MUZ	Given the entrance to Wonthaggi location, the visual interface of commercial establishments to the White Road needs review.
Inverloch Road Located on both sides of the Inverloch Road from the eastern approach to the township.	IN1Z, C1Z, C2Z	Most appropriately located of those existing at present as it is removed from the residential core of the township. Range of businesses have established along the southern edge of the Bass Highway, while there are few activities in the less formalised area on the northern side of Inverloch Road. WNEPSP has identified the need for additional Industrial Land in the same location, further recommending consolidation of employment clusters.
CBD	C1Z	Largest retail precinct in Wonthaggi. Limited defined pedestrian links between the streets as well as within the various uses in the CBD.

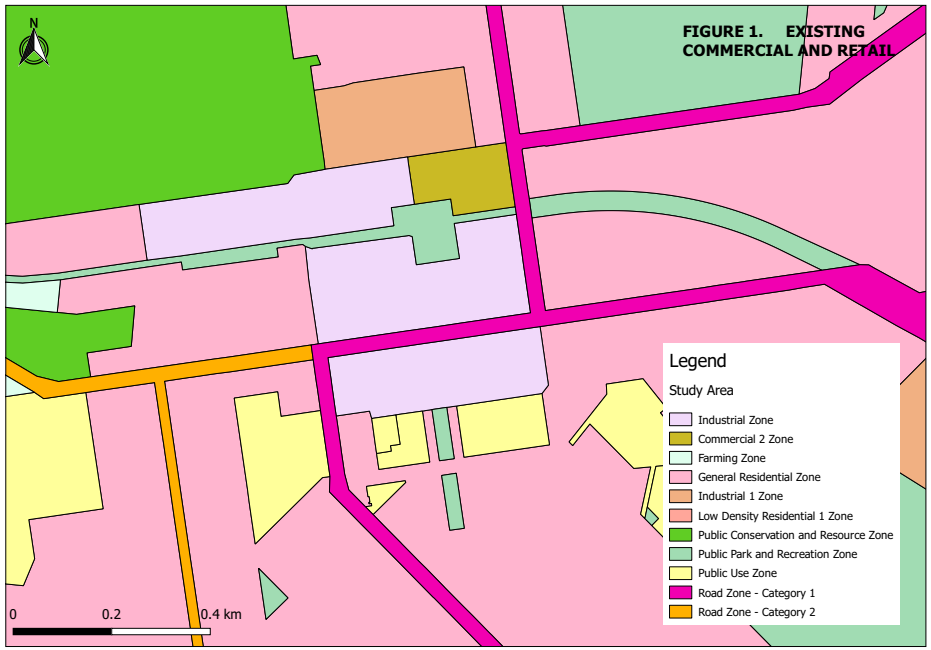


Figure 4.2 Existing Commercial and Retail Precinct

4.3. Vacant Industrial and Commercial Land

Commercial and industrial Land in Wonthaggi is generally well utilised with exception of Inverloch Road Precinct. Table 4.1 presents the vacant land by zone in 2017. Most of the vacant land available to be occupied is in Commercial 2 Zone. The vacant sites in the Commercial 2 Zone within the Inverloch Road Precinct are capable of accommodating long term subdivision and development within a single precinct. The combined land area is about 29 ha and will require subdivision and construction of significant infrastructure prior to being on the market. There are two sites located in the Commercial 2 Zone to the north-west of the town, with areas of 2.1 ha and 0.64 ha respectively. It is estimated that there is a total of 2.84 ha of land within the Commercial 2 Zone that is ready to occupy.

In contrast, for Industrial 1 Zone, there are currently only 5 small industrial lots that are vacant and ready to occupy and only one large industrial site (Carneys Road). The total developable land supply in the Industrial 1 Zone is estimated at 8 hectares.

Table 4.1 Vacant Land by Zone

Zone	Total Land (Ha)	Occupied Land (ha)	Vacant Land (ha)	Vacancy Rate (%)
C1Z	17	16.95	0.05	0.3
C2Z	44.8	10.9	33.9	76
MUZ	6.7	4.1	2.6	39
IN1Z	42.5	31.8	10.7	25

Source: Urban Enterprise 2017

Figure 4.3 Industrial and Commercial Land Supply Road

Map Ref.	Location	Precinct	Industrial Zone		Commercial Zone		Notes
			No.	Area (ha)	No.	Area (ha)	
A	Cyclone Street	Central Industrial	2	0.1	-	-	2 small lots vacant, ready to occupy
B	Loughran Drive	Inverloch Road	3	0.48	-	-	3 small lots vacant
C	Bass Highway	North West	-	-	1	0.1	1 small vacant lot
D	Lower Powlett Road	North West	-	-	1	2.1	1 strategic site for bulky goods
E	South Dudley	North West	-	-	1	0.64	1 large site – no highway frontage
F	Carneys Road	Inverloch Road	1	7.4	-	-	1 large site
G	Inverloch North	Inverloch Road	-	-	1	14.1	Major development parcel
H	Inverloch South	Inverloch Road	-	-	1	14.6	Major development parcel
	Sub-total		**6**	**7.98**	**5**	**31.54**	
J	Rear of Bass Highway	North West	-	-	24	2.4	Expansion opportunity for business only
K	Carneys Road	Inverloch Road	26	2.7	-	-	Drainage and access issues
	Total		**32**	**10.68**	**29**	**33.94**	

Source: Urban Enterprise 2017

4.4. Key Issues and Opportunities

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

- Industrial land is relatively fragmented and in some circumstances is located adjacent to residential communities and flora and fauna reserves. Industrial land at North-West and Miners Rest (Figure 4.1) is co-located with other land uses along the internal Bass Highway system;
- Though the take up of new land is generally slow, there has been a lack of suitable land for new businesses to establish. There have been a number of enquiries regarding large industrial sites; however, these requests could not be accommodated due to lack of suitable land. Although the overall quantum of vacant land within each of the Commercial 2 Zone and Industrial 1 Zone is significant, the amount of vacant land that is ready to occupy or develop is substantially lower;
- The location of Miners Rest (Wonthaggi North) at the junction of White Road/McKenzie Street needs review given that it sits at a strategic gateway location. A number of recently issued planning permits for industrial land use and development impact upon the ability of this area to be considered for alternative sensitive land use.

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

- The vacant sites in the Commercial 2 Zone within the Inverloch Road Precinct are capable of accommodating long term subdivision and development within a single precinct;
- There is a requirement for between 15 and 17 hectares of industrial land in Wonthaggi until 2036 (Urban Enterprise 2017). Additional requirement for industrial land needs review as the Wonthaggi North East Precinct Structure Plan is implemented over time. As a town, the recommended rezoning will enable adequate and appropriate land for future development of Wonthaggi into a significant regional, industrial and retail centre for the Bass Coast and South Gippsland regions.
- The Wonthaggi CBD is anticipated to be the main driver of growth in the retail sector. The CBD is relatively compact and is a major contributor to the success of the commercial centre. It is expected that Wonthaggi will be able to support a demand for an additional 26,000 – 33,000 m^2 of retail floor space.

5. Built Environment and Character

5.1. Context

Clause 15 of the Bass Coast Planning Scheme states:

> *"Planning should achieve high quality urban design and architecture that contributes positively to local urban character and sense of place; reflects the particular characteristics, aspirations and cultural identity of the community; enhances liveability, diversity, amenity and safety and cultural identity; promotes attractiveness of towns and cities within broader strategic contexts and minimise detrimental impact on neighbouring properties"*

Clause 21.07 specifically relates to Landscape and Built form in Wonthaggi. It encourages future development to incorporate design elements that encourage physical activity and provide neighbourhood nodes located at the centre of walkable catchments. Clause 21.07 supports maintaining a compact nature of the Wonthaggi CBD while Clause 21.01 supports water sensitive urban design throughout the municipality.

5.2. Existing Status

Wonthaggi's history as a State Coal Mine town has resulted in existence of civic heritage buildings and houses. Wonthaggi hosts several buildings and places which feature heritage significance and contribute to the township character. Sixty three sites in Wonthaggi are currently protected by the Heritage Overlay and 16 sites on the Victorian Heritage Register (Figure 2.5).

Generally, heritage places included in the Heritage Overlay have been introduced in Bass Coast following two heritage studies and a planning scheme amendment process which was completed in 2013 (Amendments C137 and C64). The first heritage study (Volume 1) was completed in 2001 and identified 651 potentially significant sites across the municipality.

Following on from this study, a second heritage study (Volume 2) was completed in 2004. This study undertook a more detailed investigation into 165 of the 651 heritage places in Bass Coast Shire identified in Volume 1 and was used to justify application of the heritage overlay.

The number of sites that could be investigated as part of Volume 2 was limited due to resourcing constraints. In Wonthaggi, the Stage 1 study included an additional 105 potentially significant heritage places which have not been subject to further review. These sites remain unprotected under the planning scheme with no trigger to consider heritage values as part of the development assessment process. This poses a significant risk to those sites of heritage and cultural significance which provide character and identity to Wonthaggi and its immediate surrounds.

A recent audit of these sites has found that of the 105 sites identified in the Stage 1 study in 2001, 85 buildings and sites remain intact, 8 sites do not remain onsite and 8 sites could not be found.

The town has a low-density feel with significant variation in the built form typologies, ranging from old heritage houses and buildings to contemporary buildings. Wonthaggi has an inconsistent built form and typology with significant variation. Building height is predominantly single storey. The following built form and typology was observed from field visits:

1. Old residential areas with a high proportion of weatherboard/fibro dwellings, predominantly single storey.
2. Newer estates to the north and north-east comprise higher consistency in built form with most accommodating project homes of contemporary appearance.
3. Few multi-dwelling housing types, notably absent from areas surrounding town centre.
4. Town centre and vicinity with heritage buildings protected by heritage overlay.
5. Contemporary architecture buildings on White Road and the Hospital.

Dwellings tend to be sited towards the front of allotments to provide for secluded area of private open space to the rear. Several notable heritage buildings are located in the town centre and occupy prominent corner sites. Street trees feature in some streets however their contribution overall is limited.

The character of Wonthaggi is influenced by landscaping, public spaces of the settlement, including its streetscapes, and buildings on private land. In addition, at a finer grain, building height, form and material contributes to influencing the character of the street and the precinct.

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

service helicopter operations. There are some buildings that have a heritage overlay, however, there are currently no planning or design controls that specifically focus on the town centre. The most recent Wonthaggi Urban Design Framework was completed in 2001.

Community feedback from consultation with the Future Wonthaggi Focus Groups was to maintain focus on the safety and enhance pedestrian connectivity between the streets. One of the key constraints of the CBD is the 2.6 hectare parcel of Commercial Zoned land to the west of Bilson Street, in the CBD that is inconsistent with the character of the CBD.

The Wonthaggi CBD is the main hub for commercial opportunities. It is bound by Korumburra Road to the north, McKenzie Street (Bass Highway) to the east, Watt Street to the south, and Billson Street to the west.

The CBD has a viable street grid for retail and commercial activities. Its laneways are currently used mainly for loading and offloading. A strip of peripheral sales / bulky goods outlets exist along the frontage to the Bass Highway (White Road) which does not relate to the character of the CBD.

5.3. Key Issues and Opportunities

The following key issues are identified:

- Main entry via Bass Highway (travelling from west) is dominated by car dealerships and light industrial development. Entry from the east is also characterised by industrial development. In addition, the nature of development at the 'Miners Rest' (junction of White Road/McKenzie Street) is underutilized and there is no landscaping treatment to enhance its visual appeal;
- The towns inland location and lack of any significant geographical features are not conducive to creating a sense of character as distinct from many of the coastal towns;
- Street trees are evident across the township however the extent of their contribution varies. In general, vegetation doesn't form a key character element; and
- There are 56 buildings with a heritage overlay; however, there are currently no design controls that specifically focus on the town centre.

The following opportunities are identified:

- At the time of this report, the issues identified in the Wonthaggi Town Centre were being addressed through the Wonthaggi Activity Centre Plan, which is anticipated to provide policy direction and design guidance for the revitalisation of the town centre.
- The CBD contains a mix of retail outlets and other services such as commercial, professional, entertainment and health. The CBD is relatively compact and is a major contributor to the success of the commercial centre.
- The Wonthaggi CBD is compact with a permeable street grid structure that has significant potential to be revitalised through range of projects such as streetscape, lane way strategy, shopfront improvement, pedestrian linkages and public square improvements.

Table 5.1 Key issues in the town centre

Issue	Opportunity
Appearance of neglect and lack of street trees in some streets, particularly on arterial roads and highway	Street landscaping strategy
Compactness of commercial areas	Retain as key feature of visual and physical legibility
Rear lane permeability is high with high degree of pedestrian access	Rear lanes are a key settlement pattern and an asset. Consider developing a laneway strategy that enhances pedestrian movement and does not permit building envelopes to extend to rear laneways
Great civic spine – Apex Park, McBride Avenue and Wishart reserve	Further enhance the pedestrian experience along the civic spine and capitalise on the secondary college site when available
Missing arcade links from Graham Street to Watt Street	Opportunity to revive the arcades by activation of lane ways
Lack of legibility for pedestrian crossing	Enhance pedestrian connectivity between the streets
Large retailers occupying important location of the town centre limiting clear access from town centre to rail track, wetlands, apex park etc	Need a consolidated connectivity plan to prioritise pedestrian movement in the key streets identified as the 'main street' for the town centre

6. Public Open Spaces and Recreation

6.1. Context

Clause 11.04 Open Space of the Bass Coast Planning Scheme seeks to assist in the creation of a diverse and integrated network of public open space commensurate with the needs of the community. It emphasise the importance of quality and distribution of open spaces and protection of significant conservation areas. Strategy related to open space networks states:

- *Ensure that open space networks:*
    - *Are linked through the provision of walking and cycle trails and rights of way.*
    - *Are integrated with open space from abutting subdivisions.*
- *Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest, as well as maintaining public accessibility on public land immediately adjoining waterways and coasts.*

Clause 21.07-2 supports applying recommendations of the Bass Coast Open Space Plan (2008). It states:

- *Providing pedestrian/bicycle links between open space nodes.*
- *Providing pedestrian/bicycle linkages between open space nodes and the Wonthaggi commercial area.*
- *Providing pedestrian/bicycle linkages between the Wonthaggi commercial centre and the educational precinct.*

In addition Clause 21.07-2 also states the following:

- *Encouraging linkages between all significant areas of open space, particularly areas of passive open space, and those managed as flora and fauna reserves as identified by map titled Parks and Trails Wonthaggi.*
- *Providing support for the implementation of the Wonthaggi Centenary Environmental Project a project initiated by the Wonthaggi Urban Landcare Group to revegetate and restore wetland areas surrounding Wonthaggi.*

Council is currently in the process of developing a new Active Bass Coast Plan incorporating the Municipal Open Space and Recreation Plans. Public Open Space Policy (2017) that introduced a schedule to the Clause 52.01 of the Bass Coast Planning Scheme requires developers to provide a mandatory 5% public open space or cash in lieu of land contribution to Council at subdivision stage. This money will be allocated to the continued delivery of quality open spaces throughout the municipality to meet the needs of future residents and visitors of the municipality. Table 6.1 provides a list of key strategic documents relevant to the open spaces.

Table 6.1 Strategic Documents Relevant to Open Spaces in Wonthaggi

Documents	Characteristics
Bass Coast Open Space Plan (BCOSP), 2008	- Provided direction for Council's long term strategic planning and development of the open space network. - Identified critical issues and recommended more functional open space for townships and established the principles and priorities for the ongoing development of the open space network.
Public Open Space Policy, 2017 (Amendment C147)	- Implements the findings of the Bass Coast Shire Open Space Plan Review 2016. Provides clear direction to decision makers, developers and the community regarding the parameters for when Council should accept land as public open space contribution, cash or a combination. - Introduced 5% open space levy at Clause 52.01 which applies to all subdivision creating three or more lots on residential, industrial, mixed use and commercially zoned land through the municipality.
The Bass Coast Sport and Active Recreation Needs Assessment (SARNA)	Identified the need to improve the condition of sport and recreation facilities. Some of the high priorities recommended for Wonthaggi include: - Development of an indoor highball facility in Wonthaggi; - Provision of indoor aquatic facility provision; - Upgrades to sporting infrastructure at the Wonthaggi Recreation Reserve; and - Provision for informal and active recreation pursuits such as walking, cycling and skate.
Playspace Strategy 2017	- Provides direction for the development of playspaces in Bass Coast over the next ten years. The term "playspace" refers to the whole environment for play not just the play equipment i.e. open grassed areas, mounds, sand, water, seats picnic tables, paths, logs, plants etc. Identifies Guide Park in Wonthaggi as a priority Regional Playspace. - Provides expected levels of provision for new playspaces in new development such as Wonthaggi North East.
Bass Coast Shire Skate Strategy- 2017	This report looks skate provision across the Shire. It identifies Wonthaggi Skate park as a district level facility earmarked for a short-term refurbishment and a longer term expansion and upgrade.
Bass Coast Pathway Plan 2017	Assessment tool that evaluates Councils many aspirational proposed paths according to community value and network benefits. This list includes small strategic links within Wonthaggi to longer paths connecting Wonthaggi to Inverloch.

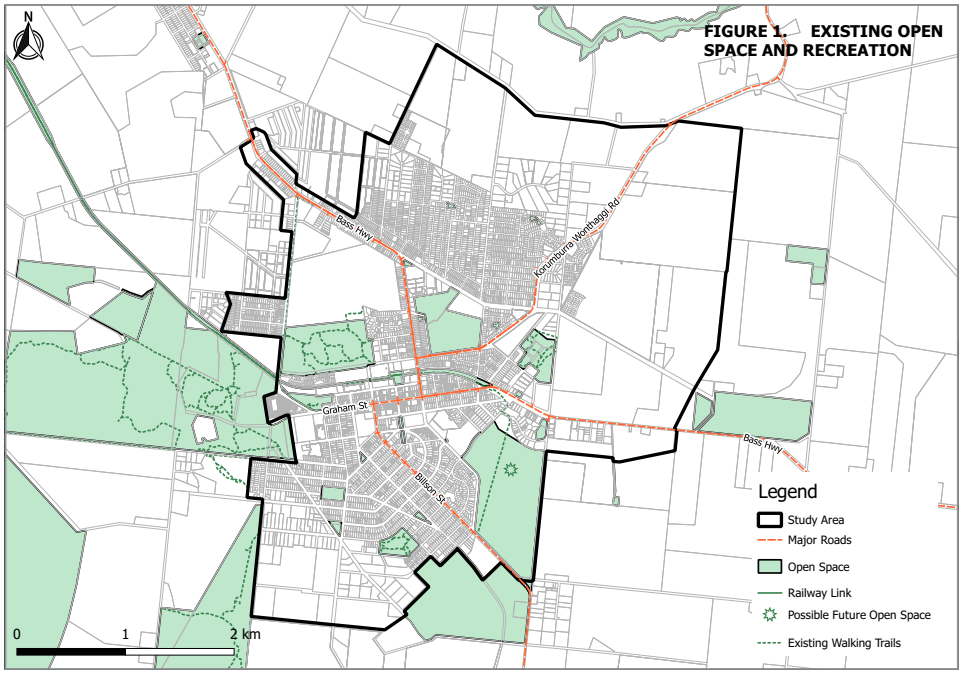


Figure 6.1 Open Spaces in Wonthaggi

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

Figure 6.2 Wonthaggi Recreation Reserve

6.2. Existing Status

Wonthaggi Township is well served by a variety of areas of useable, passive and active open space (Figure 6.1). Public open spaces within and around the perimeter of the Wonthaggi urban area classified as Public Conservation and Resource Zone (PCRZ) and the Public Park and Recreation Zone (PPRZ). These zones are managed by Parks Victoria as flora and fauna reserves, particularly to the west and south. It is also noted that some recreational pursuits such as Golf Course and Athletics Track are incorporated within other land use zones.

Key parks and open spaces include:

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

Table 6.2 Recreational Facilities in Wonthaggi

Location	Sports	Facilities
Wonthaggi Bowls Club	Lawn Bowls	Lawn bowls green (2 – natural grass)
Wonthaggi Recreational Reserve	AFL	Oval, clubhouse, gymnasium
	Cricket	Ovals (2), synthetic and turf pitches, pavilion, training nets
	Netball	Netball court (7) and club house
	Croquet	Croquet lawn (2) and clubhouse
	Tennis	Tennis courts (8) and club house
	Table Tennis	Hall space
	Fishing	Clubhouse
	Dog Obedience	Club house and open space/dog off-leash area
	Swimming/ Underwater hockey	25m indoor pool
	Badminton	1 Indoor court
Wonthaggi Secondary College (Dudley Campus)	Athletics	Athletics Track
	Cricket	Oval
Wonthaggi Secondary College (McBride Ave Campus)	Dancing, Martial Arts, netball/ football training	1 indoor Court
Wonthaggi Future Education Precinct		3 court stadium (to be constructed in 2018)
Wonthaggi Golf Course	Golf	18 hole golf course
Wonthaggi Pony Club	Horse riding	Cross country course, 4 sand arena's, club house
Bass Coast Rail Trail	Walking, running, cycling, horse riding, dog walking	Shared pathway
McMahon Reserve	Cricket	Oval
	Soccer	2 junior soccer
Wonthaggi Primary School	Netball	1 indoor court
Wonthaggi North Primary School	Basketball	1 indoor court
Wonthaggi Gun Club	Shooting	

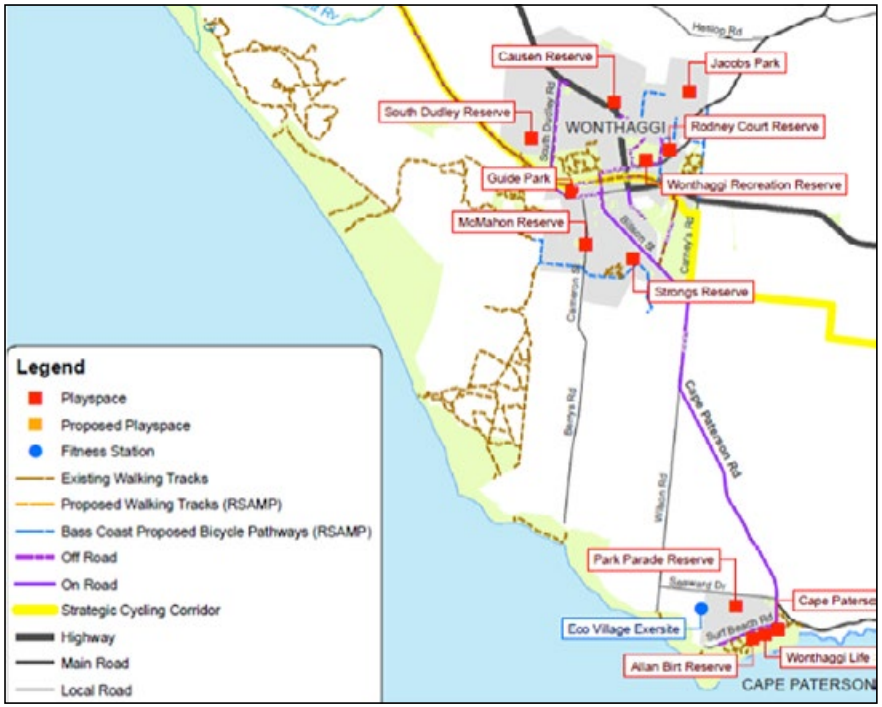
Source: SARNA 2017

Box 1: Playspaces in Wonthaggi

Council's Playspace Strategy 2017 identified eight existing playspaces in Wonthaggi (not including the Skate Park or schools):

- South Dudley Reserve
- Causen Reserve
- Sussex Court Park
- Rodney Court Reserve
- Wonthaggi Recreation Reserve
- Guide Park
- McMahon Reserve
- Strongs Reserve

During consultation for this plan the top five playspace priority areas identified by the community included playspace for all ages, shaded spaces, public amenities, accessible playspaces and spaces with variety of features. The current provision of playspaces across Bass Coast is generally limited in catering across the 0-12 age group, in particular for children under 10 years old.



Source: Playspace Strategy 2017

Box 2: Sports and Recreation Needs Assessment (SARNA)

The Bass Coast Sport and Active Recreation Needs Assessment (SARNA) undertaken in 2016 aims at understanding the needs of both organised and non-organised sport and active recreation groups and residents across Bass Coast. The following were identified as the most critical needs after extensive consultation.

- Development of an indoor highball facility in Wonthaggi
- Address the inadequate indoor aquatic facility across the Shire through implementation of the Bass Coast Aquatic and Leisure Centre (Wonthaggi) Master Plan
- Upgrade player and umpire change rooms and amenities to be female and family friendly
- Address netball and tennis courts surface conditions issues
- Support growth of soccer through change rooms, floodlighting and playing fields with appropriate dimensions
- Provision of an additional croquet court at Wonthaggi Recreation Reserve
- Address the gap in provision for informal and active recreation pursuits including walking cycling, skate and BMX
- Plan for development of purpose built soccer and cricket facilities at the greenfield site adjacent to the Wonthaggi Education Precinct

Wonthaggi Recreation Reserve Masterplan

Wonthaggi Recreation Reserve is the premier sporting and recreation precinct in Bass Coast Shire. The reserve is council-owned and is zoned Public Park and Recreation (PPRZ). The reserve comprises of two grassed sports ovals, cricket practice nets, seven netball courts, eight tennis courts, two croquet courts, a table tennis hall, various clubrooms, a skate park, a small playground, dog off-leash area, a half-court basketball, and various open space areas including a small re-growth bushland area.

The Wonthaggi Recreation Reserve Master Plan aims to establish a clear direction for the future use and development of Wonthaggi Recreation Reserve for the next 10 years. The key strategic outcomes are expected from the implementation of the Plan include:

- To maximise the opportunity for co-location and share-use of facilities and spaces.
- Ensure facilities and sports fields are fit for purpose.
- To improve the safety and efficiency of the traffic, including car parking and access roads.
- To improve the amenity and the attractiveness of the reserve for non-sporting uses and activities, whilst not detracting from the quality and functionality of the sporting areas.

6.3. Key Issues and Opportunities

The following key issues are identified:

- The spatial distribution of open space within Wonthaggi is somewhat inequitable. Wonthaggi North (north of the Bass Highway) was identified as an area of concern in the *Wonthaggi/Dalyston Structure Plan 2008* with regard to the provision of open space as there is currently no land zoned for open space/recreation;
- Community feedback during the preparation of the Council Plan (2017-21) identified the need to improve the recreational and sporting facilities, pathways, trails and access to beaches;
- There are limitations regarding the accessibility to playspaces, legibility and pedestrian linkages between the playspaces. There is limited permeability and activation around existing open space assets (Guide Park and Apex Park);
- The quality of open spaces is inadequate with many open spaces requiring expansion and renewal to the playing facilities. There is also limited linkage between the open spaces for pedestrians and cyclists.

Table 6.3 High Priority Playspace Areas

Playspace name	Stage	Age of existing facilities	Proposed design principles
Guide Park	Design and implementation	12 years	- Expanded play area - Broad range of play for all ages - Access for all
Rodney Court	Renewal	15	- Renewal to minimum local provision
South Dudley Park	Renewal	11	- Utilise existing path network to create accessible element i.e. basket swing
Strongs Reserve	Renewal	11	- Natural elements such as logs and rocks. Unique play feature i.e. oversized slide
Wonthaggi Recreational Reserve	Renewal	9	- Improve play provision and extend playspace in-line with Reserve Master Plan

Source: Playspace Strategy 2017

The following key opportunities are identified:

- Policies and strategies have been prepared that are expected to address some of the key issues identified to improve the level and quality of community facilities and open spaces.

Table 6.4 List of Ongoing and Proposed Initiatives and Opportunities

Initiative/Change	Opportunities
Public Open Space Policy 2017	Provides funding opportunities for new developments.
Wonthaggi North East Precinct Structure Plan 2016	Recreational spaces identified as part of the Plan is expected to enhance the accessibility of residents in Wonthaggi North (north of White Road) and is expected to make spatial distribution equitable (Figure 6.3).
Playspace Strategy 2017	Supports the renewal, expansion and improvement of priority playspaces in Wonthaggi including the redevelopment of the Guide Park to a Regional standard. Includes development standards, principles of good playspace and universal design and a checklist to help guide the development of new playspaces within the Shire.
Sports and Recreational Needs Assessment (SARNA) 2016	Needs assessment identifies sport facility priorities across the Shire including Wonthaggi Supports the development of a new green field site for soccer and cricket to allow for population growth and ensure sports fields meet current standards.
Wonthaggi Recreation Reserve Master Plan 2018	Identifies a range of renewal, expansion and improvement works including pavilions, open spaces and pathways within the Reserve.
Bass Coast Shire Skate Strategy 2018	Identifies short-term refurbishment works at Wonthaggi Skate park and a longer term expansion and upgrade.
Bass Coast Pathway Plan 2017	This prioritises small strategic links within Wonthaggi to longer paths connecting Wonthaggi to Inverloch.

In addition, the following considerations are important:

- Apex Park in the Wonthaggi CBD offers a great community gathering space, evident by regular markets and events taking place. There is already a critical mass that visits the CBD for various activities, which is critical to institute a more vibrant environment.
- Pockets of open spaces provide more intimate scaled public space opportunities. Where through pedestrian connection may not be achievable, consider other ways to improve its residential edge conditions. There is a possibility to encourage lower fencings for residential properties with direct abuttal to the open space for natural surveillance and to foster a sense of ownership for the public space.
- Opportunities to consider creative ways to link existing open space assets with other uses. For example, interpretive playspaces could link the existing Guide Park with Apex Park through a pedestrian corridor.

Figure 6.3 Open Spaces Identified in the Wonthaggi NE Precinct Structure Plan

7. Connectivity

7.1. Context

Clause 18 of the Bass Coast Planning Scheme is designated to reflect the intent of State Government guidance and contains objectives and strategies in relation to transport which are relevant to this development. It states:

- *Create a safe and sustainable transport system by integrating land-use and transport*
- *Plan or regulate new uses or development of land near an existing or proposed transport route*
- *Facilitate and safeguard pedestrian and cyclist access to public transport*
- *Promote the use of sustainable personal transport*
- *Integrate planning for cycling with land use and development planning and encourage as alternative modes of travel*

Clause 21.06-3 of the Municipal Strategic Statement (MSS) encourages efficient transportation networks through the Bass Coast Shire and includes the following key objectives and strategies:

- *An efficient road network throughout the municipality for primary producers, tourists and residents*
- *An efficient public and community transport system to and within the Shire*
- *Adequate car parking facilities in proximity to commercial activity centres*
- *Provision of shared path network between towns.*

7.2. Existing Status

7.2.1. Road Network

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

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

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

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

Figure 7.1 Existing Road Network Hierarchy

7.2.2. Walking and Cycling

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

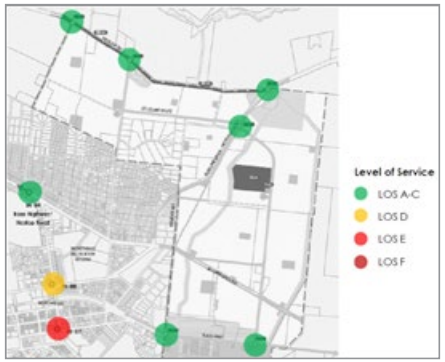


Figure 7.2 Overview of the PM Peak hour – Intersection Level of Service

Figure 7.3 Intersections proposed for upgrade

Box 1: Smart Roads

"Smart Roads is an approach that manages competing interests for limited road space by giving priority use of the road to different transport modes at particular times of the day. Smart Roads Road Use Hierarchy can be used to inform decisions that affect the way the arterial road network operates. It has been used to underpin future on road transport strategies and respond to land use changes and community aspirations in a growing and changing state..." VicRoads, 2016.

Activity areas play a pivotal role in establishing more sustainable and livable urban environments and pedestrians form a key part of those areas. From an operational perspective, strip shopping centres with active frontages extending at least 200m in length on either side of a road will be managed to assist pedestrians. Pedestrian priority usually involves the provision of more frequent and convenient crossing locations and reduced waiting times at traffic signals.

The pedestrian priority area and pedestrian priority network (PPN) form a 'hub and spoke'. The PPN highlights the key desire lines leading towards and out of the activities area, while the main pedestrian 'hub' within the activities area is highlighted and operated as a pedestrian priority area (VicRoads and Bass Coast 2016).

Figure 7.4 Bass Highway / Korumburra Road Intersection project

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

Figure 7.6 Pedestrian Priority Areas in Wonthaggi Town Centre

In 2014, Gippsland's Principal Bicycle Network & Strategic Cycling Corridors identified a strategic cycling corridor that links to the significant growth zone of East Wonthaggi via major drainage corridor to the centre of Wonthaggi and beyond. The Council further identified the strategic cycling corridor passing through Wonthaggi and linking to Inverloch (Figure 7.7).

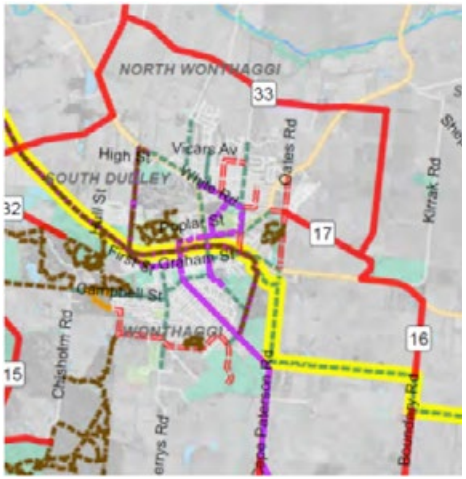


Figure 7.7 Wonthaggi – Inverloch Cycling Corridor

7.2.3. Public Transport

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

Figure 7.8 Daily Public Bus Service Route

Figure 7.9 PSP Bus Capable Roads

7.3. Key Issues and Opportunities

The following key issues were identified related to connectivity:

- GTA Consultants 2016 identified that the transport network through Wonthaggi is not well defined, lacking legibility, is convoluted as the Bass Highway passes through the town. At present, all heavy traffic travelling to, from or originating in Wonthaggi utilises the arterial road network that traverses the township. The potential for conflict between cars and trucks and indeed through traffic and internal traffic is high (GTA 2016).
- Modelling undertaken by GTA Consultants, 2016 estimates that existing traffic volumes on Bass Highway through the CBD are anticipated to increase by approximately 50% to 20,000 vpd in the next 20 years. While the modelling with a ring road indicates that Bass Highway would experience a more modest increase of approximately 10% to 14,000 vehicles per day (vpd). In addition, the bulky goods precinct to the south and north of the Bass Highway as zoned presently will be a significant generator of traffic.
- *Wonthaggi NE PSP Transport Impact Assessment (2017)* and *Wonthaggi CBD Traffic Impact Study (2010)* identified Murray Street/Bass Highway (McKenzie Street) and Korumburra-Wonthaggi Road /Bass Highway (McKenzie Street) intersections were operating at capacity. Figure 7.2 illustrates the level of services at intersections (LOS E being unacceptable).
- There are limited defined pedestrian links between the streets as well as within the various uses in the CBD due to the Bass Highway passing through the town and narrow street width as well as lack of urban design.
- The current cycling network does not promote recreational options via the Bass Coast Rail Trail and the other off-street paths and there are limited cycling facilities. There is also lack of bicycle facilities (i.e. bike path or tracks) within the Township.
- There are limited existing regular public transport facilities servicing the existing Wonthaggi Township (i.e. inter-town or regional services only).
- Given the low frequency of bus coaches operating in Wonthaggi, there is no discrete and dedicated bus terminal operating in Wonthaggi.
- Public transport services are currently used by a limited number of residents, generally those without access to private vehicles, those who have ceased to drive and those too young to drive.

The following opportunities were identified related to connectivity:

- Given the future emergence of Wonthaggi North East Precinct, there is an opportunity to physically support and improve connectivity through pedestrian and cycling tracks. To address this issue, Carney's Road extension that has been considered as part of the Wonthaggi North East Precinct Structure Plan.
- Work is currently underway at Korumburra-Wonthaggi Road /Bass Highway (McKenzie Street) intersection for a traffic signalisation and road widening. This is expected to ease congestion at the intersection.
- As the population of Wonthaggi increases, a local bus service the Wonthaggi North and the existing township will become more viable.
- There is an opportunity to implement the Pedestrian Bicycle Networks and Pedestrian Priority Networks identified for Wonthaggi.

8. Community Infrastructure

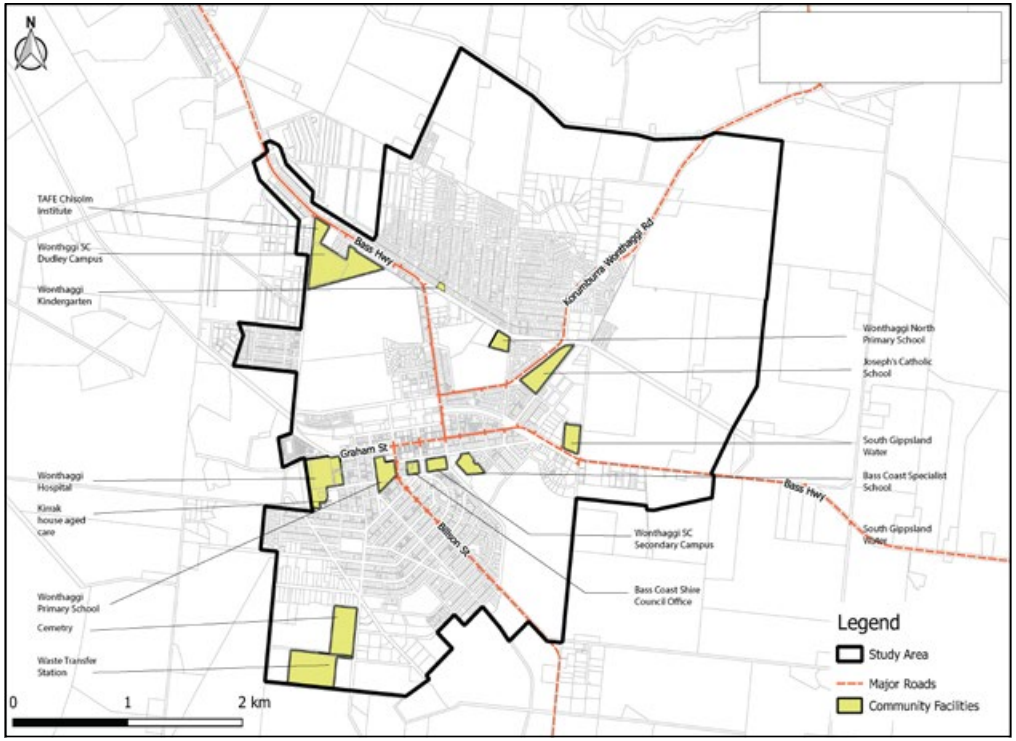


Figure 8.1 Location of education and health facilities

8.1. Context

Clause 19 of the Bass Coast Shire Planning Scheme identifies the following strategies for development of social and physical infrastructure:

- *Enable it to provide in a way that is efficient, equitable, accessible and timely.*
- *Recognise social needs by providing land for a range of accessible community resources, such as education, cultural, health and community support facilities.*
- *Growth and redevelopment of settlements should be planned in a manner that allows for the logical and efficient provision and maintenance of infrastructure, including the setting aside of land for construction of future transport nodes.*
- *Facilitate efficient use of existing infrastructure and human services.*
- *Consider the use of development contributions (levies) in the funding of infrastructure.*

Clause 21.06 of the Bass Coast Planning Scheme identified a range of community infrastructure facilities, that include meeting spaces, library service, childcare, medical centres, cultural and performance spaces, fire stations, open spaces and recreation areas.

Wonthaggi is generally well endowed with community facilities including schools and hospitals. It houses a well-resourced library, major sports recreational facilities and arts centre. The Wonthaggi Union Community Arts Centre is being refurbished (as of Feb. 2018) and is Bass Coast's major entertainment venue; catering for cinema, live performance and community events. Figure 8.1 maps the location of various community facilities in Wonthaggi.

8.2. Existing Status

8.2.1. Health Facilities

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

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

As of January 2018, planning for the upgrade of Wonthaggi Hospital was in progress. The Department of Health and Human Services (DHHS) and Bass Coast Health (BCH) appointed an architect in 2017 to undertake a Master Plan and Feasibility Study for the future development of the Wonthaggi Hospital site. This master planning process will identify what infrastructure and capital will be needed to deliver the services detailed in BCH's recently completed Clinical Services Plan with recommendations for the redevelopment of the Wonthaggi Hospital due around mid-2018.

Aged care: Bass Coast Health provides aged care residential services (30 beds) in Kirrak House residential care facility located on the Wonthaggi campus. In addition there are three aged care facilities in Wonthaggi with a total of 108 beds.

8.2.2. Education Facilities

Wonthaggi serves as the education hub for the region with two state primary schools, two private schools, one state secondary school, one specialist school and TAFE. In addition, it has three kindergarten and pre-school centres catering to the needs of the community.

Figure 8.2 Proposed site for the relocation of the educational precinct

Education attainment in Bass Coast is below the Victorian average. The secondary educational facilities are inadequate and as a regional centre for Bass Coast, there was a need for a new secondary college. Funding was approved in October 2017 for a new senior campus with first-rate facilities to be built on a purpose-built site adjacent to the Bass Coast Specialist School and is a major step towards a dedicated education precinct. Figure 8.2 shows the proposed site for the educational precinct in Wonthaggi.

8.3. Key Issues and Opportunities

The key issues identified for community infrastructure include:

- Hospital services are below sub-regional status;
- Transport and pedestrian linkages between health precinct, open spaces and parks are not well defined;
- Secondary educational facilities are inadequate;
- Primary school for Wonthaggi north east;

The key opportunities identified for community infrastructure include:

- New senior campus is proposed to be built. This provides an opportunity for the structure plan to consider the physical connectivity (pedestrian and transport) with the town centre and amenities. It also provides an opportunity to locate secondary and tertiary educational facilities in designated educational precincts and areas highly accessible to public transport.
- A Master plan for the hospital is being prepared that will identify infrastructure and capital needs. This provides an opportunity for the Structure Plan to consider the potential footprint of the proposed health facilities and consider infrastructure linkages. It also provides an opportunity to give due consideration to demographic trends and consider co-location of health associated and ancillary services in one medical precinct.

9. Physical Infrastructure

9.1. Context

Clause 21.06-02 of the Bass Coast Planning Scheme defined physical infrastructure as:

'Physical infrastructure includes the provision of water supply and sewerage, drainage and waste management service.'

Clause 19 of the Bass Coast Planning Scheme identifies the following for development of physical infrastructure:

- *Growth and redevelopment of settlements should be planned in a manner that allows for the logical and efficient provision and maintenance of infrastructure, including the setting aside of land for construction of future transport nodes.*
- *Facilitate efficient use of existing infrastructure and human services.*
- *Consider the use of development contributions (levies) in the funding of infrastructure.*

Clause 19.03-2 of the Bass Coast Planning Scheme states the following objective:

'To plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meets State and community needs and protects the environment'.

9.2. Existing Status

9.2.1. Water supply

South Gippsland Water (SGW) is the responsible water authority for the Wonthaggi Township. The Lance Creek system is the main source of water supply for Wonthaggi. It has historically provided a very reliable source of water for the towns of Wonthaggi, Cape Paterson and Inverloch.

The Urban Water Strategy (UWS) for SGW provides a 50 year outlook of the supply and demand balance for each of SGW's supply systems. The Urban Water Strategy suggests that the Lance Creek system including the current 1 GL Bulk Entitlement from the Melbourne system meets the current demands for Wonthaggi (SGW 2017).

9.2.2. Sewerage

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

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

The Wastewater Treatment Plant at Wonthaggi discharges 644 ML/yr of waste water. The waste water quality discharged to the ocean water is classified as Class C. There is potential to reuse wastewater for nearby farmland; however, at the moment no reuse infrastructure is set up for transfer and distribution (SGW 2017).

Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management (EPA, 2016) – VC 132 has been incorporated in the Planning Scheme.

The SGW wastewater strategy is to promote the re-use of wastewater over the summer irrigation period and to undertake minor upgrades of the treatment plant to cater for additional loadings over the winter period. This is consistent with the Bass Coast Planning Scheme (Clause 19.03-2) to *'encourage the re-use of wastewater including urban run-off, treated sewage effluent and run-off from irrigated farmland where appropriate'.*

9.2.3. Drainage

The Urban Roads and Drainage Priority List has identified several roads that require works. These include:

- Mullin Parade
- Dickson Street Area
- Brown Street Area

There were two developments within the WNEPSP area that were approved prior to the drainage study (Parklea Estate and Powlett Ridge Estate).

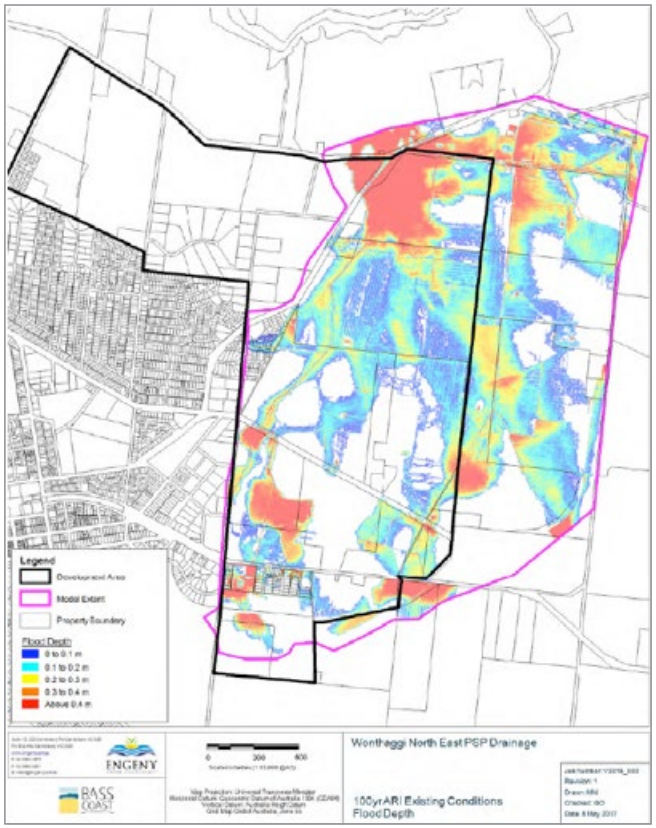


Figure 9.1 Wonthaggi North East Drainage Study – Flood Depth

9.3. Key Issues and Opportunities

The following key issues have been identified:

- The Wonthaggi North East Growth Area is in a location prone to widespread flooding, especially the area directly south of Wonthaggi-Korumburra Road. As per the Drainage Strategy prepared by ENGENY Water Management Consultants all lots to be developed south of Wonthaggi-Korumburra Road will need to be filled to 600mm above flood level of this area.
  A number of drainage and stormwater works are needed to be constructed with the Wonthaggi North East Precinct including constructed waterways to provide drainage outfalls (Figure 9.1).
- The established areas of Wonthaggi are poorly serviced by open drains and limited underground drainage.

The follow key opportunities have been identified:

- Existing sewers on the northern, southern and eastern fringes of Wonthaggi could service future urban growth. There are no significant sewer constraints affecting future urban development within Wonthaggi, however, pumping stations may be required to access the existing sewers.
- The drainage scheme investigations may present an opportunity to incorporate water sensitive urban design treatments into the streetscapes and public land, especially during the implementation of the Wonthaggi North East PSP.

10. Annex 1: Potential Heritage Sites

Status of the potential heritage sites in Wonthaggi

Stage 1 Study ref no.	Building type	Address	Status	Date of Audit
437	House	20 Griffiths Street, Wonthaggi North	Building remains onsite.	5 February 2018
433	House	14 Gordon Street, Wonthaggi	Building remains onsite.	5 February 2018
435	House	2 Griffiths Street, Wonthaggi North	Building remains onsite.	5 February 2018
370	House	109 Wentworth Road, Wonthaggi North	Building remains onsite.	5 February 2018
431	House	28 Toorak Street, Wonthaggi North	Building remains onsite.	5 February 2018
429	House	21 Nelson Street, Wonthaggi North	Building remains onsite.	5 February 2018
430	House	30 Nelson Street, Wonthaggi North	Building remains onsite.	5 February 2018
369	House	32 Kirrak Street, Wonthaggi North	Building remains onsite.	5 February 2018
434	House	21 Gordon Street, Wonthaggi	Building remains onsite.	5 February 2018
438	House	17 Griffiths Street, Wonthaggi North	Building remains onsite.	5 February 2018
439	House	32 Wallace Street, Wonthaggi North	Building remains onsite.	5 February 2018
436	House	16 Griffiths Street, Wonthaggi North	Building remains onsite.	5 February 2018
223	Little Rosebank	39 Fuller Road, Wonthaggi North	Building remains onsite.	5 February 2018
445	House	205 White Road, Wonthaggi North	Building remains onsite.	1 February 2018
226	House	3 Morey Street, Wonthaggi North	Building remains onsite.	5 February 2018
561	House	294 White Road (Bass Highway), Wonthaggi North	Building remains onsite.	1 February 2018
441	House	172 White Road (Bass Highway), Wonthaggi North	Building remains onsite.	1 February 2018
224	Hicksborough General Store (& Café)	1 Fuller Road, Wonthaggi North	Building remains onsite.	1 February 2018
446	Bass Coast Adult Education Centre	239 White Road (Bass Highway), Wonthaggi North	Building remains onsite.	1 February 2018

444	House (previously Carol Linton Art Gallery)	195 White Road (Bass Highway), Wonthaggi North	Building remains onsite.	1 February 2018
225	House	7 Morey Street, Wonthaggi North	Building remains onsite.	5 February 2018
227	House	2 Morey Street, Wonthaggi North	Building remains onsite.	5 February 2018
443	House	190 White Road (Bass Highway), Wonthaggi North	Building remains onsite.	1 February 2018
440	House	180 White Road (Bass Highway), Wonthaggi North	Building remains onsite.	1 February 2018
432	House (previously Bakery)	148 White Road, Wonthaggi North	Building remains onsite.	1 February 2018
442	Salvation Army	149 McKenzie Street, Wonthaggi	Building remains onsite.	1 February 2018
563	House	75 McKenzie Street, Wonthaggi	Building remains onsite.	1 February 2018
562	House	78 McKenzie Street, Wonthaggi	Building remains onsite.	1 February 2018
564	House	60 McKenzie Street, Wonthaggi	Building remains onsite.	1 February 2018
465	House	7 Cameron Street, Wonthaggi	Building remains onsite.	1 February 2018
538	Wonthaggi Historical Society	8-12 Murray Street, Wonthaggi	Building remains onsite.	25 January 2018
556	Homewood	211 Graham Street, Wonthaggi	Building remains onsite.	25 January 2018
530	Cargill's Sports Store	108 Graham Street, Wonthaggi	Building remains onsite.	25 January 2018
536	Wonthaggi Community House	6 Murray Street, Wonthaggi	Building remains onsite.	25 January 2018
537	State Coal Mine Whistle	8-12 Murray Street, Wonthaggi	Building remains onsite.	25 January 2018
555	House	183 Graham Street, Wonthaggi	Building remains onsite.	25 January 2018
522	Handley Funeral Service	178 Graham Street, Wonthaggi	Building remains onsite.	25 January 2018
532	Mitchell & Co. Butchers/ Cactus Blk (previously Motherwell Meats & One Stop $2 Shop)	148-150 Graham Street, Wonthaggi	Building remains onsite.	25 January 2018

540	Wonthaggi Secondary College (McBride Campus)	McBride Avenue, Wonthaggi	Building remains onsite.	25 January 2018
518	Bass Coast Shire Hall	McBride Avenue, Wonthaggi	Building remains onsite.	25 January 2018
541	Wonthaggi War Memorial	Wisharts Reserve, McBride Avenue, Wonthaggi	Remains onsite.	25 January 2018
513	Wonthaggi Court House	75 Watt Street, Wonthaggi	Building remains onsite.	25 January 2018
539	Store/ Outbuilding	90 Watt Street, Wonthaggi	Building does not remain onsite.	25 January 2018
514	Bob Cardell Chartered Accountants	94 Watt Street, Wonthaggi	Building does not remain onsite.	25 January 2018
543	Wonthaggi Masonic Centre	Edgar Street, Wonthaggi	Building remains onsite.	25 January 2018
554	House	182 Graham Street, Wonthaggi	Building does not remain onsite.	25 January 2018
464	House	2 Court Street, Wonthaggi	Building remains onsite.	30 January 2018
549	Miner's Cottage	10 Peverill Crescent, Wonthaggi	Building does not remain onsite.	30 January 2018
475	House	53 Hagelthorn Street, Wonthaggi	Building remains onsite.	30 January 2018
478	House	44 Hagelthorn Street, Wonthaggi	Building remains onsite.	30 January 2018
477	House	42 Hagelthorn Street, Wonthaggi	Building remains onsite.	30 January 2018
486	House	36 Hagelthorn Street, Wonthaggi	Building remains onsite.	30 January 2018
474	House	22 Cameron Street, Wonthaggi	Building does not remain onsite.	30 January 2018
473	House	20 Cameron Street, Wonthaggi	Building does not remain onsite.	30 January 2018
463	House	5 Court Street, Wonthaggi	Building does not remain onsite.	30 January 2018
467	House	45 Baillieu Street, Wonthaggi	Building remains onsite.	30 January 2018
468	House	44 Baillieu Street, Wonthaggi	Building does not remain onsite.	30 January 2018
487	House	18 Drysdale Street, Wonthaggi	Building remains onsite.	30 January 2018
472	Houses (9)	22-38 Campbell Street, Wonthaggi	All buildings remain onsite.	30 January 2018
471	House	20 Campbell Street, Wonthaggi	Building remains onsite.	30 January 2018

545	House	82 Reed Crescent, Wonthaggi	Building remains onsite.	30 January 2018
550	Miner's Cottage	27 Perverill Crescent, Wonthaggi	Building remains onsite.	30 January 2018
551	Miner's Cottage	23 Perverill Crescent, Wonthaggi	Building remains onsite.	30 January 2018
552	Miner's Cottage	20 Peverill Crescent, Wonthaggi	Building remains onsite.	30 January 2018
553	Wonthaggi Rifle Range	Reed Crescent, Wonthaggi	Buildings could not be found.	30 January 2018
203	Wonthaggi Cemetery	Cameron Street, Wonthaggi	Building remains onsite.	30 January 2018
479	House	73 Hagelthorn Street, Wonthaggi	Building remains onsite.	30 January 2018
480	House	81 Hagelthorn Street, Wonthaggi	Building remains onsite.	30 January 2018
476	House	177 Broome Crescent, Wonthaggi	Site could not be found- lots consolidated.	30 January 2018
485	House	133 Broome Cresent, Wonthaggi	Building remains onsite.	30 January 2018
466	House	11 Cameron Street, Wonthaggi	Building does not remain onsite.	30 January 2018
559	Farmhouse	245 Lower Powlett Road, Wonthaggi	Building does not remain onsite.	20 February 2018
461	Donmix	West Area Road, Wonthaggi	Building remains onsite.	20 February 2018
488	State Coal Mine Shaft No. 20	Bass Highway, Wonthaggi	Building remains onsite.	20 February 2018
459	State Coal Mine No .5 Brace	West Area Road, Wonthaggi	Buildings remain onsite.	20 February 2018
558	House	198 Graham Street, Wonthaggi	Building remains onsite.	20 February 2018
557	House	220 Graham Street, Wonthaggi	Building remains onsite.	20 February 2018
462	Davey House (Wonthaggi Hospital)	Off Graham Street, Wonthaggi	Building remains onsite.	20 February 2018
482	House	34 Wishart Street, Wonthaggi	Building remains onsite.	20 February 2018
481	House	42 Wishart Street, Wonthaggi	Building remains onsite.	20 February 2018
483	House	29 Wishart Street, Wonthaggi	Building remains onsite.	20 February 2018
469	House	1 Easton Street, Wonthaggi	Building remains onsite.	20 February 2018
546	Previously Dance Design	Hagelthorn Street, Wonthaggi	Building does not remain onsite.	20 February 2018

201	House	Wilson's Road, Wonthaggi	Building remains onsite.	20 February 2018
200	House	20 Wilson's Road, Wonthaggi	Building remains onsite.	20 February 2018
547	Wonthaggi Christian Life Centre	Billson Street, Wonthaggi	Building remains onsite.	20 February 2018
197	State Coal Mine Remnant No. 18 Shaft	Bass Highway (Wonthaggi Inverloch Road), Wonthaggi	Building remains onsite.	22 February 2018
218	State Coal Mine Remnant Kirrak Mine	Kirrak Road, Wonthaggi	Site could not be found.	22 February 2018
371	House	Korumburra-Wonthaggi Road, Wonthaggi North	Site could not be found.	22 February 2018
219	House	Korumburra-Wonthaggi Road, Wonthaggi	Site could not be found.	22 February 2018
521	Wonthaggi State School No. 3650 (Wonthaggi Primary School)	Billson Street, Wonthaggi	Building remains onsite.	22 February 2018
368	House	18 Longstaff Street, Wonthaggi North	Building does not remain onsite.	22 February 2018
367	House	8 Longstaff Street, Wonthaggi North	Building remains onsite.	22 February 2018
199	Former School Hall	Honey's Road, Wonthaggi	Site could not be found.	22 February 2018
372	House	7 Parkes Street, Wonthaggi	Building remains onsite.	22 February 2018
198	Outbuilding	Honey's Road, Wonthaggi	Site could not be found.	22 February 2018
460	House	80 West Area Road, Wonthaggi	Site could not be found.	22 February 2018
548	State Coal Mine Eastern Area	Garden Street, Wonthaggi	Building remains onsite.	22 February 2018
454	House	32 Epsom Street, South Dudley	Building remains onsite.	16 March 2018
453	House	34 Epsom Street, South Dudley	Building remains onsite.	16 March 2018
450	House	24 Dudley Street, South Dudley	Building remains onsite.	16 March 2018
457	House	3 Epsom Street, South Dudley	Building remains onsite.	16 March 2018
455	House	24 Epsom Street, South Dudley	Building remains onsite.	16 March 2018
456	House	15 Epsom Street, South Dudley	Building remains onsite.	16 March 2018
458	House	54 Station Street, South Dudley	Building remains onsite.	16 March 2018